



Monterey County

Item No.27

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: A 22-007

January 25, 2022

Introduced: 12/20/2021

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

Adopt a resolution to:

- a. Accept a grant (“Grant”) from the Natividad Medical Foundation (“NMF”) in the amount of \$1,000,000, inclusive of \$18,560.66 in in-kind support in the form of architectural services already rendered by NMF, for proposed improvements to three distinct exterior areas of the grounds of Natividad Medical Center (“the Improvements”); and
- b. Authorize the Interim Chief Executive Officer or his designee to execute a Grant Agreement with NMF in the amount of \$1,000,000, inclusive of \$18,560.66 in in-kind support in the form of architectural services already rendered by NMF, for the Improvements, in substantially the same form as that which has been presented to the Board without significant change to its content; and
- c. Authorize the Interim Chief Executive Officer of Natividad Medical Center or his designee to accept, administer, and execute documents to secure the Grant from NMF.

It is recommended the Board of Supervisors adopt a resolution to:

- a. Accept a grant (“Grant”) from the Natividad Medical Foundation (“NMF”) in the amount of \$1,000,000, inclusive of \$18,560.66 in in-kind support in the form of architectural services already rendered by NMF, for proposed improvements to three distinct exterior areas of the grounds of Natividad Medical Center (“the Improvements”); and
- b. Authorize the Interim Chief Executive Officer or his designee to execute a Grant Agreement with NMF in the amount of \$1,000,000, inclusive of \$18,560.66 in in-kind support in the form of architectural services already rendered by NMF, for the Improvements, in substantially the same form as that which has been presented to the Board without significant change to its content; and
- c. Authorize the Interim Chief Executive Officer of Natividad Medical Center or his designee to accept, administer, and execute documents to secure the Grant from NMF.

SUMMARY/DISCUSSION:

Nora Dowd served the County with distinction as a nurse in the Mental Health Unit (“MHU”) of the Natividad Medical Center (NMC) for 30 years.

The Natividad Medical Foundation (NMF) philanthropically supports enhancements to NMC through capital projects.

NMF has received a grant of \$1,000,000 from a donor-advised fund at the Silicon Valley Community Foundation, recommended by the donor, Edward M. Dowd, in honor of his mother Nora Dowd, with the intention that the gift ultimately be used for improvements to three distinct exterior areas of the grounds of Natividad Medical Center. (Approval, Attachment.) During her 30 years of service as a nurse at Natividad’s MHU, Nora Dowd’s kindness touched thousands of patients. Her family wishes to memorialize her lifetime of service and volunteering that nurtured Natividad and the entire Salinas Valley community with this gift.

The three exterior areas of the grounds of the hospital recommended for improvements are (listed in order from North to South moving along the hospital campus): 1) the existing Healing Garden at the MHU (within the fenced area at the Northern perimeter of Natividad MHU Building 940); 2) the existing Healing Atrium at MHU (within the current Mental Health Unit Courtyard); and 3) the Natividad Medical Center Main Lobby Courtyard. These three areas recommended for improvements comprise approximately 7,472 square feet.

The grant is intended to convey naming rights for the MHU as follows: “Nora Dowd Mental Health Unit”; and for the three distinct areas of the grounds as follows: “Nora Dowd Community Courtyard”, “Nora Dowd Healing Atrium” (MHU) and “Nora Dowd Healing Garden” (MHU), subject to limitations set forth in a proposed Grant Agreement between County and NMF. . The naming rights serve as a tribute to Nora Dowd’s legacy of compassion and love for those most in need.

These naming rights, as to each named building or area, shall continue until the earlier of: (i) the expiration of the useful life of the named building or the facility on which the named area sits; (ii) the County ceases to use the property for its current purposes; (iii) the property requires major renovation or re-building; or (iv) the County ceases to own the property. If the named building or area is destroyed by fire, earthquake, flood, or other casualty, and if the County is able to rebuild or restore the building or area with the proceeds of insurance payments, the name will be placed on the replacement building or area in substantially the same manner as it appeared on the original. If the MHU building is demolished because of obsolescence or other circumstances and is not replaced, the Grant will be acknowledged with a plaque in a prominent location in a replacement building or on the facilities of the County.

Pursuant to the terms of the proposed Grant Agreement, NMF will provide \$1,000,000, in a combination of cash funding and in-kind support in the form of architectural services already rendered, to fully fund and conduct capital improvements at Natividad. The proposed project budget is \$1,000,000. The project budget consists of hard construction costs (\$769,488); soft costs (\$107,394) and a 16% contingency for hard costs (\$123,118). The proposed project shall be presented to the Capital Improvements Committee on January 18, 2022 and the Budget Committee on January 26, 2022.

Pursuant to Resolution 08-022, the Board approved a County-wide policy to facilitate the formal memorializing of County-owned facilities in Monterey County. The policy was enacted “exclusive of the activities” of foundations with the County, including NMF. Accordingly, by its terms, the policy does not apply to this Board request.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed and approved the Grant Agreement as to legal form. The Auditor-Controller has reviewed and approved the Grant Agreement as to fiscal provisions. The Natividad Medical Center Board of Trustees Finance Committee and the Natividad Medical Center Board of Trustees have not reviewed the Grant Agreement.

FINANCING:

NMF’s total funding commitment of \$1,000,000 shall fund fully the proposed project. As expenditures are incurred, funds will be transferred from NMF to reimburse NMC Enterprise Fund as expenditures are paid to vendors.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The proposed project will in improve patient experience and recovery.

Economic Development

Administration

X Health and Human Services

X Infrastructure

Public Safety

Prepared by: Andrea Rosenberg, Hospital Assistant Administrator, 783-2562

Approved by: Dr. Charles R. Harris, Interim Chief Executive Officer, 783-2553

Attachments:

Resolution

Grant Agreement between County and NMF

Approval between NMF and Donor

Dr. Charles R. Harris
Dr. Charles R. Harris, Interim Chief Executive Officer

1/11/22
Date