

Bartlett Regional Hospital

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

This virtual meeting may be accessed via the following link:
<https://bartlethospital.zoom.us/j/94747501805>

or call 1-888-788-0099 and enter meeting ID 947 4750 1805

- I. CALL TO ORDER**
- II. APPROVAL OF AGENDA**
- III. PUBLIC COMMENT**
- IV. APPROVAL OF THE MINUTES**
 - [October 7, 2022 Draft Planning Committee Meeting Minutes](#) (Pg.2)
- V. NEW BUSINESS**
- VI. OLD BUSINESS**
 - 1. da Vinci Robot Update – Kim McDowell
 - 2. Family Practice, Property Update – David Keith
 - 3. [Master Facility Plan and Timeline](#) – Marc Walker (Pg.5)
 - 4. [Current Projects Update](#) - Marc Walker (Pg.8)
 - 5. [BOPS/Crisis Stabilization Project Update](#) – Tracy Dompeling (Pg.9)
 - 6. ED Expansion Project Update – Marc Walker
- VII. COMMENTS**
- VIII. NEXT MEETING – 12:00pm, Friday, December 2, 2022**
- IX. ADJOURN**

Bartlett Regional Hospital

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

Planning Committee Meeting Minutes

October 7, 2022 – 12:00 p.m.

Zoom Videoconference

Called to order at 12:01 p.m., by Planning Committee Chair, Brenda Knapp.

PLANNING COMMITTEE* AND BOARD MEMBERS PRESENT: Brenda Knapp*, Max Mertz*, Mark Johnson*, Kenny Solomon-Gross, Iola Young and Deb Johnston

ALSO PRESENT: Bob Tyk, Tracy Dompeling, Kim McDowell, Dallas Hargrave, Marc Walker, Nate Rumsey, Nathan Overson, Jeanne Rynne, Anita Moffitt, Beth Mow, Gail Moorehead and Jason Hoffbauer

APPROVAL OF AGENDA – Mr. Mertz made a MOTION to approve the agenda as written. Mr. Johnson seconded. There being no objections, agenda approved.

PUBLIC PARTICIPATION – None

APPROVAL OF THE MINUTES – Mr. Mertz made a MOTION to approve the minutes from the September 2, 2022 Planning Committee meeting. Mr. Johnson seconded. There being no objections, minutes approved.

NEW BUSINESS:

Plans and Financing for BOPS/CSC Facility Programs – Ms. Dompeling reported BOPS (Bartlett Outpatient Psychiatric Services), Crisis Stabilization, ABA (Applied Behavioral Analysis) and Crisis Intervention services will be located in the new building. New service lines to be implemented are Crisis Observation (up to 23 hours and 59 minutes) and Crisis Stabilization Residential Services. She, along with Robert Barr and representatives from JAMHI, JPD, CCFR and SEARHC went on a site visit to Recovery International (RI) in Arizona earlier this week to observe their behavioral health service continuum that includes Crisis Observation and Stabilization programs. The thought behind their Observation program is that there is no wrong door option. Patients can come in on their own or be brought in by family members, police or community members when in a crisis situation. It's a safe, warm place where screening and assessments can be done within that 23 hour and 59-minute time period to identify the next steps for treatment. WMU (Withdrawal Management Unit) can also play into this continuum of behavioral health services. The planned use of the third floor of the new building is for crisis stabilization long term residential treatment. (Long term treatment is for up to 7 days, or longer if they meet criteria.) We are looking at options to move adolescent observation and stabilization services to third floor so all adolescents are together and not on the first floor with adults. Staff providing adolescent services will have experience and training in working with adolescents. We are working with Agnew : Beck on processes and proformas. They will be looking at volumes, services we can bill for through the 1115 waiver and other types of services that can be billed for separately. The staffing model of RI International will be used as a comparison moving forward. Marshall Crosland has been hired as the Behavioral Health Program Manager and was able to go on the site visit as well. He will look at services that need to be fine-tuned and identify the work flow between programs. RI International suggests we create a model for our community before we are told how it has to be done. Communities should have of dispatch or call center to help determine where patients should go and should also have mobile crisis response teams. An overview of the call center's operation in AZ provided by Ms. Dompeling. Ms. Knapp acknowledged Ms. Dompeling's excitement about the programs. Crisis observation is a new thrust that we haven't considered yet. We need to compare original assumptions for this building and its services with what might be better alternatives now. Ms. Dompeling stated the programs she described are in line with what the 2 grant proposals submitted to the state were intended for. In response to Ms. Knapp,

Mr. Tyk reported the proforma is going to be about staffing and expectations of patient volumes for the new programs. With the exception of the 8 beds and some of the crisis intervention, the programs moving into that building don't generate money. He will meet with Ms. Dompeling and her directors to review financials of BOPS, RRC and PES to determine how to cut expenses. He noted salary, wages and benefits is what generally kills these programs and if we can break even, we would be well served. Ms. Knapp expressed the importance of knowing what services other organizations in town are doing so we don't duplicate efforts. Mr. Johnson noted there used to be a stake holder group that helped get a handle on who was doing what and also identified amount unmet needs in our community and throughout the state. He also noted that JYS provides up to level 4, unsecured treatment, meaning kids can walk away. A study had been conducted years ago on the sustainability of a level 5 residential psychiatric treatment program. Medicaid has increased reimbursement rates in the past and could increase them again if a strong case could be made for doing so. AK loses a lot of money by sending kids out of state for secure treatment. He urged when working on the proforma, to look at long term planning. He then questioned the need, sustainability and the location of the ABA services. With so many outstanding questions, he suggested a task force might be appropriate to dig deeper into the behavioral health programs. Mr. Mertz and Mr. Solomon-Gross support the Finance Committee reviewing the financial aspects of these programs. Planning Committee is to work with Ms. Dompeling to get an understanding of what programs we're going to have, how they're going to work and how we're going to pay for them. Mr. Solomon-Gross requests Ms. Dompeling put some slides together for the next Planning meeting about the services and where they will be provided in the building. Ms. Knapp suggested she and Mr. Solomon-Gross meet with Mr. Keith and Ms. Dompeling to discuss what information is expected to be included in the slides. (Mr. Johnson will submit his questions in writing to the group.)

Da Vinci Robot – Mr. Tyk reported Dr. Newbury has been advocating for a Da Vinci robot for about three years. He had hosted a luncheon last year in which the Da Vinci reps and Dr. Joanie Hope, a gynecological oncologist from Anchorage that Dr. Newbury refers cases to, presented the Da Vinci robot. A proforma was built based on the numbers and types of surgical cases that leave Juneau. Mr. Tyk noted unlike three years ago, there is no longer a need to buy the Da Vinci robot, there are now lease options and a payback would be realized in a little over 2.5 years. Dr. Hope has committed to come to Juneau to perform surgery on patients referred by Dr. Newbury. A robotically trained urologist has agreed to come and work with Dr. Huffer. Mr. Keith, after meeting with the sales rep and Dr. Newbury, felt this would be a positive bottom line issue and instructed Mr. Tyk to move forward with getting a contract in place. The robot can also be used for recruiting other physicians trained on robotics. We will start with gynecology and urology but over time, general, head and neck, thoracic and other surgeries will be performed by robotics but. Getting the contract written up is taking a lot of time due to the language requirements by CBJ. Also slowing down the process, a 5-year lease of this type is \$2.7 Million, well above Mr. Keith's spending authority. The board will need to approve this purchase and then present to the Assembly for approval of fund appropriation. While working through those processes, we are working to bring the third OR up to Joint Commission standards so will have 3 functional operating rooms when this is completed. In response to Ms. Johnston, Mr. Tyk reported the lease for a robot is just under \$40,000 a month over a 5-year period. Ms. Knapp agrees this will help with recruitment but it still needs to go to finance for further discussion about how we are paying for it. Mr. Johnson feels it might help with leakage of patients and that studies show that robotic surgery reduces pain and suffering and speeds recovery time. Mr. Tyk reported two procedures per month by Dr. Hope would cover the lease payments each month. After further conversation, Ms. Knapp referred this matter to Finance for further consideration. Staff is to provide information about costs coverage and utilization of the equipment. Mr. Johnson suggested the Finance Committee may want to review the Moss Adams report from a few years ago as well.

OLD BUSINESS:

Family Practice Building Update – Mr. Rumsey reported BRH and the current owners have agreed on a purchase price. BRH has transmitted a signed purchase agreement addendum to CBJ to finalize the purchase. He is waiting to hear back from CBJ regarding the timing of the closing. He should be receiving information from CBJ on the existing leases by early next week. This will help in moving forward with new lease agreements with the existing tenants.

Master Facility Plan and Timeline – Mr. Walker reported he and Mr. Rumsey have met and discussed refreshing the look and condensing the master facility plan and timeline. There will potentially be some significant changes in the

content. Mr. Keith has requested a thorough review and discussion about how each project is going to align with the strategic plan in the future. A meeting is scheduled to take place next Tuesday to begin that review.

Current Projects Update – The current projects update is included in the packet. Mr. Walker reported the physician sleep room project has been canceled due to costs and lack of data supporting the need for the project. Also, a need to get the equipment out of OR 3 presented a higher need for that space.

Bops / Crisis Stabilization Project Update – Ms. Rynne reported an overview of the work in progress. Construction is moving along and still on schedule for completion by March of 2023.

Emergency Department (ED) Expansion Project Update - Ms. Rynne reported the Assembly approved the GC/CM procurement process on September 26th. We have advertised the Request for Qualifications (RFQ) and expect statements of qualifications to come in from interested contractors next Wednesday. An RFP will be issued for cost proposals and additional qualifications. We hope to complete the selection process of the GC/CM contractor by the December 12th Assembly meeting. Design development is now complete. We should have a cost estimate for the design development phase come in on October 12th. The GC/CM will be on board and able to provide input before we begin the construction documents. In response to Mr. Mertz, she reported this is not the first time the Assembly has approved a GC/CM process.

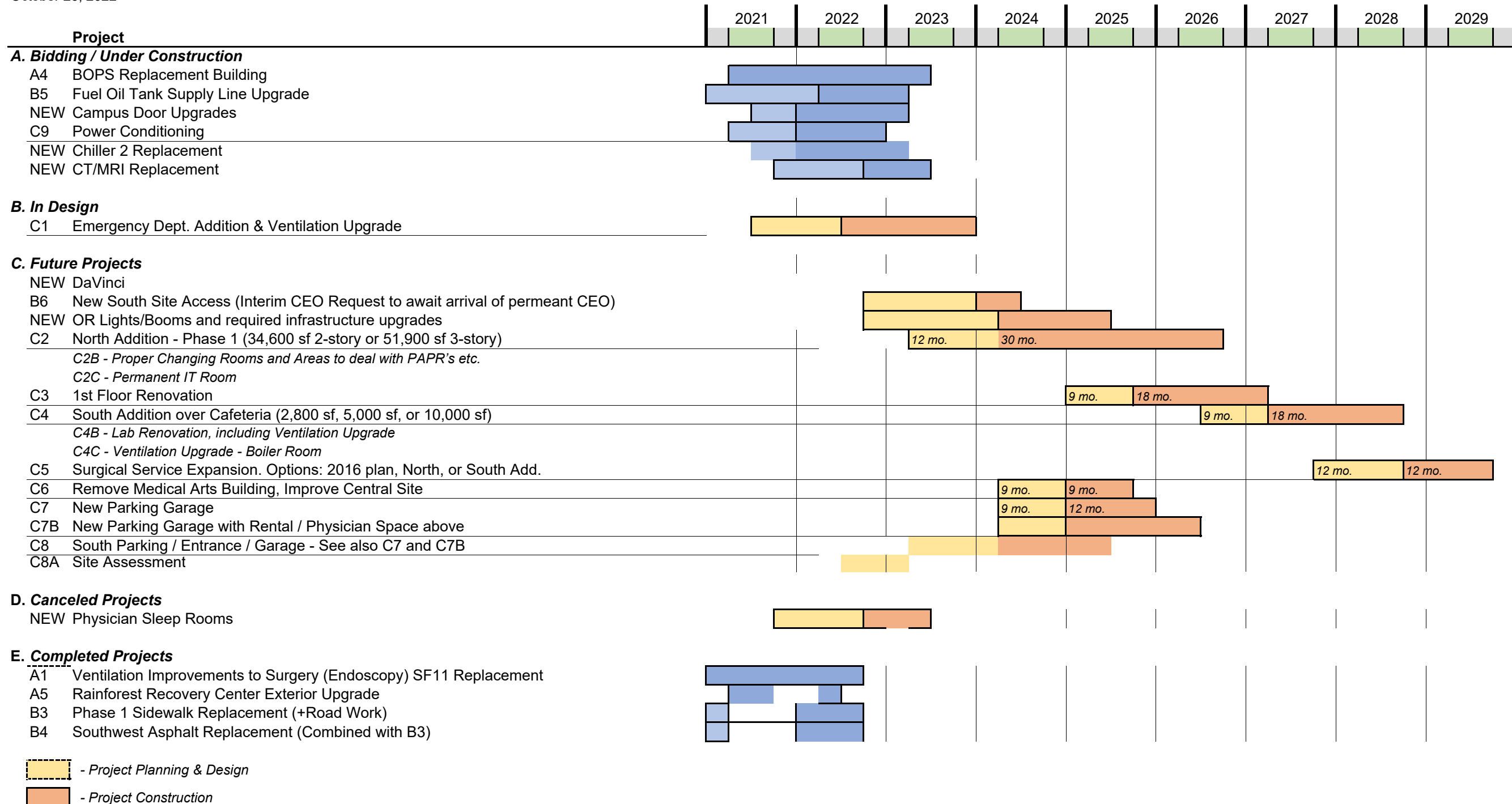
Comments – Ms. Knapp thanked everyone for their time.

Next Meeting – 12:00 p.m., November 4, 2022

Adjourned – 1:07 p.m.

Project	Type	Estimated Cost	Primary Cat.	Priority	Notes	Funding	Status
A. Bidding / Under Construction							
A4	BOPS Replacement Building	New	\$18M	Behavioral Health	May impact ED Addition	BRH	Under Construction
B5	Fuel Oil Tank Supply Line Upgrade	Site	\$609k	Infrastructure		Def Maint Fund	Ready to Bid
NEW	Campus Door Upgrades	Reno	\$1.1M	Infrastructure		Def Maint Fund	Awarded In Submittal Phase
NEW	Chiller 2 Replacement	Reno	\$465K	Infrastructure		Def Maint Fund	Awarded In Submittal Phase
C9	Power Conditioning	Site	\$1.8M		Comprehensive surge protection & power cond.	Def Maint Fund	Phase 2 Surge Suppression Ready To Bid
NEW	CT/MRI Replacement	Reno	\$6M	DI		BRH	In Design
B. In Design							
C1	Emergency Dept. Addition & Ventilation Upgrade	Reno	\$18M	Covid		Bonding / BRH	In Conceptual Design
	<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		
C8B	Site Assessment		\$150K	Assessment		Transfer from Defer	In fee negotiations with professional services contractor
C. Future Projects							
NEW	DaVinci	New/Reno			Working through Logistics	BRH	Working through Logistics
B6	New South Site Access	Site	\$1.5M	Access	CBJ primary project permitting	BRH/CBJ	
NEW	OR Lights/Booms and required infrastructure upgrades	Reno	\$3M	Surgery		BRH	Working with vendor on ROM
C2	North Addition - Phase 1 (34,600 sf 2-story or 51,900 sf 3-story)	New/Reno	\$30-50M		Where majority of dominos could go	Bonding	
	<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	Kitchen must move before 1st Floor Reno	BRH	
C2B	Proper Changing Rooms and Areas to deal with PAPR's etc.	Reno	Small	Covid	Requires new ventilation system	BRH	
C2C	Permanent IT Room	Reno	Medium				
C3	1st Floor Renovation	Reno	\$12M		Requires moved Kitchen (North Addition)	Bonding	
	<i>Abatement / Replacement of ductwork and mechanical in Main Shaft</i>				All individual 1st Floor projects could be phased		
	<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			
C4	South Addition over Cafeteria (2,800 sf, 5,000 sf, or 10,000 sf)	New	\$3-10M	S. Addition	New Lab space would allow reno of extg. Lab	Bonding	
	<i>Relocate Lab or partially relocate and renovate (2,800 sf or 5,000 sf add.)</i>						
	<i>Create new direct corridor from ED elevator to Surgical Services</i>						
	<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	

Bartlett Regional Hospital							Originally Prepared by Jensen Yorba Wall, Inc.	
Facilities Master Plan - Project Priorities List							586-1070 corey@jensenyorbawall.com	
October 26, 2022								
Project		Type	Estimated Cost	Primary Cat.	Priority	Notes	Funding	Status
C7B	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		
D. Canceled Projects								
NEW	Physician Sleep Rooms	Reno	\$500K	Physician			Def Maint Fund	
E. Completed Projects								
A1	Ventilation Improvements to Surgery (Endoscopy) SF11 Replacement	Reno	\$400k	Surgery			BRH	
A5	Rainforest Recovery Center Exterior Upgrade	Reno	\$460k	Infrastructure			Def Maint Fund	
B3	Phase 1 Sidewalk Replacement	Site	\$1.8M	Infrastructure			Def Maint Fund	
B4	Southwest Asphalt Replacement (Combined with B3)	Site		Infrastructure			Def Maint Fund	
Project Size: Small < \$500k, Medium \$500k - \$2M, Large \$2M - \$10M, Major > \$10M								



BRH Project Updates

October 24, 2022

Close-out

- **ASU-11/Endo Fan:** Closeout paperwork received, reviewing final pay application.
- **BRH Site Improvements:** Project is complete.

Under Construction

- **Behavioral Health Facility:** Rough-in of mechanical and electrical systems is approximately 85% complete. Installation of sheet rock continues at the interior. Work continues on site work and landscaping. Asphalt paving is nearly complete. Installation of exterior cladding system has begun. The final completion date has slid to mid-April of 2023 due to material lead-time challenges.
- **Campus Door Upgrades:** Construction is underway, approximately 35% complete. Substantial completion date has been pushed back to 1/31/2022 due to change order work and doors damaged by shipping that needed to be re-ordered.
- **Chiller #2 Replacement:** Electrical subcontractor beginning work on site this week. Chiller still scheduled to ship from the factory on 11/30/2022. Revised substantial completion date tentatively set for mid-January 2023.
- **Underground Fuel Line Replacement:** Preliminary submittals have been reviewed and returned. Underground fuel line replacement has been put on hold until spring 2023 as BRH determines the extent of additional work. Boiler pump and indoor fuel piping replacement is expected to occur over the winter.
- **BRH Surge Protection Campus TVSS (Transient Voltage Surge Suppression) Upgrades:** 65% of TVSS panel installations are expected to be performed between October and mid-December. Due to long lead items, the remainder of TVSS installations will be performed during February 2023. Substantial completion is April 2023.
- **Valiant Administration Building Window Replacement:** Carver Construction has nearly completed the investigatory phase that will inform the ultimate remediation contract that will be bid separately. Evidence of moisture was discovered in the plywood substrate. Windows and storefront system were poorly flashed. JYW is recommending installation of a rain screen holding the siding out from the plywood surface after a proper vapor barrier is installed.
- **CT Scanners/MRI Infrastructure Upgrades:** Notice to Proceed for Cornerstone Contracting was issued 9/29. Submittals for Critical Path items completed 10/24. Preconstruction Meeting will be scheduled upon completion of Contractor Construction Schedule. Project is scheduled to be complete November 2023.

In Design

- **ED Addition and Renovation:** The cost estimate based on the Design Development (65%) documents was received on Monday, October 17 2022. The total construction cost estimate is \$11.4M which includes an 8% Estimating Contingency and 8% Escalation for Inflation (9 months). (Estimate is \$9.7 M without escalations.) The design team is reviewing the estimate against the scope of work and will provide scope reduction ideas. CBJ has short-listed two contractors to move forward with the RFP for GC/CM services. Responses are due Wednesday, November 9. The City State Project Review (CSP) application and a Conditional Use Permit application has been assigned to Jennifer Shields, CDD Planner. We are working with her on an ETA for approval. Still planning to start construction in spring of 2023. Certificate of Need still anticipated to be resolved by mid-January 2023.
- **Hospitalist Sleeping Quarters Renovation (AKA Physician Call Room):** Project has been cancelled by BRH.
- **BRH Surge Protection Phase 2 UPS (Uninterruptable Power Source):** The 35% Design submittal is due 10/28. 65% Design due March 2023. Design for Phase 2 is estimated to be complete June 2023.

Planning

- **Parking Study:** CBJ is negotiating fee proposal with NorthWind Architects. Final report is expected mid-January, 2023.
- **Juneau Medical Center Ventilation Improvements:** Long Building Technologies is the contractor selected through the term contract to provide cooling capacity to suite B of the Juneau Medical Center. Currently waiting for Long to submit cost proposal.



Daily Observation Report

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 Monday, October 31, 2022 08:10 a.m.

Weather: Overcast /w mixed rain and snow, calm, 34 degrees (ground surface – slush.)

Report by: X Rod Wilson, Project Manager, (907) 789-4867 (landline)
 Jeanne Rynne, CBJ City Architect, 586-0800, x4186

Onsite Workforce/Equipment:

Trades	# of Persons	Major Equipment / Notes
General – Dawson Construction (DC)	4	Site supervisor (Jason) & 3 laborers
Electrical – Ever Electric (EE)	0	Not on site at time of visit
Mechanical/Plumbing – Inside Passage (IP)	0	Not on site at time of visit
HVAC – Metal Works Inc. (MW)	0	Not on site at time of visit
Fire Suppression – Harri’s, Inc. (HFS)	2	Scott (lead) and Ringo (associate)
Drywall -- Compass Construction (CC)	4	Mike (lead), Jose and two laborers
Pipe Wrap -- Alaska Insulation Supply (AIS)	0	Not on site at time of visit

On Site Equipment	# of Pieces	Major Equipment Listing
Equipment, idle (DC)	1	- Telescoping forklift (GEHL RS10-55 GEN 3)
Equipment, active (DC)	1	- Genie S65 Man Lift (Tyler Rental)
Equipment, idle (EE)	1	- Small Bobcat - E55 Excavator

Purpose of site visit: Routine, daily site visit.

Work transpiring since last site visit:

DC workers complete the installation of the fiberglass girts along gridlines “E” and “EE” at the north façade of the facility. EE electrical workers and CC’s sheetrock crews continue with electrical devices and GWB installation at the third and second floor respectively. No photos.

Description of Work:

08:25 a.m. Observations:

At time of arrival, above noted (DC, HFS, and CC) workforces were on site.

Dawson Construction: DC workers, Trevor and Spenser, cut and load girts into the basket of the 65 foot man lift in preparation to install fiberglass girts to the building’s north façade along gridline “1”. See photos 2844 and 2845.

Fire Suppression: HFS workers, Scott and Ringo, continue work on the ‘dry system’ portion of the fire suppression system designed to protect the exterior locations of the parking area on the basement level. See photo 2846.

Drywall: CC has a couple of two-man, drywall teams on site. Jose and Mike, tape and mud GWB joints at the upper wall areas of second floor rooms. Meanwhile the laborers install GWB in room 221, *Provider Office*. See photos 2847, 2848 and 2849.

Copies to: Owner, Project File

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

Departed site around 08:55a.m.

Photo 2844 – DC workers, Trevor and Spencer, utilize the 65 foot man lift in preparation to install fiberglass girts to the building's west. White 'dots' are snowflakes.



Photo 2845 – DC workers, Trevor and Spencer, cut and load fiberglass girts onto to the lift in advance of installing them to the building's west façade.



Photo 2846 – HFS worker, Ringo, works on piping associate with the 'dry system' portion of the sprinkler system in room 005, *Storage*, at the basement floor.

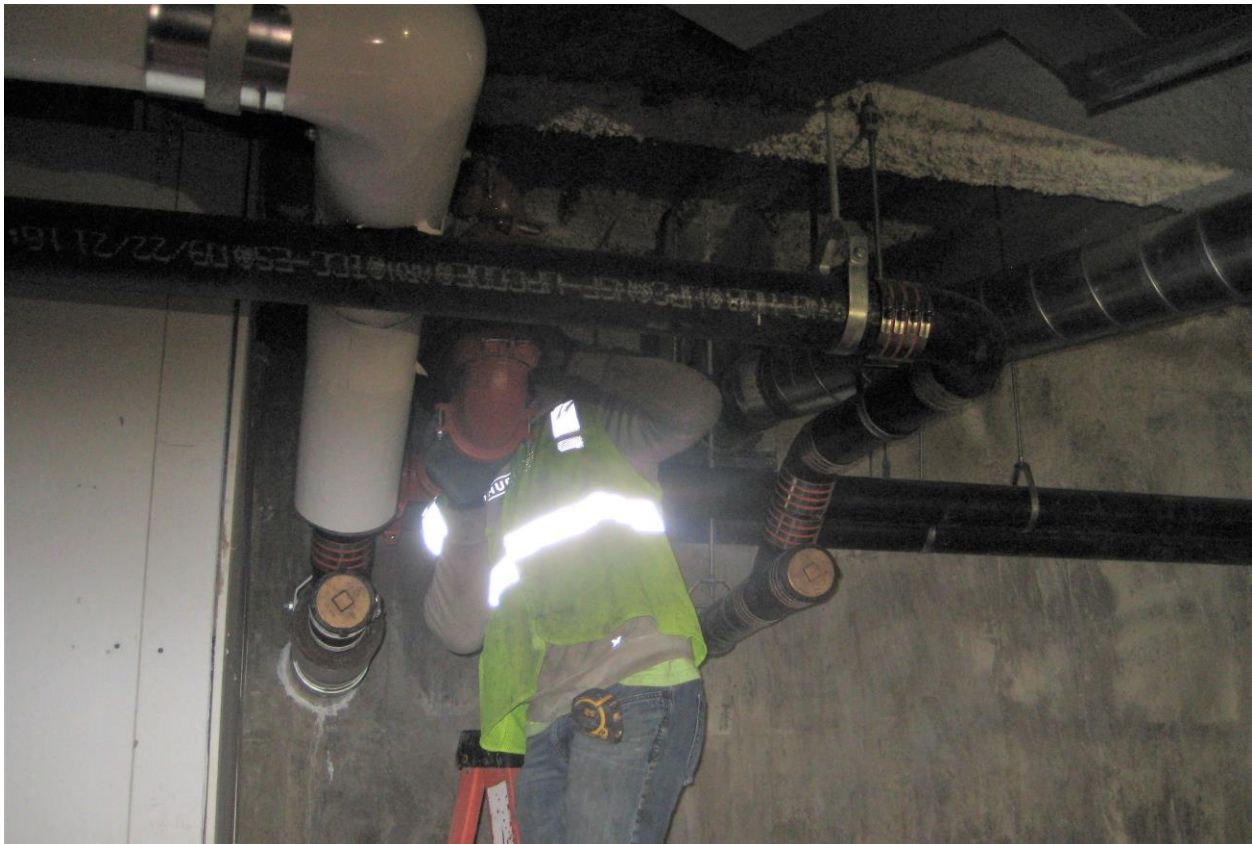


Photo 2847 – CC workers, laborers, install sheetrock to the interior walls within room 221, Provider Office, on the second floor level.



Photo 2848 –CC drywall worker, Jose, applies tape and mud to the upper portions of the interior walls within a room on the second floor level.

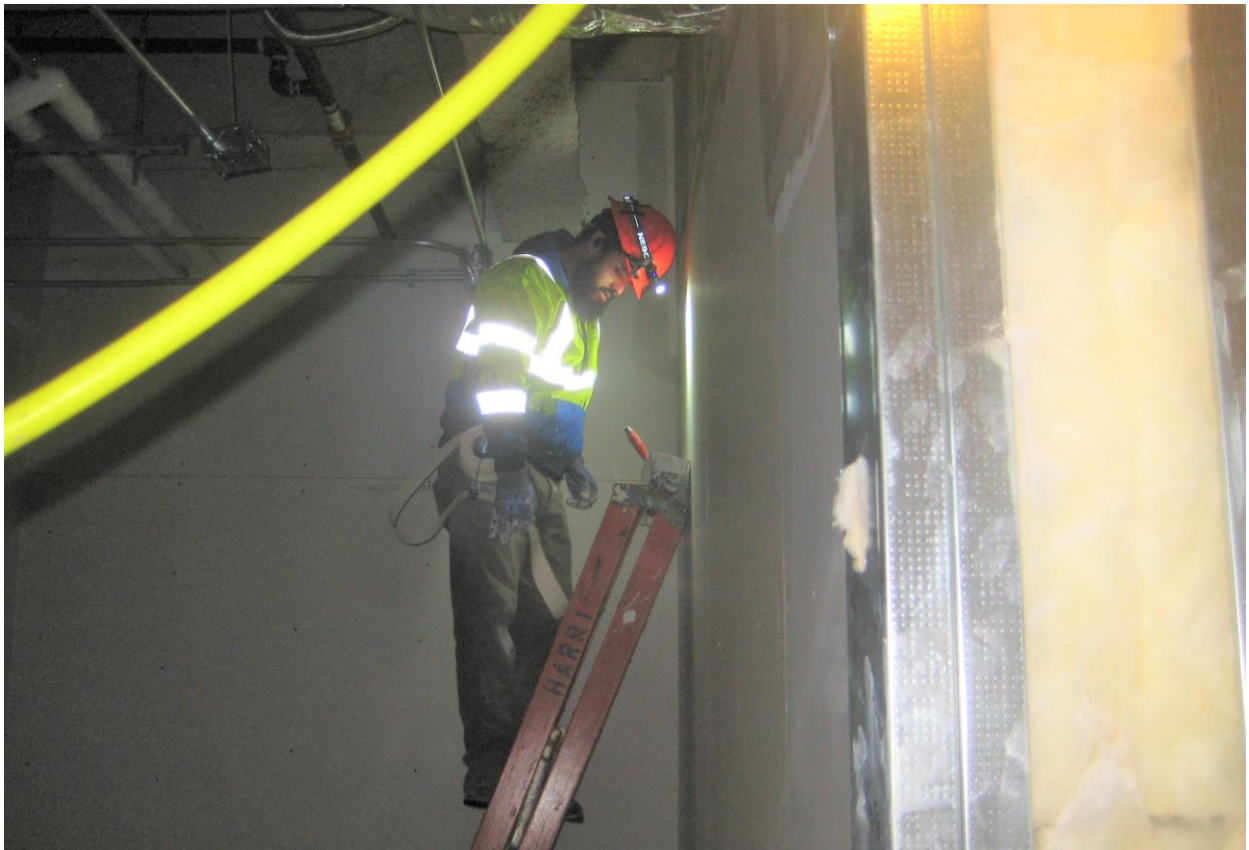


Photo 2849 – CC drywall worker, Mike, applies tape and mud to the upper portions of the interior walls within a room on the second floor level level.

