AGENDA
LAST FRONTIER HEALTHCARE DISTRICT dba MODOC MEDICAL CENTER
PUBLIC MEETING – PROPOSED NEW HOSPITAL PROJECT
Thursday, May 28, 2015, 5:00 pm, City Council Chamber, City Hall, Alturas

Parties with a disability, as provided by the American Disabilities Act, who require special accommodations or aids in order
to participate in this public meeting should make requests for accommodation to the Modoc Medical Center
Administration at least 48 hours prior to the meeting. Board Agenda packets are available to the public online at
www.modocmedicalcenter.org or at the MMC Administration offices.

5:00 pm - CALL TO ORDER

1. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. AGENDA APPROVAL - Additions/Deletions to the Agenda

3. DISCUSSION
A.) K. Kramer – Overview and Summary of Preliminary Architectural Report
B.) K. Kramer – Discussion of Draft Floor Plan Development Process
C.) M. McQuillan-Overview of the Draft Floor Plan

4. ADJOURN

AGENDA POSTED AT: MODOC MEDICAL CENTER/ MODOC COUNTY COURTHOUSE/ ALTURAS CITY
HALL/MMC WEBSITE: WWW.MODOCMEDICALCENTER.ORG ON 5/22/2015
ATTACHMENT A
Overview and Summary
Of Preliminary Architectural Report
Modoc Medical Center
Preliminary Architectural Report
Final 3-18-15

ARCHITECTURAL
nexus
I. GENERAL INFORMATION

A. Need for the facility
Modoc Medical Center (MMC) is a critical access hospital serving the residents of Alturas, California and the surrounding area, covering about 4,500 square miles. The geographic reach of the hospital district is large and MMC represents the only local option for hospital services in their community.

The current hospital was initially constructed in 1949. While minor alterations to the hospital have been performed over the years, the hospital has not been significantly altered. As a result, the hospital building does not provide the space or infrastructure required to meet current healthcare service delivery needs. Many departments do not meet the minimum State requirements for hospitals under the current code. In addition, the mechanical and electrical systems are running on maximum capacity. Further, the facility does not meet the California-mandated seismic safety standards for hospital buildings. Lastly, the hospital site is located within the 100-year flood plain.

To maintain long-term viability as a hospital, the existing facility would either need to be retrofitted, which is practically and economically impractical, or replaced. For these reasons, the hospital Board of Directors (BoD), Administration, and community have determined that the best solution is to replace the hospital with a new facility that is both seismically compliant and designed to accommodate effective and efficient delivery of healthcare in the future.

As the major employer in the region, the facility has a significant role in the future of the community. The existing hospital facility has been supported by the community over the years and has served the community well. If hospital services are to continue in the community, a new seismically compliant building is required. One that will provide the infrastructure to deliver state-of-the-art healthcare, meet the future needs of the community, and attract and retain quality physicians.

B. Map Showing the Location of the Project

(see Attachment A.)
I. GENERAL INFORMATION

C. Description of the Proposed Facility
MMC intends to construct a new, modern facility, situated on a new site that is owned by the District. The site is located along the northern edge of the city of Alturas and will provide both a home for the new facility and the ability to expand services over time. The site is directly accessible from Highway 299, which is one of the area's main transportation routes and is served by utility infrastructure on both the north and south edges.

This project will consist of a new hospital facility and a new outpatient and support services building.

The two buildings will be physically attached from an operational standpoint, but physically separated by both fire and occupancy separations.

a. Square Footage
The new hospital will have a building area of approximately 27,000 gross square feet. Attached to the hospital there will be an outpatient and support services building of approximately 16,500 gross square feet.

The new hospital facility will consist of:
- Registration / Admitting / Lobby
- Nursing Department, (8) beds
- Surgery Department, (1) OR
- Central Sterile Supply and Processing
- Emergency Department
- Radiology Department, (1) RF and (1) CT and (1) Ultrasound
- Clinical Laboratory
- Pharmacy
- Dietary
- Housekeeping / Laundry / Storage

The new outpatient and support services facility will consist of:
- Administration
- Support Services
- Maintenance
- Clinical Laboratory (spaces not required within the hospital)
- Outpatient Clinic
- Physical Therapy
- Materials Management

(See Attachment B.)
I. GENERAL INFORMATION

b. New Construction or Rehabilitation
   The entire project will be new construction.

c. Type of Construction (e.g., wood-frame, metal building, etc.)
   - Hospital:
     - Type 2A non-combustible construction. The primary structural system will be steel
       with metal interior studs.
     - The roof structure will be a combination of steel with metal deck, light-gauge
       metal framing and steel-bar joists.
     - Interior walls will be metal stud and drywall.
     - The building exterior will be a combination of stucco and stucco with stone veneer.
     - Proposed Preliminary Floor Plan (See Attachment C.)
     - Exterior Preliminary Perspective Drawing (See Attachment D.)

   - Outpatient and Support Service Building:
     - Type 5A construction. The primary structural system will be steel with metal
       interior studs.
     - The roof structure will be a combination of steel with metal deck, light-gauge
       metal framing and steel bar joists.
     - Interior walls will be metal stud and drywall.
     - The building exterior will be a combination of stucco and stucco with stone veneer.
     - Proposed Preliminary Floor Plan (See Attachment C.)
     - Exterior Preliminary Perspective Drawing (See Attachment D.)

d. Proposed Preliminary Floor Plan
   (See Attachment C.)

e. Exterior Preliminary Perspective Drawing
   (See Attachment D.)

D. Site Plan—show relationship of facility with adjacent streets and structures

(See Attachment E.)
II. PLANNING/ZONING ISSUES

A. Status for Obtaining Approval from the Planning Department
From conversations with the City of Alturas Planning Department, the planning requirements for this project are minimal with the exception of a use permit, which is discussed below. Site, landscape, parking and lighting requirements are regulated under the City of Alturas Planning Department.

The City Standards describe what is required and include some of the following notable items:

- The landscape standards describe the use of “drought tolerant plants appropriate to the area.”
- 10% of the project area shall be landscaped. Areas left as native vegetation cannot count toward this requirement.
- At least 50% of the trees shall be evergreens.
- Lighting should be some form of cut-off fixture that is consistent with the architecture and reflects the community.
- Parking will be reviewed when submitted, recognizing the unique nature of the facility. Current ordinance would likely be less than actually needed for the facility.
- Snow storage areas should be designed in the layout for winter storm events.
- Strongly advocate that the building have a presence from Highway 299.
- The building should represent permanence and a sense of place in the community. The hospital is seen as a significant component of the community’s economy. Ideally, the hospital would act as an anchor for future medical development in the area.

The site and building design will reflect these requirements.

B. Zoning Variance
This hospital will require a use permit for the proposed site. In discussions with the Planning Department, it was unclear if the medical office building is a permitted use. To avoid any potential issues in the future, both the hospital and the medical office building will be included in the use permit application. The City of Alturas does not anticipate any serious issues and anticipates that the use permit will be granted.

The projected timeline for the use permit process, California Environmental Quality Act (CEQA) process, and planning approval is approximately six months.

C. Discuss any Ingress/Egress, Set-Back, and Parking Issues
Primary access from and to the site will be Highway 299. The Fire Department requires two access points remote from each other. Conversations with California Transportation Department (CalTrans) have been initiated to determine the precise alignment of these encroachments and road improvements. The hospital does not anticipate any issues that cannot be mitigated.
II. PLANNING/ZONING ISSUES

While access from West 8th Street is also possible, the existing school drop-off and pick-up at this location could pose a concern if primary access to the hospital were located here. Therefore, any access from this street will be secondary.

North Nagle Street is proposed to border the east edge of the site at some point in the future. While there is no easement at this time, it is assumed that the alignment would follow the current North Nagle Street alignment to the south. This is also a logical future point of access to the site from Highway 299 or West 8th Street.

Setback requirements are minimal and the proposed building and parking are placed well back from these.

The City of Alturas has minimal standards for parking for the proposed use. The proposed parking design has been established based upon the hospital’s anticipated needs and exceed the City’s requirements.

D. Environmental

Initial environmental studies have been conducted on the proposed site. To date, no environmentally significant concerns have been identified. Adjacent to the site are existing residential parcels and governmental agencies that have been in this location for many years. As the community strongly supports the hospital, no concerns from these neighbors have been voiced to date or are anticipated.

As a component of the project and the CEQA, an environmental report will be required. The City of Alturas will be the lead agency for this process. In discussions with the City, a finding of negative declaration (no significant environmental impact) is anticipated for the site and its use. As a component of this process, abutting neighbors will be given the opportunity to voice any concerns related to this development. If valid concerns are identified, a process to mitigate them will be initiated.

E. Availability of Utilities

Sufficient electrical, water, and sanitary sewer utility infrastructure is available to the site from Highway 299 to accommodate the needs of the project.
III. LAND/EASEMENTS

A. Land Acquisition Status
The proposed project will be located on a parcel that was recently purchased by the Last Frontier Healthcare District (MMMC). The total available area on the hospital property is approximately 29.5 acres (approximately 4-5 acres will be required to accommodate the initial hospital construction and site development).

B. Alternate Sites Considered
The hospital BoD and Administration considered multiple possible locations for the hospital. The top three sites were identified as follows: The first was an expansion of the current hospital site. The second was a location in central Alturas. The third was the proposed site in northern Alturas along Highway 299.

Site 1: The primary advantage of the existing hospital site was its proximity to the existing skilled nursing facility and clinic co-located on that site.

The disadvantages of this site were:
- The acquisition of sufficient additional land to build the hospital was, by no means, assured.
- The site was determined to be within the 100-year flood plain, which rendered this option nonviable.

Site 2: The primary advantage of the central Alturas hospital site was its location geographically central to the city of Alturas.

The disadvantages of this site were:
- The size of the site would accommodate the current needs, but might not accommodate possible expansion needs.
- There were potential cultural impacts to building upon the site making CEQA approval uncertain.
- The site was also determined to be within the 100-year flood plain which rendered this option nonviable.

Site 3: The primary advantages of the proposed location on Highway 299 are:
- Its location along Highway 299 gives the hospital access from a primary vehicular circulation route.
- The acreage available will support initial construction and long-term growth.
- Utility services are readily available to the site.
- Topography is well suited to full utilization of the site.
- The site is not within the 100-year flood plain.
III. LAND/EASEMENTS

Based upon the advantages and disadvantages of the top three sites, the MMC BoD and Administration selected the Site 3 option along Highway 299 as the preferred site.

C. Easements/Right-of-Way Issues
There are utility easements located on the northern and southern edge of the site located within the road right-of-way. In addition, there is a sewer line that borders the eastern edge of the site in the location of the future North Nagle Street alignment. While there does not appear to be an easement on file with the City for this, it is assumed that there will be one for both this underground utility as well as the North Nagle Street extension in the future.

D. Suitability of Site for Project (i.e. slopes, soils, drainage, etc.)
The location of the hospital site within Alturas is central to the district and provides suitable property for both the hospital's expansion as well as future expansion. Its location on Highway 299, the central traffic artery in the area, provides ideal access to the hospital.

The site is relatively flat with a slight upward slope to the center where the hospital will be located. As such, there are no areas of the site where topography will hinder the use of the site.

Initial geotechnical investigation of the site indicates that the soils are suitable for the planned construction using spread footings.

There is no storm sewer system on site and storm water currently discharges into swale at the roadways. In discussions with the City, this approach can be used moving forward provided building and paving water is treated prior to reaching existing roadside swales. On-site, grass-lined swales currently appear to be the most practical and cost-effective solution. These are acceptable to the City.

Long term, there is a desire to build a reclaimed water system for irrigation within the city. While this is not currently available, the project infrastructure design will provide the ability to connect to these in the future.
IV. PERMIT/CODE REQUIREMENTS

A. Required Permits – Discuss Status and any Special Code Issues (essential services, etc.)
This project will require permits from both the City of Alturas and the California Office of Statewide Health Planning and Development (OSHPD). Alturas will permit the site, site access, parking and landscaping (including local Fire Department approval). OSHPD will permit the building and all site services that are critical to the function of the hospital.

B. Discuss Accessibility Compliance
All new construction will comply with the Americans with Disabilities Act (ADA) including California accessibility code amendments. Accessibility review of the documents will be provided by the OSHPD as part of their permit review.

C. Licensing and Certification
The facilities will require licensing and certification through the California Department of Public Health (CDPH), the requirements of which will be coordinated as the project progresses.
V. Cost Estimates

A. Detailed Construction Cost Estimate

(See Attachment F for Order-of-Magnitude Budget Estimate.)

B. Potential Construction Problems That May Impact Cost

There are three significant factors relating to the potential of cost impacts, all of which represent issues associated with the location in Modoc County.

First and foremost is the availability of contractors for a project of this size and scope. Rural locations lack a deep bench of qualified contractors that can perform the work, which will create a less competitive bidding atmosphere. Additionally, most of the contractors that will likely perform a significant amount of the work will be traveling from out of town from locations such as Reno and Redding. The costs associated with performing such work remote from their base operations will affect their bids and, hence, the costs on the project.

Secondly, virtually all the construction material and equipment will need to be transported to the site from significant distances. These costs will be reflected in bid results as subcontractors mark up their handling overhead.

The third issue is related to the seasonal weather. The project’s construction activity will need to be coordinated with seasonal changes. The winter season and, sometimes both shoulder seasons, can limit construction activity. Delays in construction activity due to freezing or stormy weather will only elongate the schedule and impact the cost.

C. Total Project Cost Estimate (includes construction, architectural fees, permit costs, legal expenses, contingency, etc.)

(See Attachment F.)
VI. CONCLUSIONS AND RECOMMENDATIONS

Given the existing hospital’s age, location within the 100-year flood plain, and State seismic retrofit mandates, the only option to maintain hospital services within the District is a replacement facility on a new site. If there is no replacement, MMC will not meet California’s 2030 seismic compliance requirements and the facility will need to abandon hospital services at the existing facility. This would leave the residents of the District without hospital services and remove one of the largest employers in the area.

Closure of the facility would lead to significant economic challenges for the community with the loss of local wages in the local economy. Decreased local business and industry would result in a population loss as some community members (federal employers such as United States Forest Service and Bureau of Land Management and State employers such as California Department of Fire, California Department of Corrections and CalTrans) would need to migrate out of the area. The economic vitality of rural communities is fragile. The loss of this economic driver for the community would be catastrophic. Additionally, the absence of this critical-care facility would leave the community highly vulnerable to even greater hardship in the event of natural disasters and mass casualties.

The proposed project will address all of these issues and provide a facility that will support MMC in fulfilling its healthcare mission in this remote part of California on into the foreseeable future.
ATTACHMENT A: Location of Project
ATTACHMENT D: Exterior Preliminary Perspective Drawing
ATTACHMENT E: Site Plan
## ATTACHMENT F: Order-of-Magnitude Budget

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**DEPARTMENT SUBTOTAL:**
- Circulation: $22,880
- Mechanical: $5,057

**Building:**
- $2,760,000
- (2014 dollars)
- 114%

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**DEPARTMENT SUBTOTAL:**
- Circulation: $22,880
- Mechanical: $5,057
- $27,439

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- Mechanical: $774,922
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**Building Subtotal:**
- $21,631,568

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</table>

**SOFT COST SUBTOTAL:**
- $7,333,327

<table>
<thead>
<tr>
<th>Contingency</th>
<th>Average Cost per SF</th>
<th>Dept SF</th>
<th>Scope in (vl/yr)</th>
<th>Area (SF)</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Design Contingency</td>
<td>$4,000</td>
<td>$975,277</td>
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<tr>
<td>Owner's Contingency</td>
<td>$4,000</td>
<td>$975,277</td>
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<td>Construction Contingency</td>
<td>$5,000</td>
<td>$1,061,597</td>
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<tr>
<td>Escalation @ 4% per Year (non-compounding)</td>
<td>$16,000</td>
<td>$3,901,110</td>
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</tbody>
</table>

**CONTINGENCY SUBTOTAL:**
- $6,633,241

**Total Estimated Project Cost:** $38,648,535
ATTACHMENT B

Proposed Preliminary Floor Plan