

Mendocino Coast Health Care District
Lease Improvements Fund
Report for: July 1, 2020 to January 31, 2025
Prepared by WCA

Received - Lease Payments	\$10,649,178
Received - Special Allocation Distribution	\$2,000,000
Total funds received	\$12,649,178
Less:	
Funds Spent on Approved Projects	(\$8,098,667)
Net Cash Available on 01-31-25	\$4,550,511

Total Projects - MCHCD/Measure C Approved Projects	\$9,032,504
Total Projects - To Be Approved on Exhibit A	\$4,283,815
Total Projects Underway	\$13,316,319
Over Spent Funds Received	(\$667,141)

MCHCD/Measure C Approvals as of 01-31-2025

Prepared by WCA

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 01-31-2025
Prepared by WCA

FYE ending 06-30-2025

(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>

GRAND TOTAL **\$9,032,504**

MENDOCINO COAST HEALTH CARE DISTRICT
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS
JANUARY 31, 2025

Improvements Fund & Measure C Parcel Tax Revenue Account
Prepared by WCA

	Fiscal Year Ended					TOTAL
	6/30/2021	6/30/2022	6/30/2023	6/30/2024	6/30/2025	
1. MCHCD Supplemental Funds (Footnote 1)						
(a) Net Cash Tax Receipts	\$1,582,110	\$1,571,165	\$1,571,413	\$1,570,563	\$0	\$6,295,251
(b) MCHCD Supplemental Funds	\$417,890	\$488,835	\$550,387	\$614,891	\$2,251,024	\$4,323,027
Sub-Total	\$2,000,000	\$2,060,000	\$2,121,800	\$2,185,454	\$2,251,024	\$10,618,278
(c) MCHCD Overpayment on 07-01-2022			\$30,900			\$30,900
(d) MCHCD Special Allocation	\$939,389		\$1,060,611			\$2,000,000
Total Improvements Funds/Measure C Tax Revenue	\$2,939,389	\$2,060,000	\$3,213,311	\$2,185,454	\$2,251,024	\$12,649,178
2. LESS: MCHCD Board Approvals	\$2,225,478	\$0	\$0	\$4,514,238	\$2,292,788	\$9,032,504
2. Improvements Fund Approval Balance as of 01-31-2025						<u><u>\$3,616,674</u></u>

Footnote 1:

Net Cash Tax Receipts for Fiscal Year ending 06/30/2025 total \$965,310 as of January 31, 2025 (consists of \$110,095 deposit for August 2024 receipts and \$854,552 for December 2024 receipts and Interest Income of \$663). Awaiting the March 2025 receipts. The \$965,310 has been deposited into a MCHCD Measure C banking account with Tri Counties Bank.

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 No.	Capital Description	MCHCD Board Approved	Completed YES/NO		Actual Cost - Q4 2024 and Q1 2025	Requested Approval Amount	Project planned Duration / Completion Date
TJC IC PS	4.26	2025-31	ED - Med Room - Flooring	Needs Approval	Yes	Replace Old Flooring - Med Room Refresh	\$ 4,223	\$ 4,223	Completed - 2023
PS	1.02	2025-18	ED HVAC (South and Center 3 Units) & ED Lobby	Needs Approval	No	(3) EOL and Failed HVAC Unit Replacement - supplies the Emergency Department Heating and Cooling	\$ 221,995	\$ 1,250,000	Complete - Q4 2025
TJC 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	\$ 65,545	Complete - Q3 2025
TJC IC	4.22	2025-19	Patient Care Areas - Flooring	Needs Approval	No	Replace damaged and uncleanable flooring in Patient Care areas - Infection Control / TJC issue	\$ 143,435	\$ 143,435	Complete - Q3 2025
TJC 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	\$ 96,330	\$ 105,963	Completed - 2024
TJC 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 moder Electronic Medical Records System	\$ 1,120	\$ 2,500	Complete - Q2 2025
TJC 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	Replace End of Life Equipment	\$ 93,719	\$ 98,888	Complete - Q2 2025
TJC High	4.48	2025-13	FLS (Fire Life Safety) System Repairs	Needs Approval	No	Replace 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	\$ 1,838,314	\$ 1,838,314	Completed - 2024
TJC PS 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
TJC PS IC	4.2	2025-26	Regulatory/Deferred Maintenance Investigation	Needs Approval	Yes	TJC, CDPH, NFPA, OSHPD - MCHCD Board has Back-up Invoices for reference	\$ 274,165	\$ 274,165	Completed - 2021
TJC PS IC	4.23	2025-27	Furniture (Registration, ER Waiting, Front Lobby, PT, Lab, ICU)	Needs Approval	Yes	Worn and non-compliant furniture in Patient Care areas	\$ 111,090	\$ 111,090	Completed - 2021
PS	4.25	2025-28	Platelet Agitator	Needs Approval	Yes	Failed Clinical Lab Equipment replacement	\$ 10,051	\$ 10,051	Completed - 2021
TJC PS	4.26	2025-29	Ice Makers & Café	Needs Approval	Yes	Replace - End of Life and Infection Control Issues	\$ 116,275	\$ 123,477	Completed - 2024
PS TJC HCAI	4.25	2025-30	Sterile processing feasibility study	Needs Approval	Yes	Sterile Processing Assessment and Conceptual Design for Compliance and Renovation	\$ 10,051	\$ 55,490	Completed - 2021

\$ 4,283,815 Total Requested

TJC = The Joint Commission
PS= Patient Safety
IC - Infection Control

Mendocino Coast Health Care District - Exhibit B

AH / MCHCD - Improvement Fund Projects - Approved

Exhibit B



Reconciliation - Improvement Funds as of 01/31/2025

Sub	AH / MCDH Project #	Capital Description	Approved - Grand Total	AH Actual spending As 01/31/2025	Diff. between approved MCHCD vs AH spent	Estimated remaining amount to complete CIP	Total Capital Cost	Estimated Closure date	Capital in Progress YES/NO	Notes
Completed Projects										
3.01		Radio System- Emergency Management	30,365	30,364	-		30,364	Closed	No	
3.02		Ambulance Replacement Unit	191,976	191,976	-		191,976	Closed	No	
3.03	2025-08 & 2025-09	Ambulance Service - (3) Gurney Repairs & Vinyl Wrap	7,425	7,425	-		7,425	Closed	No	
4.05		Medical Air Replacement	1,242,689	1,192,661	(50,028)		1,192,661	Closed	No	
4.06		Fire Sprinkler	43,612	43,612	0		43,612	Closed	No	
4.07		Roof Repair- Patient Support Building	375,997	375,269	(728)		375,269	Closed	No	
4.08		3 D Mammography- Facility Remodel	164,096	164,096	0		164,096	Closed	No	
4.09		Roof Repair- Main Building	57,040	57,040	-		57,040	Closed	No	
4.10		Fire Roll-Down NFPA Code Replacement	135,000	178,616	43,616		178,616	Closed	No	
4.11		Infection Control - Lobby Flooring	132,722	132,722	-		132,722	Closed	No	
4.12		Oncology-Infection Control Updates	60,480	64,900	4,420		64,900	Closed	No	
4.14		Infection Control - ER Waiting, Front lobby, PT, Lab	275,998	258,498	(17,500)		258,498	Closed	No	
4.15		Infection Control - Flooring - RT Cardio, PT Rooms	153,455	153,455	-		153,455	Closed	No	
4.17		ED Hot Water Heater	20,516	22,944	2,428		22,944	Closed	No	
4.18		Zoll Defibrillators (7)	170,540	170,540	(0)		170,540	Closed	No	
4.39	2025-02 & 2025-03	Kitchen - Dishwasher Booster Water Heater & Garbage Disposal	9,543	18,218	8,675		18,218	Closed	No	Invoices in transit. Bank of America, Fort Bragg plumbing. Add 10% over the cost
4.40	2025-04	CT Scanner - HVAC Unit	7,169	7,169	-		7,169	Closed	No	
4.41	2025-05	Update - Vacuum Pump - Repair Log Timer - Phase 2	4,500	7,734	3,234	(3,234)	4,500	Closed	No	
4.42	2025-06	Electric Steam Generator - Elements & Blowdown	7,129	7,129	0		7,129	Closed	No	
4.43	2025-07	AJ Gray - Home Health - Bathroom - Sewer	737	737	-		737	Closed	No	
5.01		Surgery- ESU Machine & Force Triad Ligature	29,898	29,898	(1)		29,898	Closed	No	
5.02		Surgery- Medical Waste Device	41,903	41,903	(1)		41,903	Closed	No	
5.04		HVAC- Surgery & Central Sterile Supply	442,817	443,812	995		443,812	Closed	Yes	
Capital Projects In-progress										
1.03		Auto Transfer Switch - ED	1,700,000	-	(1,700,000)	1,700,000	1,700,000	12/31/2025	Yes	Pending estimated cost depending on the State requirements.
4.04		AutoTransfer Switch - Main	846,802	920,118	73,316		920,118	12/31/2025	Yes	Pending estimated cost depending on the State requirements. Working on Vacuum Pump replacement
4.13		Legionella Compliance Equipment Replacement	65,000	-	(65,000)	50,000	50,000		Yes	Is this for the new agreement with GARRETT CALLAHAN \$10,624 Annually, Kilty Sandelin is working on it - Purchase service. 2 bills for the coast, Water Treatment \$832*24 Mos
4.24		Vacuum Pump Replacement	500,000	1,570	(498,430)	498,430	500,000	2026 Qtr 1	Yes	Pending estimated cost depending on the State requirements.
4.27	2024-11, 2024-14 & AHMC Lab Equipment Replacement		971,175	341,282	(629,893)	176,078	517,360	2025 Qtr 2	Yes	
4.33	2024-13	Fan Coil Replacement	440,000	-	(440,000)	440,000	440,000	2026 Qtr 2	Yes	
4.34	2024-15	Door Replacement (12)	110,000	33,430	(76,570)	76,570	110,000	2025 Qtr 1	No	
4.35	2024-16	Nurse Call System	43,651	50,842	7,191	(7,191)	43,651	2025 Qtr 1	Yes	Add the 10% from the cost, West com, phase 1 is completed. PO 730006774. We need approval for the 2nd phase cost
4.36	2024-17	Med/Surg Pantry repairs	55,000	-	(55,000)	55,000	55,000	2025 Qtr 1	Yes	Started but no invoices yet
4.38	2024-19	CCTV System & Door Access Security (cameras only)	59,892	73,839	13,947	-	73,839	2025 Qtr 1	Yes	ED & Main Hospital
4.44	2025-01	Roof Leak - Central Supply Area of the OR Suite - Phase 1	17,679	17,679	-	-	17,679	2025 Qtr 1	Yes	
4.45	2025-10	Kitchen - Walk-In Freezer / Refrigerator	25,000	-	(25,000)	25,000	25,000	2025 Qtr 1		Started no invoices yet
4.46	2025-11	Nihon Kohden - Patient Care Monitoring System	218,787	-	(218,787)	218,787	218,787	2025 Qtr 1	No	
4.47	2025-12	Doorway / Threshold - Uneven flooring repairs in MedSurg	7,830	-	(7,830)	7,830	7,830	2025 Qtr 1	No	Started no invoices yet
5.03		Two OR Rooms and Surgical Area Flooring Repairs	58,810	-	(58,810)	58,810	58,810	2025 Qtr 1	Yes	
5.06	2024-12	Sterile Processing Dept. Renovation, (No Rental)	307,270	47,441	(259,829)	259,829	307,270	2026 Qtr 3	Yes	Design only, construction cost pending
Total Approved Project Expenses			\$9,032,504	\$5,086,919	-\$3,945,583	\$3,555,908	\$8,642,827			