



County of Monterey

Item No.10

Board Report

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

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It is recommended that the Budget Committee receive a report on Natividad Medical Center's key capital projects from January 1, 2024, through June 30, 2024.

RECOMMENDATION:

It is recommended that the Budget Committee receive a report on Natividad Medical Center's key capital projects from January 1, 2024, through June 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 campus of NMC requires a significant improvement in its roadways, from restriping and resurfacing the parking lots to providing extra parking spaces and resurfacing the main roadway. The roadway has developed fatigue cracking in several areas. To prevent further damage, the affected asphalt will need to be removed and replaced. To accomplish this, the Natividad project team has collaborated with a civil engineer to develop a detailed scope of work and set of specifications. Once the plans are finalized, Natividad will request a price proposal from a JOC contractor. There has been some additional funding in the amount of \$900,000 to finance the project. There is now a revised balance of \$1,078,547 remaining.

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. The Natividad project team has collaborated with HGA architects, and the schematic design is already complete. Currently, the construction documents have been completed and submitted to the Office of Statewide Health Planning Development (OSHPD) for plan review.

Overall, this project will significantly enhance the facility's quality, ensuring that patients receive the best

possible care in a modern and comfortable environment. There has been some additional funding in the amount of \$7,100,000 to finance the project. There is now a revised balance of \$7,646,911 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 OSHPD 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. The project currently has a balance of \$871,699.

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. Staff are currently negotiating with the modular company for the acquisition of the unit and have engaged a JOC contractor to prepare a site work proposal. The project has incurred expenditures totaling \$325,735, with a remaining balance of \$4,720,815.

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.

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Attachments: Project Matrix