

Bartlett Regional Hospital

AGENDA
PLANNING COMMITTEE MEETING
Friday, February 4, 2022 – 12:00 p.m.
Zoom Video Conference

Committee/Board members and designated staff will meet in person to the extent possible. Public, Staff and Committee/Board members wishing to attend virtually may access the meeting via the following link <https://bartletthospital.zoom.us/j/94747501805> or call 1-888-788-0099 and enter webinar ID 947 4750 1805

- I. CALL TO ORDER**
- II. APPROVAL OF AGENDA**
- III. PUBLIC COMMENT**
- IV. APPROVAL OF THE MINUTES**
 - December 3, 2021 Draft Planning Committee Meeting Minutes (Pg.2)
- V. OLD BUSINESS**
 - 1. COVID status – Kim McDowell
 - 2. Master Facility Plan and Timeline – Marc Walker (Pg.4)
 - 3. Current Projects Update - Marc Walker (Pg.7)
 - 4. BOPS/Crisis Stabilization Project Update – Marc Walker (Pg.8)
 - 5. ED Expansion Project Update – Jeanne Rynne (Pg.12)
 - 6. Marketing Update – Jerel Humphrey
- VI. COMMENTS**
- VII. EXECUTIVE SESSION**
 - Campus Planning

Motion by xx, to recess into executive session to discuss information presented that the immediate knowledge of which would clearly have an adverse effect upon the finances of BRH; that being a discussion about campus planning, and ask for unanimous consent.
- VIII. NEXT MEETING – 12:00pm, Friday, March 4, 2022**
- IX. ADJOURN**

Bartlett Regional Hospital

3260 Hospital Drive, Juneau, Alaska 99801 907.796.8900 www.bartletthospital.org

Planning Committee Meeting Minutes
December 3, 2021 – 12:00 p.m.
Bartlett Regional Hospital Zoom Videoconference

Called to order at 12:01 p.m., by Planning Committee Chair, Lance Stevens.

PLANNING COMMITTEE* AND BOARD MEMBERS PRESENT: Lance Stevens*, Hal Geiger*, Iola Young* Rosemary Hagevig, Kenny Solomon-Gross, Brenda Knapp

ALSO PRESENT (*Virtual attendees italicized*) Jerel Humphrey, Kevin Benson, Karen Forrest, Dallas Hargrave, Kim McDowell, Vlad Toca, Katie Koester, Jeanne Rynne, Katie Bausler and Anita Moffitt

APPROVAL OF AGENDA - Mr. Geiger made a MOTION to approve the agenda as written. Ms. Young seconded. There being no objections, agenda approved.

PUBLIC PARTICIPATION – None

APPROVAL OF THE MINUTES – Mr. Geiger made a MOTION to approve the minutes from the November 5, 2021 Planning Committee meeting. Ms. Young seconded. There being no objections, minutes approved.

COVID STATUS – Ms. McDowell reported that we have no COVID patients in-house and are closing the COVID wing. COVID hospitalizations are down across the state. The Monoclonal antibody clinic is still open and has seen a slight uptick in visits. The state is to make a determination of whether we will be able to offer the 5-day course of antiviral medications to the community or not. We will have it available for inpatients. Changes to our visitor policy will be made next week since we recognize that people rely on their support people for healing. Currently no visitors are allowed in the ER with patients unless they meet exemption status. Patients on the units can identify 2 visitors but only one is allowed to visit at a time. There are currently 67 active COVID cases in Juneau, 16 of those kids under 12, the bulk of them between 20 and 40 years old. We have not seen the Omicron variant in Juneau yet but it is reported that those that have had it and are vaccinated, experience very mild symptoms. In response to Mr. Geiger's question about what percentage of COVID patients are unvaccinated, Ms. McDowell guessed about 90% and said we haven't been tracking the numbers. She will run the reports and provide an update. Discussion held about patient responses when asked about vaccination status. Mr. Geiger would like the community at large to know the numbers as well. Ms. McDowell is to speak on Capital Chat next Friday and can add that to her discussion. Ms. Young asked what the impact of home testing is going to have on the molecular lab. Mr. Benson reported that testing peaked in September and is coming down. In time, the need for the molecular testing may go away or at least be minimized. Ms. Hagevig initiated discussion about contracts for bulk testing with the mines, schools, etc. The future of this is also unknown. In response to Mr. Geiger's questions about when the testing equipment will pay for itself and how long we expect it to last, Mr. Benson reported it's fully paid for and the life expectancy is 5-7 years. He also noted that outside of COVID testing, it has no practical use here since it's made for high volume testing. Ms. McDowell reported that ROCHE will be on site to update and upgrade the testing equipment so it will be able to identify different variants. Different variants identified would need to be sent out for confirmation. Mr. Stevens obtained confirmation the machine was paid for with cash reserves but the machine has not

paid for itself to replenish those reserves. A return on investment analysis has not been done yet. The estimated cost of the entire project was about \$750,000.

MASTER FACILITY PLAN AND TIMELINE – Mr. Benson reported there have been no changes since the last time the Planning Committee looked at it. Project bond information will be included in the December 10th Finance Committee meeting packet. Everything is on track.

CURRENT PROJECTS UPDATE – Mr. Benson reported the projects list was updated yesterday. The ASU-11/Endo Fan, CSR equipment upgrade and RRC siding and window replacement projects are due to be completed this month and will drop off the list. Grass will be reseeded around the RRC building in the spring.

BOPS / CRISIS STABILIZATION PROJECT UPDATE – Ms. Rynne noted that working with the snow is challenging but contractors are doing a good job of following cold weather concrete pouring measures. Ms. Young asked for confirmation that everything is in place for the additional floor of the Crisis Stabilization Unit. Mr. Benson reported financing is in place. Ms. Rynne reported the plans are essentially complete and furniture and equipment procurement are still outstanding. The City Manager has given approval for incremental change orders. Vendors don't want to hold materials prices for an extended period of time and incremental change orders allow us to lock in pricing and schedules. We are still negotiating the final costs of that additional floor, the change to structural steel and the time impact. The completion date for this project is now expected to be February or March 2023. Temporary space will need to be found for the general surgeons and staff when their lease is up in December 2022.

MARKETING STRATEGY UPDATE – Mr. Toca reported an employment offer has been made to a local candidate for the Director of Marketing position. When this person starts, we will work on a more comprehensive marketing plan. This person will work with us on the RFP to help identify high priority strategies for having good outcomes in our marketing efforts and a primary focus on our digital front door as it pertains to the website. Ms. Young obtained confirmation that this person will replace Amanda Black in this role. Ms. Black could be used as an independent contractor should a need arise in the future. Mr. Toca stated this candidate has a strong background in a Public Information Officer role and will be able to speak for SLT and the Board. Ms. Bausler will focus on community liaison relations working with directors on publications, maintenance of information on the website and house calls.

Comments – None

EXECUTIVE SESSION - MOTION by Mr. Geiger, to recess into executive session to discuss information presented that the immediate knowledge of which would clearly have an adverse effect upon the finances of BRH; that being a discussion about campus planning. Ms. Young seconded. Committee entered executive session at 12:29 pm and returned to regular session at 1:17 pm.

Mr. Stevens reported campus planning was discussed during executive session and guidance was provided to Senior Leadership.

Next meeting: Tentatively scheduled for 12:00pm, Friday – January 7th. The strategic planning session is scheduled to take place on Saturday, January 8th. Mr. Stevens cautions against discussing normal planning topics at the strategic planning meeting.

Adjourned – 1:18 pm.

Bartlett Regional Hospital

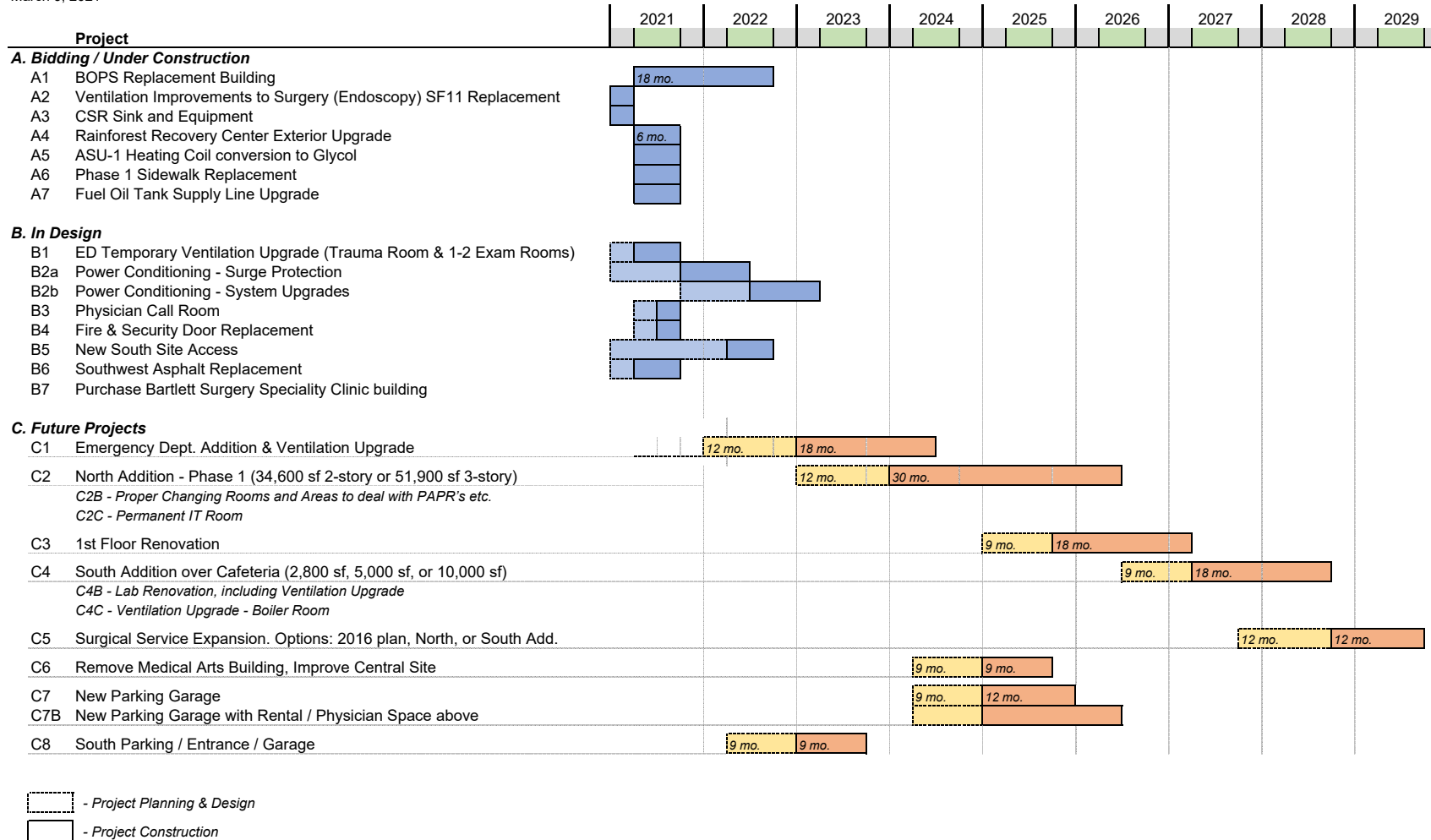
Facilities Master Plan - Project Priorities List

March 9, 2021

Originally Prepared by Jensen Yorba Wall, Inc.
586-1070 corey@jensenyorbawall.com

Project	Type	Estimated Cost	Primary Cat.	Priority	Notes	Funding	Status
A. Bidding / Under Construction							
A1	BOPS Replacement Building	New	\$8M		May impact ED Addition	BRH	Bidding, construction start 4/21
A2	Ventilation Improvements to Surgery (Endoscopy) SF11 Replacement	Reno	\$400k	Surgery		BRH	Under construction, complete 4/15/21
A3	CSR Equipment	Reno	\$400k	OR		Def Maint Fund 21	Finalizing equip. list. Complete Spring '21
A4	Rainforest Recovery Center Exterior Upgrade	Reno	\$800k			Def Maint Fund 21	Bidding, construction start 4/21
A5	ASU-1 Heating Coil conversion to Glycol	Reno	\$150k	Infrastructure		Def Maint Fund 21	Bidding, construction complete 4/30/21
A6	Phase 1 Sidewalk Replacement	Site	\$1.2M	Infrastructure		Def Maint Fund 21	Bidding soon, construction 5/21
A7	Fuel Oil Tank Supply Line Upgrade	Site	\$200k	Infrastructure		Def Maint Fund 21	Bidding soon, construction 5/21
B. In Design							
B2a	Power Improvements - Surge Protection	Reno	Medium				In design
B2b	Power Improvements - Power Conditioning	Reno	Medium				In design
B3	Physician Call Room	Reno	Small				RFP has been issued, design starts 4/21
B4	Fire & Security Door Replacement	Reno	Small				RFP has been issued, design starts 4/21
B5	New South Site Access	Site	\$1.5M	Access	Scope to be determined	BRH/CBJ	In design
B6	Southwest Asphalt Replacement	Site	\$800k	Infrastructure	Project may be delayed by other adjacent projects	Def Maint Fund 21	With CBJ Engineering as a priority project
B7	Purchase building	Reno	\$2.5M	Expansion	Dominos or alternative expansion	BRH	
C. Future Projects							
C1	Emergency Dept. Addition & Ventilation Upgrade	Reno	\$12M	Covid	2	Bonding / BRH	
	<i>ED - Expanded ED. incl. new Exam, Triage, & Pysch Rms (3,675 sf)</i>			ED			
	<i>ED - New 24-hour Pharmacy (1,215 sf)</i>			ED			
	<i>ED - Reconfigured, relocated and possibly expanded ED Waiting Room</i>			ED	Enlarge for patient separation. Relocate to Entrance.		
	<i>2005 Bldg - OB/Nursery/Special Care. Convert 1 room to +/- pressure</i>			Covid	Requires ventilation system modification		
	<i>2005 Bldg - CCU. All patient rooms with negative/positive pressure</i>			Covid	Requires ventilation system modification		
	<i>2005 Bldg - MHU. Convert 2 rooms for negative/positive pressure</i>			Covid	Requires new ventilation system		
	<i>Pre-2005 Bldg - Med/Surg. Entire back wing negative/positive pressure</i>			Covid	Requires new ventilation system		
	<i>Pre-2005 Bldg - Med/Surg. Add bariatric isolation room with +/- pressure</i>			Covid	Requires new ventilation system		
C2a	North Addition - Phase 1 (34,600 sf 2-story or 51,900 sf 3-story)	New/Reno	\$30-50M		3	Bonding	Where majority of dominos could go
	<i>Physician Services rental to replace Juneau Medical Center (8,200 sf)</i>			N. Addition			
	<i>Facilities Offices to replace Juneau Medical Center (950 sf)</i>			N. Addition			
	<i>Expanded Phys. / Occ. / Speech Therapy to replace 1988 Add. (6,880 sf)</i>			N. Addition			
	<i>Expanded Cardiac Gym to replace 1988 Add. (980 sf)</i>			N. Addition			
	<i>Expanded Infusion to replace 1988 Add. (760 sf)</i>			N. Addition			
	<i>Expanded Cafeteria / Kitchen, incl. dedicated Loading Dock (8,625 sf)</i>			N. Addition		BRH	Kitchen must move before 1st Floor Reno
C2b	Proper Changing Rooms and Areas to deal with PAPR's etc.	Reno	Small	Covid		BRH	Requires new ventilation system
C2c	Permanent IT Room	Reno	Medium				
C3	1st Floor Renovation	Reno	\$12M			Bonding	Requires moved Kitchen (North Addition) All individual 1st Floor projects could be phased
	<i>Abatement / Replacement of ductwork and mechanical in Main Shaft</i>						
	<i>Expanded Materials Management w/ dedicated Loading Dock (4,250 sf)</i>			1 st Floor			
	<i>Expanded Facilities, including Shop space (4,040 sf)</i>			1 st Floor			
	<i>Expanded Facilities-Biomedical Shop (300 sf)</i>			1 st Floor			
	<i>Expanded Facilities - Laundry (2,470 sf)</i>			1 st Floor			
	<i>Reconfigured Shared Staff Space (300 sf)</i>			1 st Floor			
	<i>New Diagnostic Imaging Women's Clinic (2,580 sf)</i>			1 st Floor			
C4a	South Addition over Cafeteria (2,800 sf, 5,000 sf, or 10,000 sf)	New	\$3-10M	S. Addition		Bonding	New Lab space would allow reno of extg. Lab
	<i>Relocate Lab or partially relocate and renovate (2,800 sf or 5,000 sf add.)</i>						
	<i>Create new direct cooridor from ED elevator to Surgical Services</i>						

Bartlett Regional Hospital Facilities Master Plan - Project Priorities List							Originally Prepared by Jensen Yorba Wall, Inc. 586-1070 corey@jensenyorbawall.com	
March 9, 2021								
Project	Type	Estimated Cost	Primary Cat.	Priority	Notes	Funding	Status	
<i>Relocate Med Surge patient rooms to exterior, add core (10,000 sf add.)</i>								
C4b	Lab Renovation, including Ventilation Upgrade	Reno	Medium	Lab		Not clear how to renovate without domino space	BRH	
C4c	Ventilation Upgrade - Boiler Room	Reno	Small	Infrastructure		May not totally solve heat problem in Lab	BRH	
C5	Surgical Service Expansion. Options: 2016 plan, North, or South Add.	New	Large	Surgery		Some or all could be in North Addition	Bonding	
C6	Remove Medical Arts Building, Improve Central Site	Site	Medium	Med. Arts Bldg		Requires Admin. room elsewhere (North Addition)	BRH	
C7	New Parking Garage	Site	Large	Parking		Requires temporary parking loss	Bonding	
C7alt	New Parking Garage with Rental / Physician Space above	Site	Large	Parking		Requires temporary parking loss	Bonding	
C8	South Parking / Entrance / Garage		Medium	Parking		Required by ED expansion, South Site Access		
List does not include basic equipment and small changes like crash carts and lunch room/sleep room needs, small changes to allow better social distancing in PT/OT/ST etc								
Project Size: Small < \$500k, Medium \$500k - \$2M, Large \$2M - \$10M, Major > \$10M								



BRH Project Updates

January 27, 2022

Close-out Phase

- **ASU-1 Conversion to Glycol:** System has been successfully rebalanced. Waiting on closeout documents from SMC before approving final pay app.
- **CSR Equipment Upgrade:** Project is substantially complete. Awaiting final pay application and closeout documents.

Under Construction

- **ASU-11/Endo Fan:** The original contract work has been completed. RFP work 9 (VAVs), 10 (electric fire/smoke dampers), and 11 (additional exhaust grill in Endoscopy room) is completed and newly installed VAVs are integrated with building automation system. RFP 12 has been issued to Schmolck to address faulty fire/smoke damper in return ducting above OR 3 discovered during RFP 10 work, for installation of an additional access hatch in OR hallway needed to access VAV 106, and for a contract extension. RFP 12 has been approved for replacement of faulty FSD above OR 3 and additional access panel installation in OR hallway. RFP 13 for rebalancing of OR suite is currently being drafted by RESPEC.
- **RRC Siding and Window Replacement:** New substantial completion date for the project is 5/31/2021. Island Contractors will be on site tomorrow to begin working on gutter and downspout installation during this weather window.
- **Behavioral Health Facility:** Final concrete pour for foundation walls is scheduled for 1/28/22. Preparation for concrete floor slabs at the lower level begins the week of 1/31/22. Structural steel erection is scheduled to begin in late February. An updated construction schedule has been submitted by Dawson Construction projecting substantial completion March 18, 2023.
- **Campus Door Upgrades:** Island Contractors has been awarded the contract and NTP (Notice to Proceed) was issued on 1/12/2022. Island Contractors has already informed us that the lead time for materials will be substantial due to supply chain issues. Currently the lead time for hollow metal doors is 20 weeks.

In Design

- **ED Addition and Renovation:** Architects Alaska (AA) and rest of the design team & BRH Steering Committee were part of a Zoom Kick-off meeting on January 7, 2022. January 18-20, the design team was on site to interview user groups, have program interviews and evaluate existing spaces. January 26, in a zoom meeting AA will review the direction they are heading with their pre-design report. The predesign report is due Tuesday, February 1, 2022. We plan to advertise the project in the winter of 2022.
- **BRH Surge Protection:** The Mechanical Engineer (PDC) is investigating freeing up space for UPS locations. Surge protection construction documents will be submitted for review 2/4/22. Coordination and arc flash study submittal will be submitted 2/11/22.
- **Underground Fuel Line Replacement:** 100% documents are due from Taku Engineering January 28, 2022. Construction estimate is \$415,000. Professional Services estimate is \$50,000. Construction to begin spring of 2022.
- **BRH New Water Main and RRC Waste Line Repairs:** The project is currently out for bid. Bid opening is scheduled for February 1, 2022. Engineer's construction estimate is \$563,500.
- **Chiller #2 Replacement:** Total estimated project budget with added electrical scope is \$285,000. Current lead time for the chiller unit is approximately 6 months. Currently awaiting results of HAZMAT testing for areas that will be disturbed during the new electrical work. Once results are received, will proceed with finalizing bid documents, advertise project, and have project bid opening in early March.
- **Hospitalist Sleeping Quarters Renovation (AKA Physician Call Room):** Bid opening is scheduled for February 1, 2022. The Architect's construction estimate is \$178,000. Estimated duration is six months from the NTP (Notice to Proceed).
- **CT Scanners/MRI Replacement:** Architects Alaska completed investigative work on site the week of 1/18/22. A rough order of magnitude (ROM) cost estimate will be available in mid-February for the infrastructure improvements required to receive the new CT Scanners (2) and the new MRI. This scope of work is estimated to go to bid in early May 2022.

Planning

- **Valiant Administration Building Window Replacement:** Current plan is to remove and reinstall siding at the south wall and install new windows to mitigate water infiltration during intense rain events. Further budget development is needed to determine how much scope can be completed with the remaining project funds of \$143,000. Planning to bid November/December 2022 for a spring 2023 installation.

On hold/Cancelled

- **Side Walk Phase 1 Replacement (AKA Site Improvements):** Contract awarded to Admiralty Construction \$1.9M (Deferred Maintenance) Project work postponed to spring 2022.



Daily Observation Report and On-site Utility Meeting

ENGINEERING DEPARTMENT
CIP Engineering, Third Floor
230 So. Franklin Street, Marine View Center

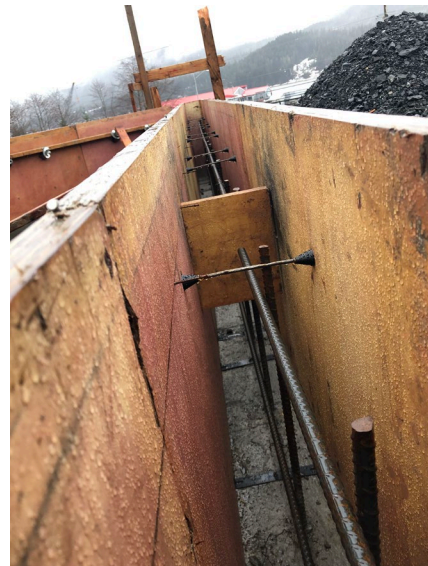
Project: BRH Behavioral Health Facility, CBJ Contract # BE21-149
Contractor: Dawson Construction
Date/Time: Friday, January 28, 2022 10:30 a.m. – 11:00 a.m.
Weather: Showers, 40 degrees
Report by: Rod Wilson, Project Manager, (907) 419-6219 (Cell)
 X Jeanne Rynne, CBJ City Architect, 586-0800, x4186

Onsite Workforce/Equipment:

Trades	# of Persons	Major Equipment / Notes
General – Dawson Construction (DC)	3	Superintendent (Jason Sabin) + 2 laborers
Compass Construction	3	Foreman plus 3
NorthWind Architects (NWA)	1	Concrete Inspector, Shannon Crossley
PDC/RESPEC	2	Surveyors
Equipment in use	3	Aggpro Cement Mixer truck and Concrete Pump/Boom Truck, vibrator
Equipment, idle	6	(2) 400 KW diesel fired heaters, Ground-thawing heater (E3000) from Tyler Rentals, (1) Large excavator (Link-Belt 290-LX), (2) temporary light stand;

Description of Work: Jason Sabin, Supt., reported that Ben Kraft from NWA had been on site earlier to do follow-up rebar inspection prior to the pour. Jason also noted that catch basins had been delivered to the site yesterday.

1. Concrete pump truck with boom and concrete mixer on site.
2. Looking south along GL 4, rebar and formwork in place.



Copies to: Owner, Project File

MAILING ADDRESS: 155 SOUTH SEWARD STREET, JUNEAU, ALASKA 99801

3. Placing concrete in forms at GL 3 approximately halfway up the height of the wall, vibrating occurring at GL E following placement of concrete.



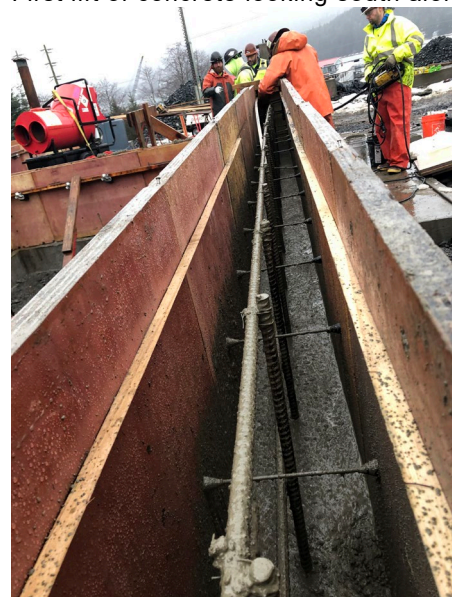
4. Placing concrete at GL D. NWA getting concrete for slump test and test cylinder.

5. Continuing placement of concrete at GL 7 north of elevator pit.



6. Vibrating at GL 3.

7. First lift of concrete looking south along GL 3.



8. NWA preparing slump test.



9. Approximately 6.5" slump.



10. Placement continuing along GL AA. Vibrators at GL4.



11. NWA preparing test cylinder.



12. Second lift in progress at GL AA, followed by vibrators.



13. 2nd lift of concrete placement GL 4 looking north.

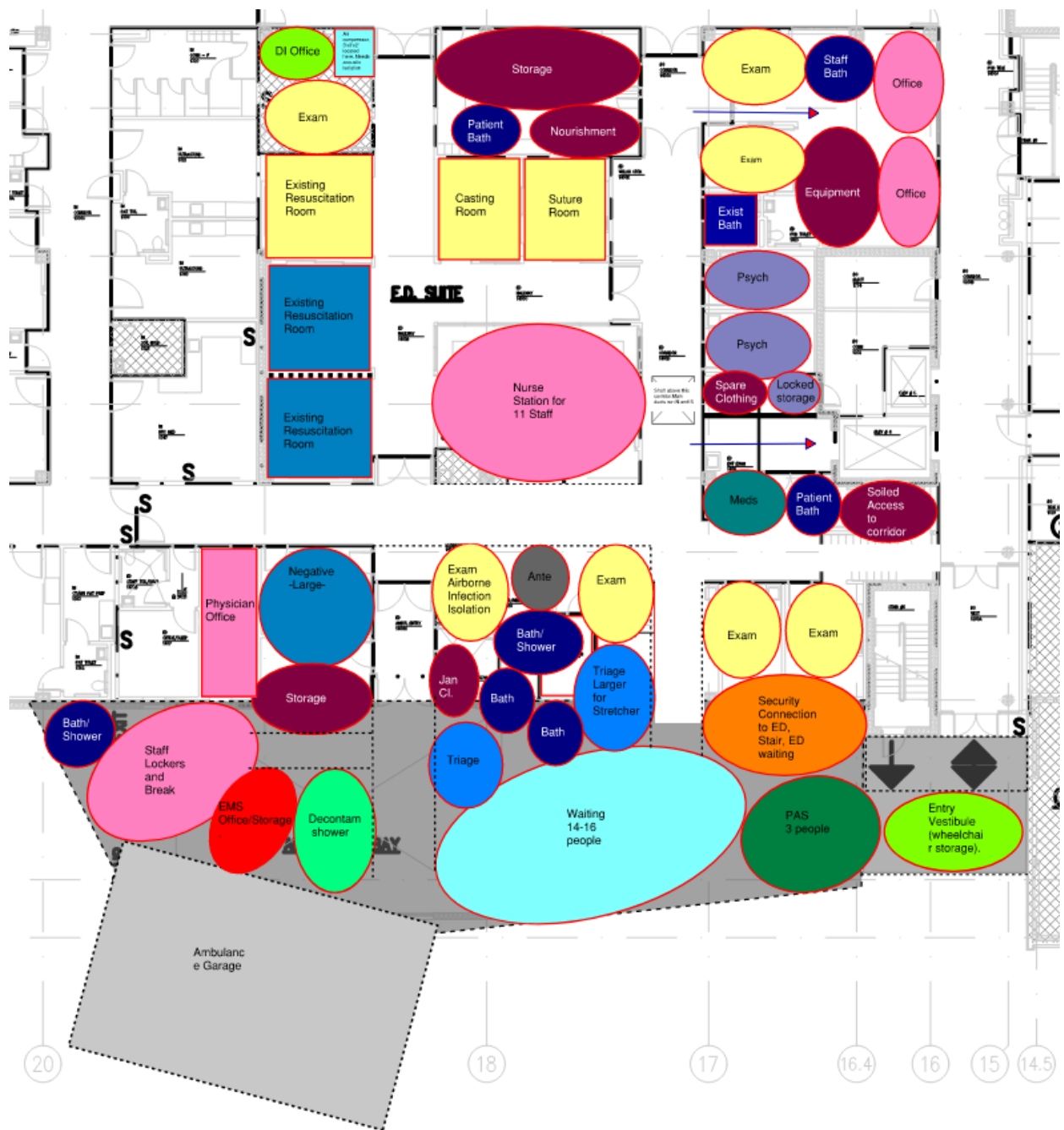


14. "Rock pocket" at wall, GL D and 1 to be addressed per concrete specifications. Superintendent is aware of this and similar areas.



15. Surveyors in process of laying out access drive to lower parking level.





There has been discussion about the process of patient entry and patient registration. Currently there are two places where patients can register for their appointments: Entering at the Main Entry on the 2nd floor or the Emergency Department (ED) Entrance. The first floor, Patient Access Services (PAS) is located between the ED and DI Waiting Areas. This location is occupied 24 hours a day, 7 days a week. The second floor PAS is open from 0600-1750 and serves all other appointments in the facility. DI patients use both PAS locations. PAS would like to be located right at the entrance to the ED for initial contact identification, arm band and then to Triage. Triage needs to be near PAS to be able to assist a patient who needs emergent care.

Locating PAS directly off the ED entry is great for capturing ED patients, however not ideal for DI patients. Currently DI patients register at both PAS locations (1st and 2nd floor). Oftentimes, there is a