



County of Monterey

Item No.

Board Report

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

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It is recommended that the Capital Improvement Committee receive a report on Natividad Medical Center's key capital projects from July 1, 2024, through December 30, 2024.

RECOMMENDATION:

It is recommended that the Capital Improvement Committee receive a report on Natividad Medical Center's key capital projects from July 1, 2024, through December 30, 2024.

SUMMARY/DISCUSSION:

Natividad Medical Center (NMC) is responsible for managing, operating, and maintaining facilities and roads within the NMC campus. The Facilities and Construction Department staff administers capital projects focused on strategically upgrading the hospital by reconfiguring and remodeling the campus to better accommodate healthcare services.

Active Projects

Parking Lots and Roadwork:

The NMC campus requires significant improvements to its roadways, including restriping and resurfacing of parking lots, adding additional parking spaces, and resurfacing the main roadway. The main roadway has developed fatigue cracking in several areas, which will need to be addressed by removing and replacing the damaged asphalt to prevent further deterioration. To ensure a thorough approach, the Natividad project team has worked closely with a civil engineer to develop a detailed scope of work and set of specifications. The plans were received by Natividad on October 31, 2024, and the project will now be issued to a JOC contractor for a price proposal. Additionally, there is \$900,000 in additional funding allocated for the project, bringing the remaining budget balance to \$1,040,994.

Med Surg 3 Refresh

This project is an exciting opportunity to modernize and renovate the Medical/Surgical Unit's third floor. The area has not undergone any significant updates since its construction in 1999. The comprehensive remodel will include the refurbishment of all patient rooms, corridors, and nurse stations, providing a more comfortable and healing environment for patients. Patients' rooms will be equipped with computerized charting, new casework, and new tiles in the patient bathroom/shower rooms, improving esthetics. Overall, this project will significantly enhance the facility's quality, ensuring that patients receive the best possible care in a modern and comfortable environment. Currently, the construction documents have been completed and submitted to the Office of Statewide Health

Planning Development (OSHDP) for plan review. The Architect received backcheck comments and is anticipating resubmitting on March 14, 2025. The Estimated completion will have to be shifted to June 2026 due to OSHDP plan review. There has been some additional funding in the amount of \$7,100,000 to finance the project. There is now a revised balance of \$7,654,222 remaining.

ICU Refresh

This tenant improvement project for the Intermediate Care Unit includes the refurbishment of corridors, cabinetry, sinks, and a nurse station. The work will also involve painting and replacing the flooring. The Natividad project team has been working with Cedarblade Consulting to create the construction documents, which were reviewed and approved by OSHDP on June 20, 2023. A price proposal was submitted to the Gordian Group and vetted, resulting in a final cost of \$468,618. Staff has issued a notice to proceed and started construction on September 23, 2024. Construction is approximately 50% complete and is projected to be completed early March 2025. The project currently has a balance of \$527,165.

ER Modular Building:

The Emergency Department, situated on the first floor of Building 500, delivers essential care to patients in urgent need. The planned ER Modular Building aims to improve patient access to timely and appropriate emergency services, in alignment with Natividad's mission, vision, and values. Tackling the challenge of ED overcrowding is critical, as it impacts the delivery of safe and high-quality care. Evidence suggests that delays in care can result in longer wait times, an increase in patients leaving without being seen, and elopement, all contributing to diminished patient satisfaction.

The modular building plans have received approval from the California Department of Housing and Community Development (HCD), and site work plans have been approved by the Monterey County Building Department. Natividad's administrative staff is currently engaged in discussions to explore various options regarding the Emergency Department's modular setup. These conversations likely involve evaluating the feasibility, costs, and benefits of implementing modular structures to either expand or enhance the existing emergency care facilities. The team may be considering factors such as patient capacity, flow management, temporary versus long-term solutions. The project has incurred expenditures totaling \$338,825, with a remaining balance of \$3,957,724.

OTHER AGENCY INVOLVEMENT:

This report will be scheduled to be presented to the Capital Improvement Committee and Budget Committee.

FINANCING:

Capital projects are funded from NMC's approved capital funding. Where capital projects exceed \$100,000, funds are transferred from NMC Enterprise Fund 451 to NMC Capital Strategic Fund 404 to ensure funding is available for approved projects. Funds are transferred from the Capital Strategic Fund to the NMC Enterprise Fund as expenditures are paid to vendors.

Prepared by: Brian Griffin, Project Manager (831) 783-2605

Approved by: Andrea Rosenberg, Assistant Administrator, (831) 783-2562

Attachments: Project Matrix