



**AGENDA
SPECIAL MEETING OF THE
EL CAMINO HEALTHCARE DISTRICT
BOARD OF DIRECTORS**

Wednesday, February 10, 2021 – 9:00pm

El Camino Hospital | 2500 Grant Road, Mountain View, CA 94040

PURSUANT TO STATE OF CALIFORNIA EXECUTIVE ORDER N-29-20 DATED MARCH 18, 2020, THE EL CAMINO HEALTHCARE DISTRICT **WILL NOT BE PROVIDING A PHYSICAL LOCATION FOR THIS MEETING**. INSTEAD, THE PUBLIC IS INVITED TO JOIN THE OPEN SESSION MEETING VIA TELECONFERENCE AT:

1-669-900-9128, MEETING CODE: 369-007-4917#. No participant code. Just press #.

To watch the meeting livestream, please visit: <http://www.elcaminohealthcaredistrict.org/meetingstream>

Please note that the livestream is for **meeting viewing only** and there is a slight delay; to provide public comment, please use the phone number listed above.

PURPOSE: The purpose of the District shall be (i) to establish, maintain and operate, or provide assistance in the operation of, one or more health facilities (as that term is defined in California Health and Safety Code Section 1250) or health services at any location within or without the territorial limits of the District, for the benefit of the District and the people served by the District; (ii) to acquire, maintain and operate ambulances or ambulance services within or without the District; (iii) to establish, maintain and operate, or provide assistance in the operation of free clinics, diagnostic and testing centers, health education programs, wellness and prevention programs, rehabilitation, aftercare, and such other health care services provider, groups, and organizations that are necessary for the maintenance of good physical and mental health in the communities served by the District; and (iv) to do any and all other acts and things necessary to carry out the provisions of the District’s Bylaws and the Local Health District Law.

AGENDA ITEM	PRESENTED BY		ESTIMATED TIMES
1. CALL TO ORDER/ROLL CALL	George O. Ting, MD, Board Chair		9:00 – 9:01pm
2. POTENTIAL CONFLICT OF INTEREST DISCLOSURES	George O. Ting, MD, Board Chair		9:01 – 9:02
3. PUBLIC COMMUNICATION a. Oral Comments <i>This opportunity is provided for persons in the audience to make a brief statement, not to exceed three (3) minutes on issues or concerns not covered by the agenda.</i> b. Written Correspondence	George O. Ting, MD, Board Chair		information 9:02 – 9:05
4. CONSENT CALENDAR <i>Any Board Member or member of the public may remove an item for discussion before a motion is made.</i> Approval a. Minutes of the Open Session of the District Board Meeting (1/26/2021)	George O. Ting, MD, Board Chair	<i>public comment</i>	motion required 9:05 – 9:08
5. APPROVAL OF FUNDING FOR WOMEN’S HOSPITAL EXPANSION PROJECT ATTACHMENT 5	Ken King, CASO	<i>public comment</i>	possible motion 9:08 – 9:18
6. BOARD COMMENTS	George O. Ting, MD, Board Chair		discussion 9:18 – 9:19
7. ADJOURNMENT	George O. Ting, MD, Board Chair	<i>public comment</i>	motion required 9:19 – 9:20pm

Upcoming Meetings: March 16, 2021; May 18, 2021; June 15, 2021

A copy of the agenda for the Special Board Meeting will be posted and distributed at least twenty four (24) hours prior to the meeting.

In observance of the Americans with Disabilities Act, please notify us at (650) 988-7504 prior to the meeting so that we may provide the agenda in alternative formats or make disability-related modifications and accommodations.



**Minutes of the Open Session of the
El Camino Healthcare District Board of Directors
Tuesday, January 26, 2021**

Pursuant to State of California Executive Order N-29-20 dated March 18, 2020, El Camino Health did not provide a physical location for this meeting. Instead, the public was invited to join the open session meeting via teleconference.

Board Members Present

Peter C. Fung, MD**
Julia E. Miller, Vice Chair and Secretary/Treasurer**
Carol A. Somersille, MD**
George O. Ting, MD, Chair**
John Zoglin**

Board Members Absent

None

 **via teleconference

Members Excused

None

Agenda Item	Comments/Discussion	Approvals/Action
1. CALL TO ORDER/ ROLL CALL	The open session meeting of the El Camino Healthcare District Board of Directors (the “Board”) was called to order at 5:31pm by Chair Ting. Chair Ting reviewed the logistics for the meeting. A verbal roll call was taken. Director Fung joined the meeting at 5:34pm during Agenda Item 5: Consent Calendar. Director Zoglin joined the meeting at 5:46pm during Agenda Item 6: Community Benefit Spotlight. All other Board members were present at roll call. All Board members were present and participated via videoconference pursuant to Santa Clara County’s shelter in place order. A quorum was present pursuant to State of California Executive Orders N-25-20 dated March 12, 2020 and N-29-20 dated March 18, 2020.	<i>Call to Order at 5:31pm</i>
2. SALUTE TO THE FLAG	Sarah Rosenberg, Contracts Administrator/Governance Services EA, led all present in the Pledge of Allegiance.	
3. POTENTIAL CONFLICT OF INTEREST DISCLOSURES	Chair Ting asked if any Board members may have a conflict of interest with any of the items on the agenda. No conflicts were noted.	
4. PUBLIC COMMUNICATION	None.	
5. CONSENT CALENDAR	<p>Chair Ting asked if any member of the Board or the public wished to remove an item from the consent calendar. Director Miller requested removal of Item 5c: FY21 Pacing Plan.</p> <p>Motion: To approve the consent calendar: Minutes of the Open Session of the District Board Meeting (12/4/2020); Minutes of the Open Session of the District Board Meeting (12/29/2020); and for information: Community Benefit Sponsorship Report; Silicon Valley Tobacco Securitization Authority and Santa Clara County Tobacco Securitization Corporation Report.</p> <p>Movant: Miller Second: Fung Ayes: Fung, Miller, Somersille, Ting Noes: None Abstentions: None Absent: Zoglin Recused: None</p>	<i>Consent calendar approved</i>

	<p>Motion: To approve the consent calendar: FY21 Pacing Plan, modified to add “Election of District Board Officers” under the meeting of June 15, 2021.</p> <p>Movant: Miller Second: Somersille Ayes: Fung, Miller, Somersille, Ting Noes: None Abstentions: None Absent: Zoglin Recused: None</p>	
<p>6. COMMUNITY BENEFIT SPOTLIGHT: MOMENTUM FOR HEALTH</p>	<p>Motion: To approve <i>Resolution 2021-01</i> recognizing Momentum for Health.</p> <p>Movant: Miller Second: Somersille Ayes: Fung, Miller, Somersille, Ting, Zoglin Noes: None Abstentions: None Absent: None Recused: None</p> <p>Barbara Avery, Director of Community Benefit, introduced Jim Millsap, CPRP, Executive Director, La Selva Group/Momentum for Health. Mr. Millsap described Momentum’s programming to deliver psychiatric services and medication management for underinsured and uninsured community members. He also described COVID-19 impacts on mental health and how Momentum for Health has adapted its services during the pandemic.</p> <p>Director Fung suggested doing in-person outreach to the community including the homeless for Momentum for Health’s services. Mr. Millsap noted that he will take that proposal back to his team.</p> <p>The Board thanked Mr. Millsap and the team for their work.</p>	<p><i>Resolution 2021-01 approved</i></p>
<p>7. ECHD FY21 YTD FINANCIALS</p>	<p>Carlos Bohorquez, CFO, provided an overview of the FY21 Period 6 Financials (through December 31, 2020), including:</p> <ul style="list-style-type: none"> - Consolidated balance sheet: The total fund balance grew by \$156 million due to strong operations and positive cash flow across all entities. - Consolidated income statement: Results showed a strong rebound from the impact of the COVID-19 pandemic in FY20 Q4. Mr. Bohorquez highlighted the favorable variance to budget for revenue and the bottom line. Non-operating revenue included strong results related to the returns on the investment portfolio in the final quarter of the calendar year. - Standalone District balance sheet: There was a reduction in the total fund balance of approximately \$2 million, primarily due to a reduction in the capital appropriation fund (\$8 million) related to the completion of the Sobrato Pavilion and expenditures for the Women’s Hospital project. - Standalone District income statement: He noted 1) the significantly low amount of investment income due to lower bond yields, 2) on expenses, interest is unfavorable to budget, which will be corrected in subsequent budget years, and 3) community benefit expenditures are higher than budget to date, but on track for the full fiscal year. 	<p><i>YTD Financials approved</i></p>

	<p>Motion: To approve the District FY21 Period 6 Financials.</p> <p>Movant: Fung Second: Miller Ayes: Fung, Miller, Somersille, Ting, Zoglin Noes: None Abstentions: None Absent: None Recused: None</p>	
<p>8. REPORT ON COVID-19 COMMUNITY TESTING AND VACCINATION PROGRAM</p>	<p>Omar Chughtai, VP of Operations, provided an update on the District’s COVID-19 Community Testing and Vaccination Program. He reported that: 18,748 community members have been tested as of January 15, 2021. There has been a slight uptick in the COVID+ rate, about .55%. Of the \$2.4 million authorized by the District, \$677,671 has been used through December 31, 2020. There are pop-up testing days about four times per week, with 19 days scheduled through the remaining weeks in February 2021 with various schools and downtown associations.</p> <p>He reviewed upcoming enhancements and next steps, including same-day online scheduling and in-house processing of specimens.</p> <p>Dan Woods, CEO, described the proposal to reallocate additional funding (\$900,000) for vaccinations for the community. He noted that this is contingent on the County receiving enough doses. In the meantime, ECH is focused on building the operating structure to be ready when vaccine doses are available. Mr. Woods explained that the total of \$1 million in funding reallocated to vaccinations would cover approximately 150,000 insured and uninsured individuals, including both the cost to administer the vaccine and advertising in social media and local print.</p> <p>Director Fung commended the team for the proposal and the program. He encouraged the team to request additional funding if needed.</p> <p>Director Fung requested that the words “need of” be added in reference to physician orders on the introductory slide.</p> <p>In response to questions from the Board, Mr. Woods clarified that this would be a reallocation of a total of \$1 million (\$900,000 for this specific request) for vaccinations from the \$2.4 million that the District Board had authorized for the testing program.</p> <p>The Board, Mr. Woods, and Mr. Chughtai discussed vaccine availability and administration of vaccines at the N. First Street site. Mr. Chughtai reported that the County would be opening up vaccines to those between the ages of 65 and 75.</p> <p>In response to Director Somersille’s questions, Mr. Chughtai and Mr. Woods noted that 1) current efforts are focused on the development of mass vaccination sites, but staff will report back on efforts in collaboration with the County on mobile sites, 2) the team is working on phone signups for vaccinations, and 3) ECH is scaling operations to allow for vaccinations in the evenings and on weekends.</p> <p>Motion: To allocate an additional \$900,000 from the testing program to the COVID-19 vaccination program.</p> <p>Movant: Miller Second: Zoglin Ayes: Fung, Miller, Somersille, Ting, Zoglin Noes: None Abstentions: None</p>	<p><i>\$900,000 reallocated to the COVID-19 Vaccination Program</i></p>

	<p>Absent: None Recused: None</p>	
<p>9. CONSIDERATION OF ELECTION OF LANHEE J. CHEN AND GARY KALBACH TO THE HOSPITAL BOARD OF DIRECTORS AND FOREGOING ALL FURTHER STEPS RELATED TO THE ‘PROCESS FOR RE-ELECTION AND ELECTION OF NON-DISTRICT BOARD MEMBERS TO THE EL CAMINO HOSPITAL BOARD OF DIRECTORS’ FOR FY21</p>	<p>Chair Ting explained that Hospital Board Directors Lanhee Chen and Gary Kalbach have terms that end on June 30, 2021. He noted that the process for evaluating reappointment can be a long and expensive one and suggested consideration of forgoing subsequent steps in the process because these members are well known. If the Board does not want to do that at this time, Chair Ting suggested the next steps would be to fill out the membership of the Election Ad Hoc Committee and proceed with the competency surveys and other steps of the process as usual.</p> <p>Motion: To re-elect Lanhee J. Chen and Gary Kalbach to the El Camino Hospital Board of Directors effective July 1, 2021 and foregoing all further steps related to the “Process for Re-Election and Election of Non-District Board Members to the El Camino Hospital Board of Directors” for FY21.</p> <p>Movant: Zoglin Second: Ting</p> <p>Director Zoglin commented that both Lanhee Chen and Gary Kalbach possess the competencies used to evaluate Board member candidates. He suggested potentially arranging Board member interviews with Director Somersille to provide more information about Dr. Chen and Mr. Kalbach’s Board service.</p> <p>Director Fung noted that the Governance Committee recommends the list of competencies used to evaluate and recruit Hospital Board members. He suggested that there may be new competencies of value and review is needed as there may be good candidates out in the community.</p> <p>Director Fung and Director Miller voiced their support of re-electing Dr. Chen, highlighting his service as Hospital Board Chair.</p> <p>Director Somersille commented that it is important to consider those with a long-standing relationship with the Hospital as well as new perspectives and competencies. She suggested spending more time considering external candidates.</p> <p>Director Miller commented that all qualified candidates and the competency matrices should be considered because the composition of the Board has changed and expressed concerns about bypassing the process. She commented that she would be open to bifurcation.</p> <p>The Board discussed the process for re-electing non-District Board members including recruitment, recommendations from the Ad Hoc Committee, and District Board appointment of the members.</p> <p>Ayes: Ting, Zoglin Noes: Fung, Miller, Somersille Abstentions: None Absent: None Recused: None</p> <p>The motion failed.</p> <p>Director Miller expressed her support of Lanhee Chen as a Hospital Board member and commented that she would not want to burden him with the re-election process.</p> <p>Motion: To reappoint Lanhee Chen to an additional 3-year term to the Hospital Board.</p>	<p><i>Lanhee Chen re-elected to the El Camino Hospital Board of Directors</i></p>

	<p>Movant: Miller Second: Fung</p> <p>Director Zoglin expressed concerns about making an appointment of only one Board member but not the other and not consistently applying the process, either re-appointing both or performing the gap analysis of all Board competencies.</p> <p>Director Fung voiced his support of Lanhee Chen as a Hospital Board member and leader and commented he does not see another candidate in the community who could do a better job.</p> <p>In response to Director Zoglin’s question, Mary Rotunno, General Counsel, stated that Director Miller’s motion is an alternative motion related to the previous discussion.</p> <p>Chair Ting noted that neither of the two candidates has reached the term limit for Hospital Board membership, but that Lanhee Chen will be completing his second consecutive term as Hospital Board Chair, which is the maximum currently allowed by the Hospital Board Bylaws.</p> <p>Ayes: Fung, Miller, Somersille, Ting Noes: Zoglin Abstentions: None Absent: None Recused: None</p>	
<p>10. DRAFT RESOLUTION 2021-02</p>	<p>Chair Ting reported that he has appointed Director Zoglin as Chair of the El Camino Hospital Board Member Election Ad Hoc Committee. Lanhee Chen, Hospital Board Chair, selected Hospital Board member Bob Rebitzer to serve as an advisor, and Director Fung, Chair of the ECH Governance Committee, selected Governance Committee member Michael Kasperzak to serve as an advisor. Chair Ting asked for nominations from the floor of a District Board member for the available spot on the Ad Hoc Committee.</p> <p>Director Zoglin nominated Director Somersille who declined offer.</p> <p>Director Zoglin nominated Director Fung who declined the offer.</p> <p>Director Fung nominated Director Miller who accepted the nomination.</p> <p>Motion: To approve <i>Resolution 2021-02</i>: appointing Director Miller as a member, Director Zoglin as Chairperson, and Mike Kasperzak and Bob Rebitzer as advisors to the FY21 El Camino Hospital Board Member Election Ad Hoc Committee.</p> <p>Movant: Fung Second: Somersille Ayes: Fung, Miller, Somersille, Ting, Zoglin Noes: None Abstentions: None Absent: None Recused: None</p>	<p><i>Resolution 2021-02 approved</i></p>
<p>11. ADJOURN TO CLOSED SESSION</p>	<p>Motion: To adjourn to closed session at 6:53pm.</p> <p>Movant: Miller Second: Zoglin Ayes: Fung, Miller, Somersille, Ting, Zoglin Noes: None Abstentions: None</p>	<p><i>Adjourned to closed session at 6:53pm</i></p>

	<p>Absent: None Recused: None</p>	
<p>12. AGENDA ITEM 17: RECONVENE OPEN SESSION REPORT OUT</p>	<p>Open session was reconvened at 7:32pm by Chair Ting. Agenda Items 12-16 were addressed in closed session.</p> <p>During the closed session, the Board approved the Minutes of the Closed Session of the District Board Meeting (10/20/2020) by a unanimous vote in favor of all members participating in the meeting (Directors Fung, Miller, Somersille, Ting, and Zoglin).</p>	
<p>13. AGENDA ITEM 18: BOARD COMMENTS</p>	<p>None.</p>	
<p>14. AGENDA ITEM 19: ADJOURNMENT</p>	<p>Motion: To adjourn at 7:33pm. Movant: Zoglin Second: Fung Ayes: Fung, Miller, Somersille, Ting, Zoglin Noes: None Abstentions: None Absent: None Recused: None</p>	<p><i>Meeting adjourned at 7:33pm</i></p>

Attest as to the approval of the foregoing minutes by the Board of Directors of El Camino Healthcare District:

 George O. Ting, MD
 Chair, ECHD Board

 Julia E. Miller
 Secretary, ECHD Board

Prepared by: Cindy Murphy, Director of Governance Services
 Sarah Rosenberg, Contracts Administrator/Governance Services EA



**EL CAMINO HEALTHCARE DISTRICT
BOARD MEETING MEMO**

To: El Camino Healthcare District Board of Directors
From: Ken King, Chief Administrative Services Officer
Date: February 10, 2021
Subject: Capital Facilities Project – Women’s Hospital Expansion

Recommendation:

To approve the Women’s Hospital Expansion Project at a cost not to exceed \$149 million as recommended by the El Camino Hospital Board of Directors.

Summary: The Expansion of the Women’s Hospital was one of the key drivers for the development of the Sobrato Pavilion which allowed for the relocation of physician offices and freed up the 2nd and 3rd Floors for expansion of the Mother/Baby Health Services. This project is an element of the Mountain View Campus Development Master Plan that was approved in August 2014.

1. **Situation:** The space requirements for an OB/ED, Labor & Delivery, postpartum with baby rooming in, and the NICU require that additional area be allocated to the Mother/Baby Health Services. The 2nd and 3rd floors have been vacated specifically for that purpose. Additionally, the standard of care requires that all postpartum rooms be of sufficient size and be in a private room configuration. The chart below indicates the existing and future capacities and area:

	Existing	Future	Increase
Licensed Beds			
Post Partum	44	52	8
NICU	20	24	4
Anti-Partum / LDRP	0	5	5
Total	64	81	17
Un-Licensed Beds			
LDR's	12	15	3
Total All Beds	76	96	20
			26%
Total SF Utilized	56,600	96,600	40,000
SF per Bed	745	1006	262
			35%

The following lists the major elements of the construction to take place:

- a. Demolition of medical office improvements on the 2nd & 3rd Floor
- b. 2nd Floor Improvements for 24 NICU Beds, 19 in private rooms
- c. 3rd Floor Improvements for 26 Post-Partum, Mom & Baby Beds in private rooms

Women’s Hospital Expansion
February 10, 2021

- d. Conversion of the existing NICU space on 1st Floor South into Anti-Partum, Additional LDR’s, OB ED and Recovery Beds and cosmetic upgrades to 12 existing LDR’s.
 - e. Conversion of existing rooms in MBU on 1st Floor North into larger private rooms & cosmetic upgrades.
 - f. New Entry Canopy & Entry Vestibule, Expanded Lobby with Café and Gift Shop
 - g. Infrastructure upgrades including replacement exterior windows, new HVAC AHU’s, electrical equipment and distribution upgrades, elevator modernizations, communications systems replacements, fire alarm system upgrades and new waste water storage tanks.
2. Authority: In accordance with the corporate bylaws of El Camino Hospital, capital expenditures exceeding \$25 million require the approval of the El Camino Healthcare District.

3. Background: The development of this project began in the summer of 2016. HDR Architecture was selected to provide architectural services and Truebeck Construction was selected as the CM/GC to provide preconstruction planning services and construction of the project. Midway through the plan development process it was determined for multiple reasons that relocating the NICU to the 2nd Floor instead of the 1st Floor North was most beneficial. This change reduced the amount of construction below the 2nd Floor and preserved major elements of the existing 1st Floor North, which reduced the overall cost and duration of construction.

The project plans that include multiple phases of construction activity have been approved by OSHPD. All of the trade contractor work has been bid and a GMP Proposal from Truebeck Construction is in hand. To date the Hospital Board has authorized \$16 million for the development of the project. The El Camino Healthcare District Board has designated \$30.3 million in capital allocation funds for this project.

4. Assessment: We aspire to provide the best care for women and newborns in our region. Our maternal child health services enjoy a great reputation in our community which has resulted in increasing provider migration to our facility. Our current facility is not adequate for the complexity of care we provide. It does not meet patient needs or expectations and it lacks capacity for the expected volumes of new patients.

The cost of the project breaks down as follows:

Construction	112,500,000
Soft Costs: Design, PM, Permit Fees, Inspections, Misc.	21,652,441
Net New Furniture, Fixtures & Equipment	6,400,000
Contingency of 6%	8,433,146
Total Project Budget	148,985,587
Rounded	149,000,000

5. Other Reviews: The financial review of the project stated a net present value of \$87 million in contribution margin with a 7-year pay back, not including potential philanthropic support. Additionally, the MCH Service Line recently reviewed the strategy and growth initiatives with the members of the Finance Committee.

Women's Hospital Expansion
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6. Outcomes: The three major phases of construction are targeted to be completed in 38 months. Contingencies are included in the project budget in the event delays beyond our control occur. The start date of construction is April 1, 2021 with a target completion date of July 1, 2024.

List of Attachments: None

Suggested Board Discussion Questions:

1. How will the construction activity effect the existing operations?



Dedicated to improving the health and well-being of the people in our community.

**Women's Hospital Expansion &
Remodel Project**

February 10, 2021

Ken King

Chief Administrative Officer

Request

- The District Board is requested to approve the Women's Hospital Expansion & Remodel Project at a cost not to exceed \$149 million as recommended by the El Camino Hospital Board of Directors.
 - *Note: The corporate bylaws of El Camino Hospital requires that the El Camino Healthcare District Board approve capital expenditures that exceed \$25 million.*



Background

- The expansion of the Women's Hospital was one of the key drivers for the development of the Sobrato Pavilion.
 - Relocate physician offices from the 2nd and 3rd Floors of Women's to Sobrato in order to expand the hospital based services to the upper floors of the building.
- The development of the project was approved by the El Camino Healthcare District Board as an element of the Mountain View Campus Development Plan in June 2016.
- The El Camino Healthcare District Board has approved \$30.3 million in District Capital Outlay Funds to support the costs of the project.
- The project has been reviewed by the El Camino Hospital Board Finance Committee and approved by the El Camino Hospital Board of Directors.



Women and Newborns Health Center in Mountain View: Mission, Strategy, Design

- **MCH Mission:** Provide the highest quality, most personalized holistic care for women, children and families in our community
- **MCH Strategy:** Ensure highly personalized, superior quality care for every step of the patient journey.
- **Women's Hospital Design:** A welcoming environment that promotes healing and wellness for women, newborns, and their families



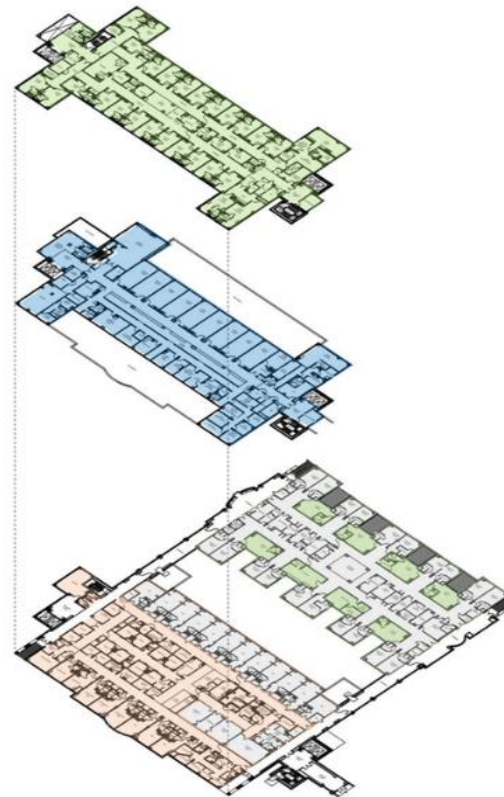
Expansion Plan

~38 month phased plan

Phase/Item
Phase 1A
Garage and Elevator
Phase 1B
New lobby
Level 2 rennovation: NICU
Level 3 Rennovation: MBU
Phase 2
Antepartum
Refresh LDR rooms
Phase 3
Staged rennovation MBU Level 1
Refresh remaining LDR rooms

REVISED PLAN

- LABOR AND DELIVERY
- NICU
- POSTPARTUM
- EXISTING TO REMAIN



3rd FLOOR

- POSTPARTUM
- PATIENT ROOM : 26

2nd FLOOR

- NICU
- PATIENT ROOM : 20
(24 BEDS)

FIRST FLOOR

- POSTPARTUM
- PATIENT ROOM : 26
- LABOR AND DELIVERY
- L & D ROOM : 15
 - ANTEPARTUM ROOM : 5
 - C-SECTION : 3
 - RECOVERY : 4
 - OB-ED / TRIAGE : 4



Summary of Remodel and Expansion Capacity Improvements

Unit/Area	Licensed Bed Count			Patient Room Count			Square Footage per Bed Area			Notes
	Existing	Future	% Change	Existing	Future	% Change	Existing	Future	% Change	
NICU	20	24	20%	5	20	300%	84	148	76%	19 private rooms, 1 5-bed pod. Includes family spaces
Post-partum (Mother-Baby Unit)	44	52	18%	36	52	44%	125	165	32%	MBU uses semi-private rooms as private rooms (8), so is using 36 beds. Also have periodic use of 8 bed flex unit 3CW (current COVID unit)
Labor and Delivery LDR	12	15	25%	12	15	25%	240	255	6%	Antepartum beds can also flex to LDRP beds
Ante-partum	0	5	New	0	5	New	0	220	New	Antepartum patients are currently housed in L&D or MBU, depending on acuity
Lobby										Includes café. Women's Hospital locked to main hospital making access to food for guests problematic



Capital Investment

Total capital investment:

- Construction Elements Include:
 - Demolition of medical office improvements on the 2nd & 3rd Floor
 - 2nd Floor Improvements for 24 NICU Beds, 19 in private rooms
 - 3rd Floor Improvements for 26 Post-Partum, Mom & Baby Beds in private rooms
 - Conversion of the existing NICU space on 1st Floor South into Anti-Partum, Additional LDR's, OB ED and Recovery Beds and cosmetic upgrades to 12 existing LDR's.
 - Conversion of existing rooms in MBU on 1st Floor North into larger private rooms & cosmetic upgrades.
 - New Entry Canopy & Entry Vestibule, Expanded Lobby with Café and Gift Shop
 - Infrastructure upgrades including replacement exterior windows, new HVAC AHU's, electrical equipment and distribution upgrades, elevator modernizations, communications systems replacements, fire alarm system upgrades and new waste water storage tanks.

Mother/Baby Health Expansion

aka Women's Hospital

Total Project Cost Estimate

Construction Cost GMP Proposal	112,500,000
Total Soft Costs	21,652,441
Total FF&E Costs	6,400,000
Contingency 6%	8,433,146
Total Project Cost Estimate	148,985,587
Rounded	149,000,000

Project Elements (Cost Drivers)

MCH Expansion Scope of Work	102,661,623
Amenities Scope of Work	9,505,706
Building Infrastructure Scope of Work	36,818,259
Total Project Cost Estimate	148,985,587



Request

- The District Board is requested to approve the Women's Hospital Expansion & Remodel Project at a cost not to exceed \$149 million as recommended by the El Camino Hospital Board of Directors.



Questions?

