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 being used to finance expansion, improvement, acquisition, construction, equipping and renovation of health facilities of the District. Following 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.

Preconstruction costs for architectural drawings, cost estimates, Office of Statewide Health Planning and Development (OSHPD) and city fees, cost of bond issuance, Inspector of Record (IOR) fees, testing and inspection, surveys and soils reports before the construction could begin, total $1,826,327.

Three major pieces of hospital equipment were purchased, a 64-slice CT scanner, a fluoroscopy machine and a McKesson information technology (IT) system, which includes physician order entry. All are state-of-the-art and will help San Gorgonio Memorial Hospital successfully care for patients well into the future. The IT system meets the federal mandate for electronic record keeping. Damaged flooring was replaced in several locations within the current hospital. With construction costs and other fees for these installations, the total for this phase is $6,816,583.

Phase 0 is the new access road off Ramsey Street (Memorial Drive S) and the helipad. Moving of underground utilities 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 $3,172,188.

Phase 1A continued the replacement and movement of underground utilities, as well as constructing a cooling tower and oxygen tank 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 $7,893,851.

Phase 1B construction started with an underground utility tunnel housing utilities for current and planned future facilities. It is 9 feet tall so maintenance and engineering
staff can easily walk and access electrical conduits, water pipes and medical gases for maintenance and repairs. It is fully protected with fire sprinklers, smoke detectors, fire alarms and is ventilated with outside air. The Central Utility Plant (CUP) is a single story building plus a 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. The old boiler, chiller and emergency generator in the adjacent building were removed. Wire was pulled from the helipad to the new CUP so street lights and helipad lights can be controlled from the new building rather than the helipad site. A 20,000 gallon underground diesel fuel oil tank was installed and connected to the emergency generators; 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 an Imaging pad in the parking lot off Wilson Street to allow mobile MRI, CT or other portable units to be brought on site for patient care. Two electric charging stations serving four electric vehicles are 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 $26,614,334.

Phase 1C is a 39,536 square foot, two story 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. During the past year, the roof and exterior walls, waterproofing, exterior finishes and window installations were completed. Inside, utilities and medical gases were installed, anchorage of all above ceiling ductwork and pipes and all equipment secured, drywall installed and painted, casework installed. Finishes such as flooring, wall coverings, window shades, doors and plumbing fixtures are now being completed. During the next few months, all systems will be tested. OSHPD sign off is expected by the end of the year; licensing for patient care will occur during the first quarter of 2013 with an anticipated opening date of April 2013. The utility tunnel has been extended from Phase 1B and continues carrying the same utilities to the new ED/ICU and the future six story patient building. Related projects completed in this phase were placement of monument signs on Highland Springs Avenue and Wilson Street, a new 100 space parking lot with connecting stairs/ramp to the new ED entrance, stairs/ramp to the adjacent medical office buildings, and an access road to the new parking lot from Wilson Street (Memorial Drive N). A new vehicle entrance to the ED from Highland Springs Avenue (Memorial Drive W) will open with the ED. A mock-up room building featuring a typical ICU room and a typical ED room can be viewed during our monthly tours (3rd Wednesday at 4:00 pm; for more information, contact Molly Ellis at 951-663-9643). Cost of this phase is $38,488,673.
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. OSHPD approval was received and construction started in March 2012. Coordination efforts between trades started the process; we are now building the infrastructure in Stage 1. This phase will complete in early 2015. Costs, which include fixed equipment, are estimated at $8,686,293.

After the ED/ICU building is occupied, a new loading dock, Phase 1D, will be constructed where the ambulance entrance is currently located. A 30,000 gallon underground water storage tank will be installed, completing all required elements for 72 hour disaster preparation. Cost for this phase is projected to be $2,315,656.

Concurrently with the loading dock, the current Emergency Department will be converted to materials management and housekeeping departments. Phase 1E-B is estimated to cost $2,283,251.

Following the relocation of materials management and housekeeping to their new spaces, the final phase will create office spaces for staff now located in temporary trailers. At the completion of Phase 1E-C, the trailers will be removed. The cost for this phase is $829,867.

The roof of the existing hospital was replaced in 2011. Multiple roofs had been added over 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. Total costs are $3,241,421.

A humidifier to assure compliance with humidification standards in the operating room, recovery room and current ICU is being installed at a cost of $654,910.

Seismic compliance of the older hospital buildings through a HAZUS study is being sought. This will allow acute care operations to continue until 2030. Twenty two samples of the hospital building structure were tested for strength and results submitted to OSHPD; verification of compliance is needed by the end of 2012. The testing cost and fees are $322,543.

Additionally, $4,854,103 was previously spent on drawings for the six story patient building, Phase 2A. 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. Back check #2 comments are being reviewed and responses formulated. 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, 2012, total proceeds available for the project from Measure “A”, including interest income, is $113,528,842; $88,978,390 has been spent to date and $24,550,453 remains to be spent.

Measure “A” funds cannot be used for movable equipment and furnishings which are needed to open the ED/ICU and the remaining phases. There is a requirement of approximately $2.4 million for these items which must be financed 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
Charla Sparks

Staff:
Kay Lang, Project Manager