

RE: MCHCD Meeting Schedule

Dave Healy <dhealy@devenneygroup.com>

Wed 9/13/2023 10:28 PM

To: Lee Finney <lfinney@mcdh.org>

Cc: 18000.00@devenneygroup.tonicdm.com <18000.00@devenneygroup.tonicdm.com>

Lee,

I wanted to follow up on my email from a couple of weeks ago regarding your question here

I cannot remember if I mentioned this to you or not, but there is a faction here who thinks we do not need an acute care hospital, only an ER and an OR with ER beds and a helicopter and ambulances to transfer patients out to other facilities once they are stabilized here. Is there any way to estimate what the cost of doing this might be? This is not an option we have explored with AH. I will have to review this with Andrew and our COO and get back to you. Meanwhile, I understand that we need to make at least a tentative decision on September 21 about pursuing the retrofit option and at what level so we can meet HCAI's report requirements and complete the HCAI grant application. It can be a tentative decision in that you can revise it next year after we submit the evaluation. However, we don't have time to make a decision now and change it in a month or two before we submit. In our opinion the best option is to move forward with a NPC4 evaluation and submit this to HCAI. If next year the decision is made to go with the ER and OR option or any other option we can make the pivot then.

I have discussed this with a number of people in the office and we believe there is an option where you could possibly reduce your bed count but "Basic Services" per the code would still need to be provided. This could be accomplished with what is known, at least here in Arizona, as a Micro Hospital. However, we would still need to provide the evaluation to HCAI by the end of the year. A decision to on that is needed now but a decision on a final direction is not something the board has to make until early next year.

If we can get together and review what I currently have on hand I think we can come up with the perfect strategy for next week.

Please let me know

Thank you



DAVE HEALY, Architect
PROJECT MANAGER

6900 East Camelback Road, Suite 500, Scottsdale, AZ 85251

[602.456.8196](tel:602.456.8196) o, [480.436.2989](tel:480.436.2989) m

dhealy@devenneygroup.com

www.devenneygroup.com

Transforming healthcare delivery through design

From: Dave Healy

Sent: Tuesday, August 29, 2023 9:59 PM

To: Lee Finney <lfinney@mcdh.org>

Cc: 18000.00@devenneygroup.tonicdm.com

Subject: RE: MCHCD Meeting Schedule

Lee,

Please see responses below

Thank you



DAVE HEALY, Architect
PROJECT MANAGER

6900 East Camelback Road, Suite 500, Scottsdale, AZ 85251

[602.456.8196](tel:602.456.8196) o, [480.436.2989](tel:480.436.2989) m

dhealy@devenneygroup.com

www.devenneygroup.com

Transforming healthcare delivery through design

From: Lee Finney <lfinney@mcdh.org>
Sent: Tuesday, August 29, 2023 5:47 PM
To: Dave Healy <dhealy@devenneygroup.com>
Subject: Re: MCHCD Meeting Schedule

Dave,

Who provides the 360-degree camera? Does this come with the engineer as part of their fee? The Engineer has the camera. They will send someone to the site to walk each area. It will all be cover in the proposal they are sending me this week.

How was your conversation with Patrick McLaughlin? Patrick was great. He has put me in touch with Carl at HCAI who I am meeting with tomorrow (Wednesday). Once we have a decision on direction from the board we will prepare a seismic compliance plan and get in touch with him again to review before submitting the Grant Application.

Let's plan on a 7:00 PM zoom time for you to present what you need to have us take action on at the September 21, 2023 meeting. I am sorry to push you back to 7 PM but the first order of business at this meeting that starts at 6 PM must be the interviewing and election of a new board member. We already have two applicants and there may be one more. This person, whoever is chosen, will then be able to vote on your action item(s) so I plan to send all the applicants whatever information packet you send me for the board members as well as I will need to make the information public by posting it on our website. This is acceptable, I will be ready at 7pm

We will have another regular meeting on September 28, 2023. We put out an RFP a couple of months ago for a consulting firm to help us with assessing the community's needs and wants regarding the hospital and analyzing the likely cost per parcel or per percentage of property tax that various tax or bond measures would produce. We will probably interview the two responding firms at this September 28 meeting. We are at the stage where the *real cost* of retrofit options is necessary to know. I will work with my Engineers to have all the information to you well before this date

I cannot remember if I mentioned this to you or not, but there is a faction here who thinks we do not need an acute care hospital, only an ER and an OR with ER beds and a helicopter and ambulances to transfer patients out to other facilities once they are stabilized here. Is there any way to estimate what the cost of doing this might be? This is not an option we have explored with AH. I will have to review this with Andrew and our COO and get back to you. Meanwhile, I understand that we need to make at least a tentative decision on September 21 about pursuing the retrofit option and at what level so we can meet HCAI's report requirements and complete the HCAI grant application. It can be a tentative decision in that you can revise it next year after we submit the evaluation. However, we don't have time to make a decision now and change it in a month or two before we submit. In our opinion the best option is to move forward with a NPC4

evaluation and submit this to HCAI. If next year the decision is made to go with the ER and OR option or any other option we can make the pivot then.

Hope this helps with your discussions. Dave

Thank you,
Lee

Lee Finney Chair of the Board of Directors
Mendocino Coast Health Care District
443-569-9756

From: Dave Healy <dhealy@devenneygroup.com>

Sent: Monday, August 28, 2023 3:39 PM

To: Lee Finney <lfinney@mcdh.org>

Subject: RE: MCHCD Meeting Schedule

Lee,

Yes I am in Phoenix and Andrew is based in Dallas. It will more than likely just be me on this one.

The on site work will be for the in depth analysis. The Structural Engineer will want to have someone walk the Facility with a 360 degree camera to capture everything that would be required. They will not enter patient areas (where a patient is present) and have a system to blur anything that might be considered a HIPPA concern. But what he sends me this week should explain it better. No physical work has to be done.

Talk soon

Thank you



DAVE HEALY, Architect

PROJECT MANAGER

6900 East Camelback Road, Suite 500, Scottsdale, AZ 85251

[602.456.8196](tel:602.456.8196) o, [480.436.2989](tel:480.436.2989) m

dhealy@devenneygroup.com

www.devenneygroup.com

Transforming healthcare delivery through design

From: Lee Finney <lfinney@mcdh.org>

Sent: Monday, August 28, 2023 3:22 PM

To: Dave Healy <dhealy@devenneygroup.com>

Subject: Re: MCHCD Meeting Schedule

Dave,

Good. Please hold 9/21/23 for an evening meeting. I forget where you are - maybe Phoenix and I think Andrew is someplace like Dallas?

I am confused about what on-site work needs to approved and done? Is this just the more in-depth analysis by engineers that you mentioned previously? We don't actually have to do any work on the facility yet do we?

Lee

Lee Finney
Chair of the Board of Directors
Mendocino Coast Health Care District
443-569-9756

From: Dave Healy <dhealy@devenneygroup.com>
Sent: Monday, August 28, 2023 1:17 PM
To: Lee Finney <lfinney@mcdh.org>; Andrew Flanigan <aflanigan@devenneygroup.com>
Cc: Susan Savage <ssavage@mcdh.org>
Subject: RE: MCHCD Meeting Schedule

Lee,

I'm available for the 21st but what I think we should do is get you information of what needs to be done prior to that date.

I've reached out to the Engineer, who will need to complete the survey at the facility for the next steps, and he is going to send me info by the end of the week. We should review with the facility what will be required so we can get them on board with it. That way once we get the approval to move forward we can schedule the on site work straight away.

I would expect the presentation to the board on options and decisions needed would take no more than 10-15 minutes with time for questions afterwards.

Please let me know

Thank you



DAVE HEALY, Architect
PROJECT MANAGER

6900 East Camelback Road, Suite 500, Scottsdale, AZ 85251
[602.456.8196](tel:602.456.8196) o, [480.436.2989](tel:480.436.2989) m
dhealy@devenneygroup.com
www.devenneygroup.com

Transforming healthcare delivery through design

From: Lee Finney <lfinney@mcdh.org>
Sent: Monday, August 28, 2023 9:54 AM
To: Dave Healy <dhealy@devenneygroup.com>; Andrew Flanigan <aflanigan@devenneygroup.com>
Cc: Susan Savage <ssavage@mcdh.org>
Subject: MCHCD Meeting Schedule

Good morning, Dave,

I believe today is both the day you are hoping to have a Teams meeting with Patrick McLaughlin, the AH Seismic compliance coordinator, and your architect and engineer are doing a site visit to the AH hospital in Fort Bragg. So, I expect you have a busy day.

However, I need to coordinate with you about changing our meetings: one of our board members will be away from 9/7 - 9/17, so I am considering moving the meeting planned for 9/14 back to 9/21, if I can work out the logistics. Does this work for you and does it change anything in terms of deadlines we need to meet?

Just to be clear, my understanding is that we need to make two (2) decisions: the threshold decision being whether we are planning to "retrofit, replace (not an option as we have no nearby replacement buildings) or rebuild" in order to meet the 2030 compliance deadline. The secondary decision is then whether we want to pursue NPC 4 or NPC 4D compliance standards for purposes of the HCAI grant application and the HCAI reports that are due by the end of this year. You have given us pricing so far for the NPC 4D Level 1 critical-care-only option, but will have a comparison for NPC 4 and NPC 4D as well as NPC 5 for us to consider and make choices and approve additional costs. Please let me know if I am missing anything.

Can you give me an estimate of how much time you think you will need to explain the decisions we need to make and answer some board and public questions during a meeting? Originally, I hoped to have a separate meeting just for you to make an educational presentation, but the timing for this is getting complicated and we have some other big decisions to make during September as well. Please get back to me about the potential date change as well as with an estimate of how much meeting time you believe you will need.

Thanks again for all your help,
Lee

Lee Finney
Chair of the Board of Directors
Mendocino Coast Health Care District
443-569-9756