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 $1,829,328.

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 computerized 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 $6,828,533.

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 $7,873,851.
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 at 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 $26,580,841.

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 rapid care rooms and 16 private Intensive Care Unit (ICU) rooms. It also houses the hospital’s Respiratory Therapy department and contains a decontamination room adjacent to the ambulance entrance. Construction was completed and the building certified for occupancy in January 2013. Following a successful survey by the California Department of Public Health (CDPH), the ED and ICU opened for patient care May 14, 2013. The 64-slice CT unit was relocated to a room in the new building adjacent to the ED and a short elevator ride from ICU, making it more convenient for patient use. The utility tunnel has been extended from the CUP and carries the same utilities to this building 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, one-way vehicle entrance to the ED from Highland Springs Avenue (Memorial Drive W) opened with the ED. Additionally, an old emergency generator was decommissioned as part of our seismic compliance and a 41 year old automatic transfer switch was replaced. This allows all of the older hospital buildings to be connected to the new CUP emergency generators which have sufficient capacity to support the current hospital and the new ED/ICU. Cost of this phase is $37,668,338.

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 is divided into 3 stages (this is a compression of the original 5 stages and
saves a year of construction). The first stage of construction, which includes a temporary warewashing trailer, is complete and meals for patients, staff and visitors, are now being prepared in this new area. This phase will be completed in 2014. Additional projects associated with this phase are a temporary emergency oxygen inlet to the new ED/ICU building and the relocation of the emergency oxygen inlet to the front of the Women’s Center. The latter was needed in order to provide a code acceptable parking area for a mobile oxygen truck with proximity to the building. Additionally, the former location was in the way of the new six story patient building. Costs, which include fixed equipment, are estimated at $9,103,215.

After the ED/ICU building was occupied, construction began on a new loading dock. The new loading dock (Phase 1E-A, Change Order) is being constructed where the ambulance entrance was formerly located and will serve as the area where all supplies are brought to the hospital. A trash compactor, cardboard baler and biohazard storage area are included in this project. Concurrently with the loading dock, the former Emergency Department space is being converted to Materials Management and Housekeeping Departments (EVS) in Phase 1E-B. This 3,382 square foot remodel area will receive materials from the loading dock, document their receipt, store and distribute them throughout the hospital. There is a securely locked area for pharmaceuticals within this space as well. Construction began in May 2013; the loading dock and new Materials Management/EVS areas will be completed in 2014. Following the relocation of Materials Management and EVS 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 in preparation for the construction of the six-story patient building. The cost for this phase is projected to be $5,875,730.

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 $3,286,421.

A humidifier to assure compliance with humidification standards in the operating room, recovery room and former ICU was installed at a cost of $604,910.

Seismic compliance of the older hospital buildings through a HAZUS study has been successfully achieved. This will allow acute care operations to continue until 2030. Twenty two samples of the hospital building structure were tested for strength and the results showed the old buildings to be structurally sound. The testing cost and fees for this process is $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 early submission allowed time for the two year review. We received OSHPD approval for the drawings in June 2013. When funding for this new building is secured, we have only to pull the building permit and can commence construction. The new planning costs for Phase 2 were paid out of interest income rather than Measure “A” principal. A 30,000 gallon underground water storage tank will be installed at the
same time the six-story patient building is being constructed, completing all required elements for 72 hour disaster preparation.

All $108 million of bonds have been sold. As of June 30, 2013, total proceeds available for the project from Measure “A”, including interest income, is $113,882,374; $103,033,499 has been spent to date and $10,848,875 remains to be spent.

Measure “A” funds cannot be used for movable equipment and furnishings which were needed to open the ED/ICU and the remaining phases. Approximately $2.4 million spent on these items was financed through an equipment lease and is being repaid by the SGMH Foundation.

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  Mary Christante-Freese  Bob Ewert
Vicki Grunewald  Donna Lester  Estelle Lewis
Ron Rader  Brian Sylva  Charla Sparks

Staff:
Kay Lang, Project Manager  Carl Beyma, Project Manager – Internal Remodels