



Regular Meeting Agenda - Measure C Committee
Monday, March 17, 2025 - 1:00 pm
Redwoods Room, 700 River Drive, Fort Bragg CA.
Adventist Health Mendocino Coast Hospital Campus

Supporting documentation for this agenda is available at: <https://www.mchcd.org/measure-c-agendas>. Individuals who need this agenda in an alternative format or who need a disability-related modification or accommodation in order to participate in the meeting should contact the District at 707-937-3089 at least 72 hours prior to the meeting. This Board Meeting is being held in person and virtually, in accordance with the Ralph M. Brown Act, using the Zoom link below:

<https://zoom.us/j/93301986330?pwd=TpYlrAL1okKbi68Nnm16yrX3wkl5RT.1>

Meeting ID: 933 0198 6330

Passcode: 229057

CONDUCT OF BUSINESS

1. OPEN SESSION

1a. Roll Call: Jim Hurst - Committee Chair, and Committee Members Gabriel Maroney, Diane Harris, M.D., Jessica Grinberg and Robert van Buuren.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Members of the public are welcome to address the Committee on items not listed on the agenda, but within the jurisdiction of the Committee. Time is limited to 5 minutes per speaker with a 20-minute total time limit for public comments. This committee is advisory-only to the Mendocino Coast Health Care District Board of Directors. No action or discussion shall be taken on any item presented except that the committee may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters pertaining to the committee may be scheduled for discussion at a future meeting or referred to staff for clarification or a report, at the pleasure of the committee. If general public comment exceeds the 20 minute time limit, members of the public who have not had the opportunity to speak on items not on this agenda will have the opportunity to do so after the business on the agenda is concluded, at the discretion of the Chair. Members of the public may send email to the committee at: info@mendocinochcd.gov or leave a phone message at (707) 962-3175. The committee Chair may mute or remove anyone disrupting the meeting with inappropriate behavior. The meeting will conclude at 2:30 pm. Any unfinished business will be carried over to a subsequent meeting.

3. CONSENT CALENDAR

The Consent Calendar will be acted upon by the Committee at one time without discussion. Any



Committee member may request that any item be removed from the Consent Calendar for individual consideration.

ITEMS RECOMMENDED FOR APPROVAL:

3a) *Minutes of the Measure C Committee Special Meeting, dated 09/16/2024.*

Public Comment

4. REGULAR CALENDAR

4a) Discussion and possible action including Election of Committee Chair for the 2025 Calendar Year.

Recommended Action: Nominate and elect a committee member as Chair.

Public Comment

4b) Receive and file revised Measure C Committee Bylaws Amendment, dated 12/12/2024.

Recommended Action - None. This item is for information only.

Attachments: *Revised Measure C Committee Bylaws Amendment, dated 12/12/2024.*

Public Comment

4c) Receive and file the Measure C Cash Position Report, dated 2-28-25 - CFO Allen

Recommended Action - file the Measure C Cash Position Report, dated 2-28-25

Attachments: *Measure C Cash Position 2-28-25.pdf*

Public Comment

4d) Receive and file the Measure C Bank Balance Report, dated 02-28-25 - CFO Allen

Recommended Action - file the Measure C Bank Balance Report, dated 02-28-25

Attachments: *Measure C Bank Balance 2-28-25.pdf*

Public Comment

4e) Consideration and approval of the Measure C Fund Projects lists, dated 11-06-2024, 01-25-2025 and 02-27-2025 - CFO Allen and Peter Johnston, Facilities Manager - Adventist Health Mendocino Coast Hospital.

Recommended Action - Approve the Measure C Fund Projects lists, dated 11-06-2024, 01-25-2025 and 02-27-2025.

Attachments: *Measure C Fund ProjectsLists 11-06-2024, 01-25-2025 and 02-27-2025.pdf*



Public Comment

5. ADJOURNMENT

The next meeting of the Measure C committee will be held on _____, at 1:00 pm, at the Redwoods Room, 700 River Drive, Adventist Health Mendocino Coast Hospital, Fort Bragg, Ca.

Dated: March 11, 2025

Katharine D. Wylie

Katharine Wylie, MS Ed
Agency Administrator

MEASURE C - PURPOSE

The Measure C Citizen's Oversight Committee's main role is to review and monitor the Mendocino Coast Health Care District's spending to ensure it aligns with intended provisions in Measure C. The healthcare parcel tax revenue is kept in a separate account and is designated for emergency room services, attracting and retaining medical staff, maintaining ambulance and 911 services, and providing essential healthcare. No funds go to administrators' salaries, benefits, or pensions. Approved by a two-thirds majority, the tax is \$144 per parcel per year for 12 years, starting July 1, 2018, with independent oversight to ensure proper use.

ACCOUNTABILITY MEASURES

The following accountability measures, among others, shall apply to the healthcare parcel tax: (a) the specific purposes of the healthcare parcel tax shall be those purposes identified above; (b) the proceeds of the healthcare parcel tax shall be applied only to those specific purposes identified above; (c) a separate, special account shall be created into which the proceeds of the healthcare parcel tax must be deposited; and (d) an annual written report shall be made to the Board of Directors of the District showing (i) the amount of funds collected and expended from the proceeds of the healthcare parcel tax and (ii) the status of any projects or programs required or authorized to be funded from the proceeds of the healthcare parcel tax, as identified above. In addition to the accountability measures required by law, if any, the District will establish an independent taxpayer oversight committee to provide oversight as to the expenditure of healthcare parcel tax revenues. The District estimates that the annual parcel tax revenues will be \$1.7 million dollars.



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Minutes of the Proceedings
Measure C Committee - Regular Meeting
September 16, 2024
Mendocino Coast Healthcare Foundation Office,
130 N. Main Street, Fort Bragg CA.

CONDUCT OF BUSINESS

1. OPEN SESSION

The meeting was called to order at 1:12pm. In attendance were Jim Hurst - Chair, Gabriel Maroney - Member, Dr. Diane Harris - Member. Jessica Grinberg - Member, attended via Zoom. Board Liaison Sara Spring, CFO Wayne Allen, and Agency Administrator Kathy Wylie, Adventist Health Mendocino Coast Hospital President Judy Leach, and Adventist Health Coast Hospital Facilities Manager Peter Johnston were also in attendance.

A quorum of the Measure C Committee was present.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

None.

3. REGULAR CALENDAR

3a) Member Maroney moved to approve the draft minutes of the 4/23/2024 Special Meeting as distributed, and Member Harris seconded. The motion was approved by a Vote of 3:0, with Member Grinberg abstaining.

3b) CFO Allen presented the Official Record of Measure C Receipts, Capital Expenditures and Fund Balance, to date. There was discussion about the allowable reimbursements for the 3rd Measure C list, totaling \$13,668,149.

Committee Member Grinberg left the meeting.

Chair Hurst stated that he agreed with all the Financial figures and totals as presented by CFO Allen. CFO Allen will add an 'accrued' column in the capital expenditures report, indicating amounts that had not yet been spent.

The committee also received files from AH President Leach, clarifying the Capital expenditure project timelines.

It was agreed that CFO Allen will open a Measure C interest-bearing, district-owned account at Tri-Counties Bank for the fiscal year 2024-25 Measure C receipts. The Measure C receipts



of August 2024, totaling \$110,094.77, will be deposited as soon as possible.

Chair Hurst noted that this item was not presented in the order he had preferred.

4. REPORTS

4a). Chair Hurst led a committee discussion re: the draft Annual Measure C report for Fiscal Years 2022-23 and 2023-24 and solicited feedback from committee members.

5. ADJOURNMENT

The meeting was adjourned at 3:02 pm by a vote of 3:0, with Member Grinberg absent.

The next regular meeting of the Measure C committee will be held on October 3, at 1:00 pm, location to be determined.

Dated: September 17, 2024

Katharine Wylie, MS Ed
Agency Administrator, MCHCD



BYLAWS

Measure C Taxpayer Oversight Committee

Amended by the Board of Directors

December 12, 2024

ARTICLE I. GENERAL INFORMATION

In accordance with Measure "C" parcel tax of the Mendocino Coast Healthcare District ("District"), passed by the voters on June 5, 2018, the Mendocino Coast Healthcare District Board of Directors ("Board") has established an independent Measure "C" Taxpayer Oversight Committee ("Committee") which shall have the duties set forth in these Bylaws.

The name of this committee shall be the "Mendocino Coast Healthcare District Measure "C" Taxpayer Oversight Committee, hereinafter referred to as the "Committee."

The district's fiscal year is July 1 to June 30. The Measure C healthcare parcel tax is for twelve (12) years and begins with the fiscal year ending June 30, 2019 and terminating with the fiscal year ending June 30, 2030.

Section 1. Purpose

To fulfill its compliance oversight duties, the Committee shall review for each fiscal year the proposed budget and actual expenditures for Measure C spending and recommend to the Board whether it complies with Measure C's purposes. Additionally, the Committee will oversee and report on the Measure C healthcare parcel tax revenue to ensure it is used exclusively for its intended purposes: *to attract and retain high quality doctors/nurses, maintain local emergency room, obstetric, surgical, ambulance and related 911 services, and make critical repairs and upgrades to medical equipment/facilities.*

The Board retains exclusive authority and responsibility for the expenditure of all Measure "C" revenues.

Section 2. Duties

The Committee acts in accordance with, and has all rights and responsibilities set forth in, *The Ralph M. Brown Act*, Government Code §54950, et seq., as is now in effect or as amended in the future. The Committee has responsibility to act transparently and in the best interests of the public. Members of the Committee serve as volunteers, at the



pleasure of the MCHCD Board.

The committee shall review the District's budgets and expenditure reports to ensure the healthcare parcel tax revenues are planned and spent according to the purposes outlined in Measure C, as approved by the voters.

The healthcare parcel tax revenues will be deposited in a separate account to be used only for the purposes outlined in the Measure C funding, as approved by the voters.

After each fiscal year-end, the Committee will present in writing an Annual Report to the Board in open session, within 60 days of the close of the Fiscal Year. The report will summarize the Committee's activities and state whether the previous year's healthcare parcel tax revenue was spent in line with Measure C's purposes, with all reports available on the District's website. Reports representing the Committee's position must be reviewed and approved by a majority vote at a meeting with a quorum. Only the Chair or designee may present these reports to the public.

Regular attendance is a key responsibility for all Committee members. Missing two consecutive meetings may result in removal. Members should notify the Chair or District-designated Secretary at least 24 hours before a meeting if they expect to be absent.

Committee members must comply with the conflict-of-interest rules pursuant to the prohibitions contained in Article 4 (commencing with Section 1090) of Division 4 of Title 1 of the Government Code ("Article 4") and Article 4.7 (commencing with section 1125) of Division 4 of Title 1 of the Government Code ("Article 4.7"):

- Members cannot have a financial interest in any contracts they make in their official capacity or through the Committee, nor can they buy or sell items in such transactions.
- Members cannot engage in paid work or activities that conflict with their duties as Committee members or with the responsibilities of the Committee or the District.
- Members of the Committee are not subject to the Political Reform Act (Gov. Code §81000 *et seq.*), and are not required to complete Form 700.

Section 3. Committee Organization.

Appointment.

The Committee will have five voting members, appointed solely at the discretion of the MCHCD Board. The Committee shall consist of District residents aged 18 or older. District employees, officials, vendors, contractors, or consultants cannot serve on the Committee. The Board will aim for diverse geographic and demographic representation when appointing members.



Committee member terms will be staggered: three members will serve an initial three-year term, and two will serve an initial four-year term. After that, all members will serve four-year terms, except those filling vacancies.

If a Committee position becomes vacant, the Board will appoint a replacement as soon as possible. If less than six months remain in the term and quorum is unaffected, the Board may leave the position vacant for the remainder of the term.

The Board may appoint a replacement Committee member if a member submits a written resignation to the Board, with a copy to the Committee Chair; or the Board removes a member for cause, such as non-attendance or violation of Bylaws or District norms. Members filling unexpired terms may apply for a full four-year term. Members may continue serving after their term expires until a successor is appointed.

Quorum

Actions may be undertaken at a meeting only if half-plus-one of the Committee members are present. An agenda item may be approved by a simple majority of Committee members in attendance, a quorum being present. Members must be present to vote.

Committee Officers

Officers of the Committee shall be a Chair, and a Vice-Chair. The Healthcare District staff shall serve as non-voting Secretary to the Committee.

At the first meeting of each fiscal year, the Committee shall elect a Chair and a Vice-Chair. Officers shall be elected for a one-year term and shall not be term-limited except for the limit on the terms of Committee members set forth in Section 3 above.

Chair.

The Chair or his/her designee shall:

- Call Committee meetings and establish the meeting agenda in consultation with district staff and input from the committee.
- Preside over each Committee meeting, following the adopted Rules of Procedure.
- Serve as spokesperson for the Committee to the public, the Board, and the media.

Vice-Chair.

The Vice-Chair shall perform each of the duties of the Chair as necessary in the absence of the Chair.

District-Designated Secretary

The District-designated Secretary, with the Chair's review, shall oversee the preparation, recording, and distribution and posting to the district's website, of the following



documents in accordance with the Brown Act:

- Committee meeting agendas
- Reports, materials, and meeting packets for the Committee
- Meeting minutes
- Written materials submitted by the public
- Official correspondence to the Committee

Succession.

The Vice-Chair will become Chair if that position becomes vacant. If the Vice-Chair position becomes vacant, it will be filled through an election at the next regular Committee meeting.

Resignation

Any Board member may resign effective upon giving written notice to the chair, the secretary, or the board, unless a notice specifies a later time for the effectiveness of such resignation.

Meetings.

The Committee will meet quarterly, with special meetings scheduled as needed, at a fully-accessible district facility. Meetings shall be conducted with courtesy and decorum and in accordance with Robert's Rules of Order.

With the support of the District-designated Secretary, the Committee will promote its meetings to encourage public participation. Members should attend Board meetings when Measure C reports are presented.

Any member of the public present at a meeting may address the Committee during the period designated for public comment. The Chair may, at his/her discretion, choose in advance to place an equal time limit on all speakers.

Minutes.

Committee minutes, documents, and reports will be public records, available on the District's website. The District will provide clerical support to help the Chair prepare, distribute, and post meeting minutes.

Dissolution.

The Committee will dissolve following the submission of the final Annual Report in December of 2030.

Section 4. Maintenance of Bylaws.

A signed copy of these Bylaws shall be maintained on file in the District office, together with each adopted resolution making a change to the Bylaws. A current copy shall be maintained on the District website. Each Committee member shall be given a copy of the



committee Bylaws. Any amendment to these Bylaws shall be approved by a majority vote of the MCHCD Board of Directors.

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Mendocino Coast Healthcare District; and that the foregoing Bylaws comprising 5 (five) pages constitute the Bylaws of the Measure C committee, as amended and adopted at a meeting of the Board of Directors held on December 12, 2024.

Susan Savage
Secretary, Board of Directors

Date



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MENDOCINO COAST HEALTH CARE DISTRICT
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

4c)

Measure C- Parcel Tax Revenue Account	FYE Ending June 30, 2025
	<u>Total</u>
1. CASH ON HAND- MEASURE C BANK ACCOUNT	
[Beginning] July 01, 2024	\$878,469
2. CASH RECEIPTS	
(a) <u>Tax Collections</u>	
08-01-2024	\$112,342
12-19-2024	\$871,992
Total- Tax Collections	\$984,334
(b) <u>Interest Income</u>	
Total- Interest Income	\$663
(c) <u>Less: County Special Assessment Fees</u>	
08-01-2024	(\$2,247)
12-19-2024	(\$17,440)
Total- County Assessment Fees	(\$19,687)
3. NET CASH RECEIPTS (TAX AND INTEREST INCOME)	
[2a plus 2b minus 2c]	\$965,310
4. TOTAL CASH AVAILABLE	
[Before cash out] (1 + 3)	\$1,843,779
5. CASH PAID OUT	
(a) <u>Project Expenses</u>	
Lab Renovation	(\$517,360)
Sterile Processing Renovation	(\$307,270)
Fan Coil Replacement	(\$440,000)
Lab Equipment Replacement	(\$343,815)
Door Replacements	(\$110,000)
Upgrade Nurse Call System	(\$43,651)
MedSurg Pantry Repairs	(\$55,000)
Electrical Outlets for Lab- Increase the Outlets	(\$110,000)
Safety & Security Access Devices on Exterior Doors- Install	(\$59,892)
6. TOTAL PROJECT EXPENSES- MCHCD Board Approved on 11-06-2024	(\$1,986,988)
7. CASH DEFICIT- MEASURE C BANK ACCOUNT {#4 minus #6}	
[Ending] December 31, 2024	(\$143,209)

MENDOCINO COAST HEALTH CARE DISTRICT
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

Measure C- Parcel Tax Revenue Account	FYE Ending June 30, 2025 <u>Total</u>
1. CASH DEFICIT- MEASURE C BANK ACCOUNT	
[Beginning] January 01, 2025	<u>(\$143,209)</u>
2. CASH RECEIPTS	
(a) <u>Tax Collections</u>	\$0
(b) <u>Interest Income</u>	\$1,641
(c) <u>Less: County Special Assessment Fees</u>	\$0
3. NET CASH RECEIPTS (TAX AND INTEREST INCOME)	
[2a plus 2b minus 2c]	<u>\$1,641</u>
4. TOTAL CASH AVAILABLE	
[Before cash out] (1 + 3)	<u>(\$141,568)</u>
5. CASH PAID OUT	
(a) <u>Project Expenses</u>	
Roof Leak - Central Supply	(\$17,679)
Kitchen- Dishwasher Booster Water Heater	(\$9,543)
CT Scanner- New Coil for HVAC Unit	(\$7,169)
Vacuum Pump- Repair Lag Timer	(\$4,500)
Electric Steam Generator-Replace Heating Elements and Timers	(\$7,129)
Home Health- Install New Bathroom Power Wash Toilet	(\$737)
Ambulance- Purchase three New Powerlift Gurneys	(\$1,964)
Ambulance- Install Exterior Vinyl Wrap for New Ambulance	(\$5,461)
Kitchen- Walk In Refrigerator/Freezer	(\$25,000)
Patient Monitoring Equipment Upgrade	(\$218,787)
Doorway- Med/Surg	(\$7,830)
Sub-Total Expenses- MCHCD Board Approved on 01-25-2025	<u>(\$305,800)</u>
(b) <u>Project Expenses</u>	
Ambulance Purchase- MCHCD Direct Purchase	(\$218,994)
Roofing Repair 515 Cypress Drive- MCHCD Direct Purchase	(\$129,757)
Sub-Total Expenses- MCHCD Board Approved on 01-25-2025	<u>(\$348,751)</u>
6. TOTAL PROJECT EXPENSES	<u>(\$654,551)</u>
7. CASH DEFICIT- MEASURE C BANK ACCOUNT {#4 minus #6}	
[Ending] January 31, 2025	<u>(\$796,119)</u>

MENDOCINO COAST HEALTH CARE DISTRICT
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

Measure C- Parcel Tax Revenue Account	FYE Ending June 30, 2025	
	Estimate	Total
1. CASH DEFICIT- MEASURE C BANK ACCOUNT		
[Beginning] February 01, 2025		(\$796,119)
2. CASH RECEIPTS		
(a) <u>Tax Collections</u>		\$0
(b) <u>Interest Income</u>		\$1,485
(c) <u>Less: County Special Assessment Fees</u>		\$0
		\$1,485
3. NET CASH RECEIPTS (TAX AND INTEREST INCOME)		
[2a plus 2b minus 2c]		\$1,485
4. TOTAL CASH AVAILABLE		
[Before cash out] (1 + 3)		(\$794,634)
5. CASH PAID OUT		
(a) <u>Project Expenses</u>		
ED Med Room Flooring	(\$4,223)	
ED HVAC	(\$1,250,000)	
Pharmacy Refrigerator Replacement	(\$65,000)	
PSB Area Flooring	(\$65,545)	
Patient Care Area Flooring	(\$143,435)	
Generator Repairs	(\$105,963)	
Seismic Compliance Upgrades	(\$5,000)	
Network Infrastructure Improvement	(\$2,500)	
Building Repairs from 07-2024 to 12-2024	(\$25,208)	
Six Gurney Replacements	(\$98,888)	
Fire Life Safety System Repairs	(\$50,000)	
Building Repairs from FY 2020 thru FY 2024	(\$1,838,314)	
Regulatory Deferred Generator	(\$55,466)	
Regulatory Deferred Maintenance Items	(\$274,165)	
Furniture (Registration, ER Lobby, Front Lobby, PT, Lab, ICU)	(\$111,090)	
Platelet Agitator	(\$10,051)	
Ice Machine Cafeteria	(\$123,477)	
Sterile Processing Feasibility Study	(\$55,490)	
		(\$4,283,815)
6. TOTAL PROJECT EXPENSES- MCHCD Board Approved on 02-27-2025		(\$4,283,815)
7. CASH DEFICIT- MEASURE C BANK ACCOUNT {#4 minus #6}		
[Ending] February 28, 2025		(\$5,078,449)

MENDOCINO COAST HEALTH CARE DISTRICT
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

Measure C- Parcel Tax Revenue Account

	<u>Total</u>
1. CASH DEFICIT- MEASURE C BANK ACCOUNT	
[Beginning] March 01, 2025	<u>(\$5,078,449)</u>
2. CASH RECEIPTS	
(a) Tax Collections- <i>Estimate</i>	\$610,000
(b) Interest Income- <i>Estimate</i>	\$1,500
(c) TriCounties Bank Balance	\$968,436
(d) Less: County Special Assessment Fees- <i>Estimate</i>	(\$12,200)
3. NET CASH RECEIPTS	
[2a plus 2b plus 2c minus 2d]	<u>\$1,567,736</u>
4. TOTAL CASH DEFICIT- MEASURE C BANK ACCOUNT	
[Ending] June 30, 2025	<u>(\$3,510,713)</u>

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- 0 Transfer Approvals Pending
- 0 Expired Payments
- 0 Users Locked Out

Account Center

CHECKING

Data reported as of Mar 2, 2025 8:07 AM PST

Account Number	Current Balance	Available Balance
Number of Accounts: 3	\$396,037.70	\$396,037.70
*7244 Hospital AP	\$250,000.00	\$250,000.00
*0679 TAX REVENUE	\$0.00	\$0.00
*1295 ICS SWEEP BUSINESS	\$146,037.70	\$146,037.70

ICSSWEEP

Data reported as of Mar 2, 2025 8:07 AM PST

Account Number	Current Balance	Relationship Balance	Available Balance
Number of Accounts: 1	\$968,435.67	\$968,435.67	\$968,435.67
*1344 ICS SWEEP	\$968,435.67	\$968,435.67	\$968,435.67

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Transaction Report for account *1344

Reported on Mar 2, 2025 7:41 AM PST

Current Balance \$968,435.67

Date Opened 10/08/2024

Available Balance \$968,435.67

Relationship Balance \$968,435.67

Date	Description	Credit	Debit	Running Balance
02/28/2025	ICS INTEREST INTEREST POSTING FOR DDA 98813	\$1,484.58		\$968,435.67
01/31/2025	ICS INTEREST INTEREST POSTING FOR DDA 98813	\$1,640.99		\$966,951.09
12/31/2024	ICS INTEREST INTEREST POSTING FOR DDA 98813	\$421.65		\$965,310.10
12/26/2024	TBA/ODP TRANSFER CREDIT SWEEP FROM DDA 0671030679	\$854,552.16		\$964,888.45
11/29/2024	ICS INTEREST INTEREST POSTING FOR DDA 98813	\$181.20		\$110,336.29
10/31/2024	ICS INTEREST INTEREST POSTING FOR DDA 98813	\$60.32		\$110,155.09
10/21/2024	TBA/ODP TRANSFER CREDIT SWEEP FROM DDA 0671030679	\$110,094.77		\$110,094.77

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* indicates required fields
Page generated on 03/02/2025 at 7:41 AM PST

FYE ended 06-30-2021

Approved

(1) Project Expenses:

Auto Transfer Switch	\$660,000
Medical Air Replacement	\$283,001
HVAC- Surgery & Central Sterile Supply	\$424,250
Fire Sprinkler	\$35,502
Roof Repair- Patient Support Building	\$375,997
3 D Mammography- Facility Remodel	\$163,788
Surgery- ESU Machine & Force Triad Ligature	\$29,898
Surgery- Medical Waste Device	\$41,903
Radio System- Emergency Management	\$30,365
Ambulance Replacement Unit	\$180,774
Total Project Expenses	<u>\$2,225,478</u>

FYE ended 06-30-2024

(2) Project Expenses

Auto Transfer Switch	\$186,802
Medical Air Replacement	\$959,688
HVAC- Surgery & Central Sterile Supply	\$18,567
Fire Sprinkler	\$8,110
Roof Repair- Main Building	\$57,040
Fire Roll-Down NFPA Code Replacement	\$135,000
Infection Control- Lobby Flooring	\$132,722
Oncology- Infection Control Updates	\$60,480
Infection Control- ER Waiting, Front Lobby, PT, Lab	\$275,998
Infection Control Flooring- RT, Cardio, PT Rooms	\$153,455
3 D Mammography- Facility Remodel	\$308
Ambulance Replacement Unit	\$11,202
Legionella Compliance Equipment Replacement	\$65,000
ED Hot Water Heater	\$20,516
Zoll Defibrillators (7)	\$170,540
Expenses- MCHCD Board Approved on 04-25-2024	<u>\$2,255,428</u>

(3) Project Expenses

Auto Transfer Switch	\$1,700,000
Vacuum Pump Replacement	\$500,000
Two OR Rooms and Surgical Area Flooring Repairs	\$58,810
Expenses- MCHCD Board Approved on 04-25-2024	<u>\$2,258,810</u>

MCHCD/Measure C Approvals as of 02-28-2025
 Prepared by WCA

FYE ending 06-30-2025

Pending

(4) Project Expenses

AHMC Lab Equipment Replacement	\$517,360
Sterile Processing Dept. Renovation, (No Rental)	\$307,270
Fan Coil Replacement	\$440,000
Clinical Lab Equipment- Level 1	\$343,815
Door Replacement (12)	\$110,000
Nurse Call System	\$43,651
Med/Surg Pantry repairs	\$55,000
Electrical- Add outlets for Lab Refrigerators/Freezers	\$110,000
CCTV System & Door Access Security (cameras only)	\$59,892
Expenses- MCHCD Board Approved on 11-06-2024	<u>\$1,986,988</u>

(5) Project Expenses

Roof Leak- Central Supply	\$17,679
Kitchen- Dishwasher Water Heater	\$9,543
CT Scanner- HCAC Unit	\$7,169
Vacuum Pump	\$4,500
Electric Steam Generator	\$7,129
AJ Gray- Home Health Bathroom	\$737
Ambulance- 3 Gurney Repairs	\$1,964
New Ambulance- Vinyl Wrap	\$5,461
Kitchen- Walk In Refrigerator/Freezer	\$25,000
Patient Monitoring Equipment Upgrade	\$218,787
Doorway- MedSurg	\$7,830
Expenses- MCHCD Board Approved on 01-25-2025	<u>\$305,800</u>

MCHCD/Measure C Approvals as of 02-28-2025
 Prepared by WCA

FYE ending 06-30-2025
 (6) Project Expenses

Pending

ED Med Room Flooring	\$4,223
ED HVAC	\$1,250,000
Pharmacy Refrigerator Replacement	\$65,000
PSB Area Flooring	\$65,545
Patient Care Area Flooring	\$143,435
Generator Repairs	\$105,963
Seismic Compliance Upgrades	\$5,000
Network Infrastructure Improvement	\$2,500
Building Repairs from 07-2024 to 12-2024	\$25,208
Six Gurney Replacements	\$98,888
Fire Life Safety System Repairs	\$50,000
Building Repairs from FY 2020 thru FY 2024	\$1,838,314
Regulatory Deferred Generator	\$55,466
Regulatory Deferred Maintenance Items	\$274,165
Furniture (Registration, ER Lobby, Front Lobby, PT, Lab, ICU)	\$111,090
Platelet Agitator	\$10,051
Ice Machine Cafeteria	\$123,477
Sterile Processing Feasibility Study	\$55,490
Expenses- MCHCD Board Approved on 02-27-2025	<u>\$4,283,815</u>
GRAND TOTAL	<u><u>\$13,316,319</u></u>

Mendocino Coast Health Care District
 Adventist Health Mendocino Coast
 AH / MCHCD Planned Expenditures Q4 2024



Presented to
 MCHCD Board
 10/24/2024

Priority 2024	Capital Description	MCHCD Board Approved - Total	Capital in Progress YES/NO	Actual Estimated Cost - Q4 2024 and Q1 & Q2 2025	Project planned Duration / Completion Date
Priority 4	AHMC Lab Equipment Replacement	Needs Approval	Yes	\$ 517,380	Q2 2025
Priority 6	Serbia Processing Dept. Renovation, (No Renais)	Needs Approval	Yes	\$ 307,270	Complete in 2025
Priority TJC	Fan coil replacement/repair TJC finding airflow	Needs Approval	No	\$ 440,000	Complete in 2025
Priority 7	Clinical Lab Equipment - Level 1 (Critical Instruments)	Needs Approval	No	\$ 343,915	Complete in Q1 2025
Priority TJC	Door Replacement - Failed Exterior / Interior Damaged	Needs Approval	No	\$ 110,000	6-10 weeks
Priority PS	Nurses Call System - Updates to Integrate Beds "Alarms"	Needs Approval	No	\$ 43,851	4-6 weeks
Priority TJC	MedSurg - Pantry - Repairs	Needs Approval	No	\$ 55,000	8-10 weeks
Priority 1A	Electrical - Add outlets for Lab Refrigerators / Freezers	Needs Approval	No	\$ 110,000	4-8 weeks
Priority PS	CCTV System & Door Access "Security" (Cameras Only)	Needs Approval	No	\$ 59,892	Cameras - Only 4-8 weeks

TJC = The Joint Commission
 PS = Patient Safety

Total needed for approval to proceed 2024 \$ 1,986,988

Mendocino Coast Health Care District
Adventist Health Mendocino Coast

AH / MCHCD Approval Request - January 2025

Presented to
MCHCD Board
01/23/2024



Priority 2025	Project #	Capital Description	MCHCD Board Approved	Completed YES/NO	Actual Cost - Q4 2024 and Q1 2025	Requested Approval Amount	Project planned Duration / Completion Date
High	2025-01	Roof Leak - Central Supply Area of the OR Suite - Phase 1	Needs Approval	Yes	\$ 17,679	\$17,679.00	Jan-25
High	2025-02	Kitchen - Dishwasher Booster Water Heater	Needs Approval	Yes	\$8,675.40 + Internal labor and project management 10% = \$867.54 Total+ \$9,542.94	\$9,542.94	Completed - November 2024
Medium	2025-03	Kitchen - Garbage Disposal	Needs Approval	Yes	In-House Cost - 2 Techs (20 hours) = 40 hours of labor	\$0.00	Completed - November 2024
High	2025-04	CT Scanner - HVAC Unit	Needs Approval	Yes	Cost of coil <10K plus inhouse labor and HVAC Contractor assistance.	\$7,168.94	Completed - November 2024
High	2025-05	Update - Vacuum Pump - Repair Lag Timer - Phase 2 of Vacuum Pump	May need additional funding to complete the project	No	<\$5K for ongoing repairs to keep the system running - Phase 2 of this project is an estimated cost. Proposals are being developed by the vendors	\$4,500.00	Completed - November 2024
High	2025-06	Electric Steam Generator - Elements & Blowdown	Needs Approval	Yes	Back-up Steam Generator that supply the steam for OR Autoclave Failed. Heating elements replaced and Blowdown Timers replaced.	\$7,129.10	Completed - November 2024
Medium	2025-07	AJ Gray - Home Health - Bathroom - Sewer	Needs Approval	Yes	Restroom in AJ Gray Building has frequent issues. Drain Service completed and power flush toilet installed. This will be monitored for future issues and possible plumbing work needed in the future.	\$737.19	Completed - November 2024
High	2025-08	Ambulance Service - (3) Gurney Repairs	Needs Approval	Yes	3 powerlift gurneys required repairs and maintenance. Outside Stryker Tech repaired onsite.	\$1,964.00	Completed - November 2024
Medium	2025-09	Ambulance - Vinyl Wrap for new unit to go into service, all other work has been completed.	Needs Approval	Yes	New Ambulance will need to be wrapped before it can go into service.	\$5,461.17	Completed - January 2025
High	2025-10	Kitchen - Walk-In Freezer / Refrigerator	Needs Approval	No	Door for the freezer is not repairable. Heat tape has failed causing the door to be frozen shut often. The Refrigerator seal and door latch are failing. Doors do not seal properly causing the refrigerator units to run excessively. Hobart will quote replacement doors in December 2024	\$25,000.00	2025
Planning	2025-11	Nihon Kodan Patient Monitoring Equipment Upgrade	Needs Approval	No	Existing Patient Monitoring Equipment is over 30 years old. The equipment is End of Life/End of Service. Replacement parts are Rare to find.	\$218,787.32	2025
Medium	2025-12	Doorway / Threshold - Uneven flooring repairs in MedSurg	Needs Approval	No	Hallway flooring and patient rooms are at different levels. The threshold at the transition is causing a safety issue when entering and exiting the rooms.	\$7,890.00	Jan-25
\$305,799.66 Total Requested							

Mendocino Coast Health Care District
Adventist Health Mendocino Coast - Exhibit A

AH/MCHCD Approval Request - February 2025

Presented to
MCHCD Board
02/27/2025



Priority 2025	Finance #	Project #	Capital Description	MCHCD Board Approval	Completed YES/NO	Replicates Old Flooring - Med Room Refresh	Actual Cost - Q4 2024 and Q1 2025	Requested Approval Amount	Project planned Duration / Completion Date
TJG IC PS	4.26/2025- 31		ED - Med Room - Flooring	Needs Approval	Yes	Replicates Old Flooring - Med Room Refresh	\$ 4,223	\$ 4,223	Completed - 2023
PS	1.02/2025- 18		ED H/VAC (South and Center 3 Units) & ED Lobby	Needs Approval	No	(3) EOL and Failed HVAC Unit Replacement - supplies the Emergency Department Heating and Cooling	\$ 221,866	\$ 1,250,000	Complete - Q4 2025
TJG PS	4.16/2025- 16		Refrigerator Replacement - Pharmacy	Needs Approval	No	June July for Clean Room	\$ 22,264	\$ 65,000	Complete - Q3 2025
IC	4.21/2025- 17		Flooring - PSB Area	Needs Approval	No	Needs Doctor's Lounge, Conference rooms (3) - Non Scheduled HR Area, Registration Area, Billing & Business Serv. Area, Counseling	\$ 65,545	\$ 65,546	Complete - Q3 2025
TJG IC	4.22/2025- 19		Patient Care Areas - Flooring	Needs Approval	No	Replicates damaged and undrainable flooring in Patient Care areas - Infection Control / TJC Issue	\$ 143,435	\$ 143,435	Complete - Q3 2025
TJG PS Required	4.28/2025- 14		Generator Repairs (4)	Needs Approval	Yes	Annual Service and Repairs to our Emergency Power System. Rental of generator to provide back-up power to the facility during the work. PM Fee has been added due to the in-house labor required to accomplish the work	\$ 66,330	\$ 105,963	Completed - 2024
TJG HCAI PS	4.29/2025- 20		Seismic Compliance Upgrades - AH Support - HCAI Fees	Needs Approval	No	HCAI - SPC Requirements for 2030	\$ 277	\$ 5,000	Complete - 2030
PS	4.3/2025- 22		Network Infrastructure Improvement - Investigation	Needs Approval	No	Updating the network infrastructure to support the speeds required for a modern Electronic Medical Records System	\$ 1,120	\$ 2,500	Complete - Q2 2025
TJG PS IC	4.31/2025- 21		Building Repairs 202407 - 202412	Needs Approval	Yes	Ongoing Repairs and Maintenance to the Buildings & Facility Equipment	\$ 25,208	\$ 25,208	Completed - 2024
PS	4.32/2025- 15		Gurney Replacement - (6) Stryker ED Gurneys	Needs Approval	No	Replaces End of Life Equipment	\$ 93,719	\$ 98,888	Complete - Q2 2025
TJG High	4.48/2025- 13		FLS Fire Life Safety System Repairs	Needs Approval	No	Replicas rusted and leaking sprinkler drops. Replace EOL (End of Life) components to the Fire Alarm Systems. Connect the DI with the Main Hospital for Staff and Patient Safety.	\$ 20,216	\$ 50,000	Complete - Q1 2025
Balance Improvement Fund - 2024	N/A/2025- 24		Building Repairs - From 2020 thru 202412	Needs Approval	Yes	Ongoing Repairs and Maintenance to the Buildings & Facility Equipment - MCHCD Board has Back-up Invoices for reference	\$ 1,898,314	\$ 1,838,314	Completed - 2024
TJG IC	4.19/2025- 25		Regulatory/Deferred - Generator Maintenance	Needs Approval	Yes	Make repairs to ensure Emergency Power System to meet TJC Standards	\$ 55,466	\$ 55,466	Completed - 2021
TJG PS IC	4.2/2025- 26		Regulatory/Deferred Maintenance Investigation	Needs Approval	Yes	TJC, COPH, NFPA, OSHA, MCHCD Board has Back-up Invoice for reference	\$ 274,165	\$ 274,165	Completed - 2021
TJG PS IC	4.23/2025- 27		Furniture (Registration, ER Waiting, Front Lobby, PT, Lab, ICU)	Needs Approval	Yes	Warn and non-compliant furniture in Patient Care areas	\$ 111,090	\$ 111,090	Completed - 2021
PS	4.25/2025- 28		Pallet Agilator	Needs Approval	Yes	Failed Clinical Lab Equipment replacement	\$ 10,051	\$ 10,051	Completed - 2021
TJG PS	4.28/2025- 29		Ice Makers & Call6	Needs Approval	Yes	Replicates - End of Life and Infection Control Issues	\$ 116,275	\$ 123,477	Completed - 2024
PS TJG HCAI	4.29/2025- 30		Sterile processing feasibility study	Needs Approval	Yes	Sterile Processing Assessment and Conceptual Design for Compliance and Renovation	\$ 10,051	\$ 55,480	Completed - 2021

\$ 4,203,815 Total Requested

REDWOOD ROOFERS

17851 NORTH HIGHWAY 1
FORT BRAGG, CA 95437
(707) 937-1700

INVOICE

2 March 2024

Mendocino Coast Health Care District
775 River Drive
Fort Bragg, CA 95437

ID NUMBER: 515CYPRESSDRIVEFORTBRAGGCA95437COMMERICAL

Date	Description	Cost
1 February 2024	Roofing Bid: Mendocino Coast Health Care District 515 Cypress Drive Fort Bragg, CA 95437 Commercial Building. Cost Of Labor & Materials.	\$120,375.00
	SUBTOTAL	\$120,375.00
14 February 2024	Payment On Account Check # 52533	-\$61,187.50
	SUBTOTAL	\$59,187.50
26 February 2024	Change Order: Mendocino Coast Health Care District 515 Cypress Drive Fort Bragg, CA 95437 Commercial Building Ridge & Intake Venting. Cost Of Labor & Materials.	\$3,840.00
	SUBTOTAL	\$63,127.50
27 February 2024	Gutters: Mendocino Coast Health Care District 515 Cypress Drive Fort Bragg, CA 95437 Commercial Building Ridge & Intake Venting. Cost Of Labor & Materials.	\$5,442.00
	TOTAL DUE	\$68,569.50

Thank You,


Dakota Murray | General Manager
Redwood Roofers | Contractor's License # 957548
707.937.1700 (Phone) | 707.937.4345 (FAX)
info@redwoodroofers.com | www.redwoodroofers.com

PAYMENT TERMS

FINAL PAYMENT: TOTAL AMOUNT OF REMAINDER OF THE CONTRACT (TO INCLUDE ALL CHANGE ORDERS) DUE WITHIN 5 DAYS OF THE COMPLETION OF THE JOB.

PSS / PROFESSIONAL SALES AND SERVICE, L.C.

Quality Emergency Vehicles Since 1974

1720 W. Indiana Avenue, Suite C
Salt Lake City, UT 84104

Remittance Info:
1717 South Redwood Rd
Salt Lake City, UT 84104
(801) 977-3961 Phone
(801) 977-3969 Fax
Tax ID # 84-1404777

Invoice

Date	Invoice #
11/1/2024	32015

Bill To

Mendicino Coast Health District
PO Box 579
Fort Bragg, CA 95437-0579

Ship To

Mendicino Coast Health District
PO Box 579
Fort Bragg, CA 95437-0579

S.O. No.	P.O. Number	Terms	Due Date	Rep	Via	F.O.B.
25917			11/1/2024		Will Call	

Quantity	Item Code	Description	Price Each	Amount
1	#721986	Mendicino Coast Health District Leader Emergency Vehicles 2023 Sprinter SE 4x2 Vin: W1W4NBHY1PT131833 Prod: 721986	198,515.00	198,515.00T
1	639005550001	Stryker, MTS Power Load	0.00	0.00T
1	6506000000	Power Pro Ambulance Cot	0.00	0.00T
1	6390-027-000	Stryker, Powerload Wheel Guide Option	2,002.00	2,002.00
1	Misc Part Sale	DMV Fees	1.75	8.75
5	Misc Part Sale	Tire Fees	850.00	850.00
1	Misc Part Sale	Delivery	8.875%	17,618.21
		California Sales Tax General		

You can now pay your parts and service invoices online via credit card at
WWW.PRO-SALES.COM
(Vehicle purchases are ineligible)

"Quality Emergency Vehicles and Emergency Vehicle Equipment"

Payments/Credits \$0.00

Balance Due \$218,993.96

26

THU FRI SAT 11
January
SUN MON TUE WED THU FRI SAT 1

es pdv
SAT
7 10-1
Pearl Harbor Remem
14
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