

Mendocino Coast Health Care District
 Improvements Fund/Measure C Budget
 Fiscal Years ending 06-30-2025 to 06-30-2029
 Prepared: WCA 09-02-2024

CapEx Purchases:

See Footnote 1:

Total Capital Expenditures per AH 07-01-2020 to 08-15-2024	\$7,146,549	
Total Actual		\$7,146,549
AH Budget FYE 06-30-2025	\$4,435,286	
AH Budget FYE 06-30-2026	\$4,435,286	
AH Budget FYE 06-30-2027	\$4,435,286	
AH Budget FYE 06-30-2028	\$4,435,286	
AH Budget FYE 06-30-2029	\$4,435,284	
Total Budget		\$22,176,428
Total CapEx Purchases		<u>\$29,322,977</u>

Funding Sources:

	<u>Total</u>	<u>Measure C</u>	<u>MCHCD</u>
Opening Balance 07-01-2020	\$1,322,934	\$1,322,934	\$0
MCHCD/Measure C Deposits 07-01-2020 to 06-30-2024	\$10,398,154	\$6,295,251	\$4,102,903
Sub-Total	<u>\$11,721,088</u>	<u>\$7,618,185</u>	<u>\$4,102,903</u>

Add:

MCHCD/Measure C Budget FYE 06-30-2025	\$3,520,378	\$1,550,000	\$1,970,378
MCHCD/Measure C Budget FYE 06-30-2026	\$3,520,378	\$1,550,000	\$1,970,378
MCHCD/Measure C Budget FYE 06-30-2027	\$3,520,378	\$1,550,000	\$1,970,378
MCHCD/Measure C Budget FYE 06-30-2028	\$3,520,378	\$1,550,000	\$1,970,378
MCHCD/Measure C Budget FYE 06-30-2029	\$3,520,377	\$1,550,000	\$1,970,377
Sub-Total	<u>\$17,601,889</u>	<u>\$7,750,000</u>	<u>\$9,851,889</u>

Total CapEx Funds	<u>\$29,322,977</u>	<u>\$15,368,185</u>	<u>\$13,954,792</u>
Distribution %		52%	48%

Footnote 1: Per Judy Leach email dated 08-15-2024, "Attached is the list we shared with you during the call pertaining to capital projects completed and building projects in progress along with building repairs totaling \$7,146,549. Payment has been made by AH for each of these items." **Both lists are attached.** Furthermore, I have been advised by Ms. Leach that **another request list will be sent by September 6, 2024.**

Mendocino Coast Health Care District
Statement of Annual Projected Cash Flow- 5 Years
FYE 06-30-2025 thru FYE 06-30-2029
Revised: June 27, 2024 (Board Approved)

9/2/2024
Yellow Bold
Revised

Sources of Cash:

	FYE 06-30-25	FYE 06-30-26	FYE 06-30-27	FYE 06-30-28	FYE 06-30-29	TOTAL	
Measure C- expires June 30, 2030 (1)	\$1,550,000	\$1,550,000	\$1,550,000	\$1,550,000	\$1,550,000	\$7,750,000	
District Tax Receipts	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$5,250,000	
AH Lease Payment (+2% annual CPI begins FYE 06-30-2027)	\$1,750,000	\$2,950,000	\$3,009,000	\$3,069,180	\$3,130,564	\$13,908,744	
Total Sources	\$4,350,000	\$5,550,000	\$5,609,000	\$5,669,180	\$5,730,564	\$26,908,744	\$26,908,744

Uses of Cash:

CapEx/Deferred Maintenance & Replacement Expenditures - Lease Improvements Fund (+2% annual CPI) and Measure C Parcel Tax Revenue Account	\$2,251,024	\$2,296,044	\$2,341,965	\$2,388,805	\$2,436,581	\$11,714,419	\$17,601,889
Revenue Bonds- Refinanced 2016 (2)	\$462,550	\$564,750	\$561,500	\$562,250	\$561,750	\$2,712,800	\$2,712,800
HELP II Loan (3)	\$165,624	\$165,624	\$165,624	\$165,624	\$12,250	\$674,746	\$674,746
Total Uses	\$2,879,198	\$3,026,418	\$3,069,089	\$3,116,679	\$3,010,581	\$15,101,965	\$20,989,435
Cash Available for Distribution	\$1,470,802	\$2,523,582	\$2,539,911	\$2,552,501	\$2,719,983	\$11,806,778	\$5,919,309

Less Distributions:

Restricted Capital Fund	\$870,802	\$2,173,582	\$2,189,911	\$2,202,501	\$2,369,983	\$9,806,778	\$3,919,309
District Operations Budget	\$600,000	\$350,000	\$350,000	\$350,000	\$350,000	\$2,000,000	\$2,000,000
Total Distributions	\$1,470,802	\$2,523,582	\$2,539,911	\$2,552,501	\$2,719,983	\$11,806,778	\$5,919,309

Restricted Capital Fund							
	Beginning Balance July 1, xxxx	\$13,243,000	\$14,775,952	\$17,577,511	\$20,426,579	\$23,139,745	
ADD: Current Year Distribution		\$870,802	\$2,173,582	\$2,189,911	\$2,202,501	\$2,369,983	\$9,806,778
Investment Income (5.00%,4.25%,3.75%,2.50%,2.50%)		\$662,150	\$627,978	\$659,157	\$510,664	\$578,494	\$3,038,443
LESS: Expenditures		\$0	\$0	\$0	\$0	\$0	\$0
	Ending Balance June 30, xxxx	\$14,775,952	\$17,577,511	\$20,426,579	\$23,139,745	\$26,088,221	\$19,875,752

(1) Sunset provision of 12 years and must be used for voter mandated purposes. Expires year ending June 30, 2030.

(2) Paid Off - June 2029

(3) Paid Off - August 2028

Capital Spend	2020	2021	2022	2023	2024	Grand Total
1.1 ED - Med Room - Flooring			4,223			4,223
3.1 Radio System		30,364				30,364
3.2 Ambulance			191,976			191,976
4.2 Regulatory/Deferred Maintenance Investigation	155,649	94,381	24,135			274,165
4.5 Med Air Replacement	10,885	119,825	108,544	941,207	12,201	1,192,661
4.6 Fire Sprinkler Pipe Issues	19,810	5,800	18,001			43,612
4.7 PSB - Roof & HVAC Replacement		2,128	314,341	58,800		375,269
4.8 3D Mammography - Installation only		1,064	163,032			164,096
4.9 Roof - Main Hospital Repairs			57,040			57,040
4.11 AHMC Lobby Flooring			132,722			132,722
4.12 Oncology Flooring			60,480	4,420		64,900
4.14 ER Waiting, Front Lobby, PT & Lab		258,498				258,498
4.15 PSB - Flooring				153,455		153,455
4.17 Hot Water Heater		1,925	18,591	2,428		22,944
4.18 Zoll Defibrillators (7)	170,540			0		170,540
4.19 Regulatory/Deferred - Generator Maintenance			55,466			55,466
4.23 Furniture (Registration, ER Waiting, Front Lobby, PT, Lab, ICU)		111,090				111,090
4.25 Platelet Agitator			10,051			10,051
5.1 Surgery - (2) ESU Machine (2 Force Triad Ligasure)		29,898				29,898
5.2 Surgery - Waste Device		41,903				41,903
5.4 CSS/OR HVAC	75,530	350,894	17,387			443,812
5.5 Sterile processing feasibility study		44,850	10,640			55,490
Closed Assets	432,414	1,092,620	1,186,630	1,160,310	12,201	3,884,174

Capital In Progress	2020	2021	2022	2023	2024	Grand Total
1.2 ED HVAC (South and Center 3 Units) & ED Lobby			370	2,904	83,298	86,572
4.4 Auto Transfer Switch	215,153	232,665	157,111	230,947	84,242	920,118
4.1 Fire Roll-Down Door Upgrades (4)			23,660	13,667	60,907	98,234
4.16 Pharmacy Fridge Replacement Project					22,017	22,017
4.21 PSB Areas - Flooring						-
4.22 Patient Care Areas - Flooring				16,000	49,545	65,545
4.24 Vacuum Pump Replacement					450	450
4.26 Ice Makers			26,391	13,995	17,783	58,170
4.27 AHMC Lab Equipment Replacement			26,322	5,576	127,157	159,056
5.3 OR & Surgical Area Flooring						-
5.6 Sterile Processing Dept. Renovation, (No Rental)				5,808	8,092	13,900
	215,153	232,665	233,854	288,897	453,491	1,424,061
4.1 Building Repairs (Impacted - I/S)	117,872	178,632	853,870	467,223	220,716	1,838,314
Total Capital Spend	765,438	1,503,917	2,274,355	1,916,430	686,409	7,146,549

AHMC / MCHCD - Facility Project - Planning 2024-29

							AH Project Management & Staff Support of Project (AH Labor Cost 10%)	Total Project Estimate Cost	
Project Start Date Scheduled	Duration / Completion	HCAI Permit Required	Reoccurring Annual Cost	Area / Dept.	Project Description	Detailed Justification	Estimate Project Cost		
2023	2023	No		Main	TV Replacement - 25	Replace failing TV's in MedSurg & ICU	\$12,500	\$1,250	\$13,750
2024	2024	No		BioMed	18 Umano Hospital Beds	Bed Replacement, Patient Safety	\$180,000	\$18,000	\$198,000
2024	2024	No		BioMed	Alaris Infusion Pumps	Patient Safety, EMR, Pharmacy, Patient Continuity	\$242,214	\$24,221	\$266,435
2024	2024	Yes		Main	Fan coil replacement repair TJC finding airflow	TJC Finding for Airflow	\$750,000	\$75,000	\$825,000
2024	2024	TBD		Utility	Vacuum Pump - Retrofit	Vacuum Pumps are past end of life. Electrical issues. Original est. \$500k	\$500,000	\$50,000	\$550,000
2024	2024	Yes		OR	Ultrasonic Cleaner - CSS	Equipment Failure - Required for functional OR	\$27,500	\$2,750	\$30,250
2024	2024	No		OR	GI Lab, OR's, and OR Hallway Area Flooring	Infection Control / Compliance	\$80,375	\$8,038	\$88,413
						End of Life (EOL) - 2024 Storm Failure to Transfer during outage. No Power in ED / Lab in January 2024			
2024	2025	Yes		Utility	ED / Lab - ATS (Automatic Transfer Switch)		\$750,000	\$75,000	\$825,000
2024	2025	Yes		BioMed	Nurse Call System - add to Private ED Hallway Exam Room	Compliance, Patient Safety	\$5,000	\$500	\$5,500
2024	2025	Yes		Lab	Clinical Lab Equipment - Level 1 (Critical Instruments)	Replace End of Life, High Maintenance cost Equipment	\$668,423	\$66,842	\$735,265
2024	2029	No	Yes	Facility	Electrical IR Panel Survey - Annual	Compliance Testing - Annual 18k per year	\$90,000	\$9,000	\$99,000
2024	2024	No		PSB	Redwoods - Conference Room	R & R Carpet	\$8,770	\$877	\$9,647
2024	2024	No		Facility	Exit Sign Replacement - Life Safety	Replace failing incandescent exit signage with Non-Battery LED	\$12,000	\$1,200	\$13,200
2024	2025	No		Facility	Window Repairs / Replacement - Main Hospital	Degraded well past usable life of frames	\$250,000	\$25,000	\$275,000
2024	2025	No		Plant	Plumbing Leaks - Central Plant	Copper Piping Leaks at multiple locations	\$175,000	\$17,500	\$192,500
2024	2025	No		Main	Plumbing Leaks - Main Hospital	Copper Piping Leaks at multiple locations	\$75,000	\$7,500	\$82,500
2024	2025	Yes		Lab	Electrical - Add outlets for Lab Refrigerators / Freezers	Multiple pieces of Clinical Refrigeration Equipment single circuit breakers	\$100,000	\$10,000	\$110,000
2024	2025	No		Utility	IT Server Room - HVAC (AJ Gray)	Split HVAC system is not reliable, NO supplemental cooling	\$25,000	\$2,500	\$27,500
2024	2025	No		Main	MedSurg - Bathrooms 25	Infection Control / Compliance	\$15,900	\$1,590	\$17,490
2024	2025	No		PSB	Oncology - Exam Rooms & Bathrooms	Infection Control / Compliance	\$19,500	\$1,950	\$21,450
2024	2025	No		Main	MedSurg Staff / Nurses Breakroom Lockers	Install additional Lockers and refresh the Staff	\$5,500	\$550	\$6,050
						Ongoing Door replacements as identified during inspections, Staff entrance, Old OB as examples			
2024	2025	No		Facility	Door Replacement - Failed Exterior / Interior Damaged		\$100,000	\$10,000	\$110,000
2024	2025	No		PSB	PSB - Restroom Flooring	Infection Control - Cracked Flooring	\$25,000	\$2,500	\$27,500
2024	2025	No		Facility	Painting Exterior - Old OB, DI, MedSurg	Lifecycle - Exterior patching and Paint	\$48,000	\$4,800	\$52,800
2024	2025	Yes		Main	Walk-in Shower Med Surg	Patient & Nurse Safety	\$50,000	\$5,000	\$55,000
						Integrate bed alarms and nurse call for patient safety and fall prevention, existing panels will be upgraded			
2024	2025	No		BioMed	Nurse Call System - Updates to Integrate Beds "Alarms"		\$25,000	\$2,500	\$27,500
2024	2025	Yes		Main	MedSurg - Pantry - Repairs	Repair / replace casework and FFE to create a compliant space for food service	\$50,000	\$5,000	\$55,000
2024	2025	Yes		Facility	Exhaust Fans - Roof	Repair / replace existing rooftop exhaust fans at EOL	\$150,000	\$15,000	\$165,000
2024	2029	Yes		Facility	CCTV System & Door Access "Security"	Safety & Security of staff & patient	\$729,417	\$72,942	\$802,359
2024	2025	Yes		Main	Therapy Tub - Removal	Tub is not used or compliant	\$4,500	\$450	\$4,950
2024	2026	Yes		Pharmacy	HVAC - Pharmacy	End of Life 2025	\$50,000	\$5,000	\$55,000
						One Fluoroscopy room or CT which can also provide x-ray examination required in Main Hospital required by Title 22			
2024	2029	Yes		Main	Radiology Compliance Issues		\$25,000	\$2,500	\$27,500
2024	2029	Yes	Yes	Facility	Generator PM's - Annual	Emergency Power Compliance & Safety \$74.1k per year	\$370,500	\$37,050	\$407,550
2025	2025	No		Facility	Fire Damper Testing - 5 Year	Compliance Testing	\$18,500	\$1,850	\$20,350
2025	2025	No		DI	MRI Lighting Upgrade	Existing Incandescent lamps are no longer available, Upgrade to Direct Current LED	\$15,000	\$1,500	\$16,500
2025	2025	TBD		Facility	Roof replacement Portions of Main Building and ED	Ongoing leak repairs of old roof	\$300,000	\$30,000	\$330,000
2025	2025	TBD		Main	Rain Gutter - Replacement - Main Hospital	Leaking gutters aren't diverting the water as required. Impact of safety and roof	\$50,000	\$5,000	\$55,000
2025	2025	No		OR	DI Hallway - Flooring	Infection Control / Compliance - Sheet is cracking down the center of the hallway	\$60,000	\$6,000	\$66,000
2025	2025	Yes		Facility	Electrical - add charging locations for Medical Equipment	Power Taps (Strips) are not a substitute for permanent power.	\$75,000	\$7,500	\$82,500
2025	2025	No		DI	MRI Zone 3 wall and access control	Secure access to MRI Zone 3 & 4 as required for Compliance	\$25,000	\$2,500	\$27,500
2025	2025	No		Main	Doctors Lounge - Flooring & Refresh	Medical Staff - Infection Control / Compliance	\$10,000	\$1,000	\$11,000
2025	2025	No		AJ Gray	Ambulance Quarters - Flooring	Remove Carpet & Install Plank Flooring	\$18,500	\$1,850	\$20,350
2025	2025	No		BioMed	Nihon Kodan - OPS / ED / OR	Patient Safety & Continuity of Care, EMR Intergration	\$223,290	\$22,329	\$245,619
2025	2026	Yes		Facility	IT Infrastructure / Paging System Equipment	EMR update will require this to be completed	\$1,975,000	\$197,500	\$2,172,500
2025	2026	Yes		Main	Electrical - E-Power / Emergency Lighting - MedSurg	No permanent	\$450,000	\$45,000	\$495,000
2025	2026	No		Kitchen	Kitchen - Tile Flooring - Seal or replace	Infection Control / CDPH / TJC Standards	\$40,000	\$4,000	\$44,000
2025	2029	Yes		Facility	Electrical - Main Breaker / Distribution - Update	Existing service is over 50 years old, reliability, code compliance issue	\$2,500,000	\$250,000	\$2,750,000
2025	2025	Yes		Facility	Fire Alarm System - Retrofit to DI / Main	DI panel is showing signs of failure. Hard reboot required for trouble issues	\$45,500	\$4,550	\$50,050
2025	2025	No		PSB	Automatic Door - Oncology / Physical Therapy	ADA Compliance, Patient Experience	\$20,000	\$2,000	\$22,000
						Outdated signage does not reflect the current configuration of entrances & Departments, Does Not comply with ADA standards			
2025	2025	No		Facility	Wayfinding Signage - Update - Interior / Exterior		\$120,000	\$12,000	\$132,000
2025	2025	No		Grounds	Courtyard - Sidewalks and tiles	Sidewalks and tiles are pushed up from roots and trees, Trip / Fall Hazards	\$37,500	\$3,750	\$41,250
2025	2026	No		Grounds	Helipad - Painting - Compliance	Safety of Aircraft & Public	\$10,000	\$1,000	\$11,000
2025	2026	Yes		Grounds	Helipad - Lighting - Compliance	Safety of Aircraft & Public	\$150,000	\$15,000	\$165,000

2026	2029	TBD	Facility	Parking Lot & Walkways - Main Hospital / ED - Safety	Trip / Slip / Fall Risk	\$2,500,000	\$250,000	\$2,750,000
2026	2027	No	Kitchen	Kitchen - Walkin Refrgerator / Freezer	Door Seals and defrost issues	\$60,000	\$6,000	\$66,000
2026	2029	Yes	Kitchen	HVAC - Kitchen	Poor ventilation - No heating or cooling in the Kitchen	\$1,665,000	\$166,500	\$1,831,500
2026	2029	No	DI	MRI Scanner - Replace	End of Life (EOL), Excessive downtime, Patient Care issue	\$2,000,000	\$200,000	\$2,200,000
2026	2029	No	DI	CT Scanner - Replace	End of Life (EOL), Excessive downtime, Patient Care issue	\$2,000,000	\$200,000	\$2,200,000
2026	2029	TBD	Grounds	Staff Walkway & Pave trash compactor / truck area	Safety of Staff	\$49,500	\$4,950	\$54,450
					T-Bar bent / damaged, in large areas ceiling tiles have been painted and/or damaged,			
2027	2028	Yes	Facility	Suspended (Drop) Ceiling - Compliance Issues	Paint isn't fire rated, NO opening larger than 1/8" permitted.	\$80,500	\$8,050	\$88,550
2028	2028	Yes	Kitchen	Dishwasher Replacement	Repair cost exceeds threshold for replacment	\$42,000	\$4,200	\$46,200
Totals						\$20,160,389	\$2,016,039	\$22,176,428