

**Tulare Local Healthcare District**  
**SPECIAL Board of Directors Meeting AGENDA**  
**Wednesday, September 5, 2018 6:30 PM**  
TRMC Administrative Offices (Annex Lab Building, 2nd Floor)

869 North Cherry Street, Tulare. CA (Enter parking lot from Merritt Avenue)

**AGENDA**

**Tulare Local Healthcare District Board Members:**

Kevin Northcraft	President of Directors	District 4
Mike Jamaica	Vice President	District 2
Senovia Gutierrez	Secretary/Treasurer	District 3
Xavier J. Avila	Director	District 5
Stephen Harrell	Director	District 1

- 1. Call to Order**
  - a. Roll Call
  - b. Welcome/Introductions
  
- 2. Public Comment:** The public may comment on any item of public interest within the jurisdiction of the Tulare Local Healthcare District Board of Directors. In the interest of time and equal opportunity, speakers are requested to observe a 3-minute maximum time limit (subject to change at the Chair's direction). In accordance with the Brown Act, if a member of the public addresses an item not on the posted agenda, no response, or action on the item may occur during the meeting.
  
- 3. Announcements –Board**
  
- 4. Discussion of Items Related to Reopening Tulare Regional Medical Center**
  - a. Update on Hospital and Lease Fair Market Study
  - b. Update on plans related to CDPH
  
- 5. Update on Ballot Measure H**
  
- 6. Action Item to approve purchase of emergency drinking water and food as required by CMS**
  
- 7. Discussion and Action on Maintenance projects related to opening Tulare Regional Medical Center**
  - a. Status of repair and maintenance projects
  - b. Staff recommendation to approve overall budget to complete maintenance and repair projects necessary to list of all anticipated maintenance projects related to reopening the hospital
  - c. Discussion and Action on Request for Adventist Health to repaint the hospital building exterior.
  
- 8. Consideration of recruitment for administrator, support staff, and accounting for post-lease district support**

**9. Consideration of recruiting for legal assistance for non-litigation, non-hospital matters**

**10. Review of plans to rent District properties and consideration of ways to expedite**

**11. Consideration of asking the public for assistance with interim financing**

**12. Suspend open session – recess to closed session**

**13. Closed Session**

- a. Conference with Interim Legal Counsel- Existing litigation
  - 1) In re Tulare Local Healthcare District dba Tulare Regional Medical Center --United States Bankruptcy Court Eastern District of California Case No. 17-13797
  - (2) HCCA v. Tulare Local Healthcare District, and Counterclaim, U.S. Bankruptcy Court Eastern District of California Adv. Proc. No. 17-01095 – B
  - (3) Kumar v. Betre—Tulare County Superior Court Case No. VCU265230 & Appeal
  - (4) Phelps v. Greene-- Tulare County Superior Court Case No. VCU270681
  - (5) Drilling v. Bell-- Tulare County Superior Court Case No. VCU267051
  - (6) Martin Soares v. TRMC-- Tulare County Superior Court Case No. VCU266902
  - (7) Gutierrez v. TLHD-- Tulare County Superior Court Case No. VCU271265
  - (8) Specialty Laboratories v. TRMC-- U.S. Bankruptcy Court Eastern District of California Adv. Proc. No. 18-01014
  - (9) TRMC v. Celtic Leasing-- U.S. Bankruptcy Court Eastern District of California Adv. Proc. No. 18-01008
  - (10) First Source Solutions USA LLC v. TRMC et. al, United States District Court, Eastern District of California Case No. 1:15 –cv-01136
  - (11) Maxim Healthcare Services v. HCCA-- U.S. Bankruptcy Court Eastern District of California Adv. Proc. No. 18-01018
  - (12) Zulim v TLHD – Tulare County Superior Court Case No. VCU274358.
- b. Interim Financing Update
- c. Real Estate Negotiations related to Tulare Regional Medical Center and Adventist Health regarding Deloitte fair market value lease rate recommendations
- d. End closed session

**14. Reconvene Open Session -- Public report of action taken in closed session (if necessary) pursuant to Government Code 54957.1**

**15. Adjournment** *Next regular meeting scheduled for 6:30 PM on Wednesday September 26, 2018 at the Tulare City Council Chambers.*

## Tulare Local Healthcare District dba Tulare Regional Medical Center

### Agenda Item

**Board Meeting Date: 9-5-2018**

**Title to Appear on Agenda: Emergency Food and Water**

**Brief Description: Approval needed to purchase required supply of emergency food and water.**

### **Background and Details:**

[§ 70741 70741 Disaster and Mass Casualty Program](#)

#### **Element**

b. The program shall cover disasters occurring in the community and widespread disasters. It shall provide for at least the following: (1) Availability of adequate basic utilities and supplies, including gas, water, food and essential medical and supportive materials. (2) An efficient system of notifying and assigning personnel. (3) Unified medical command. (4) Conversion of all usable space into clearly defined areas for efficient triage, for patient observation and for immediate care. (5) Prompt transfer of casualties, when necessary and after preliminary medical or surgical services have been rendered, to the facility most appropriate for administering definite care. (6) A special disaster medical record, such as an appropriately designed tag, that accompanies the casualty as he is moved. (7) Procedures for the prompt discharge or transfer of patients already in the hospital at the time of the disaster who can be moved without jeopardy. (8) Maintaining security in order to keep relatives and curious persons out of the triage area. (9) Establishment of a public information center and assignment of public relations liaison duties to a qualified individual. Advance arrangements with communications media will be made to provide organized dissemination of information.

**CMS 482.15.(b).1**

1. The provision of subsistence needs for staff and patients, whether they evacuate or shelter in place, include, but are not limited to the following:
- (i) Food, water, medical, and pharmaceutical supplies.
  - (ii) Alternate sources of energy to maintain the following:
    - (A) Temperatures to protect patient health and safety and for the safe and sanitary storage of provisions.
    - (B) Emergency lighting.
    - (C) Fire detection, extinguishing, and alarm systems.
    - (D) Sewage and waste disposal.

**Exhibits: Quotes attached**

**Recommended Action: Approval of \$24,967.00 for emergency supply of drinking water and \$27,074.05 for emergency supply of food. Total request - \$52,041.05**



Simpler Life Emergency Provisions  
 2035 Park Avenue, Suite 2  
 Redlands, CA 92373

# Simpler Life Quote

sales@simplerlife.com  
 www.simplerlife.com

Date	Quote #
8/22/2018	101863

909-798-8108

Fax # 909-798-8718

<b>Name / Address</b>
Adventist Health 2100 Douglas Blvd PO Box 619085 Roseville, CA 95661

<b>Ship To</b>
Tulare Regional Medical Center 869 N Cherry Street Tulare, CA 93274 559-537-1762 J.R.

<b>Rep</b>	<b>Terms</b>	<b>P.O. No.</b>
IH	Net 30	To Be Provided

Item	Description	U/M	Qty	Rate	Total
Water, Blue Can Emergen...	Blue Can Emergency Drinking Water, 1 Pallet, 100 Cases of 24, 12oz cans, Includes \$CRV	plt	8	2,900.00	23,200.00
Water, Blue Can Emergen...	Blue Can Emergency Drinking Water, Case of 24, 12oz cans, Includes CRV	cs	10	35.20	352.00
Shipping	Estimated Shipping / Handling / Insurance, Includes Inside Delivery			1,415.00	1,415.00

PLEASE NOTE: Due to the tariffs being done to our country we must state prices are subject to immediate change. If you place an order with us, we will contact you to confirm the order and if there is a price change you will be able to approve the change:

<b>Sales Tax ..</b>	\$0.00
<b>Total</b>	\$24,967.00

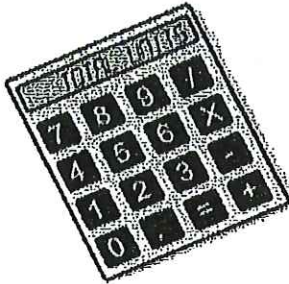


**Emergency  
Preparedness Program  
Quote  
Page 1**

**Prepared for: Adventist Health Tulare  
Contact: Jerome Rafoth  
Quote Number: 974525000017454049  
Date: 08/21/2018 02:00 PM**

*Meals for All*® knows that healthcare communities need to be prepared to provide emergency nutrition not only for residents and patients but for staff, visitors, and the potential surge of victims needing care in an emergency or disaster. *Meals for All*® are freeze-dried meals that provide a complete, nutritionally balanced meal solution designed for institutional emergency preparedness and flexible for three to seven days, or even longer.

**Number of Persons Included in Adventist Health Tulare Emergency Food Plan**



*We have designed this quote based on the following information provided by your hospital or facility.*

Number of Patients/Residents	112
Number of Staff	150
Number of Family or Volunteers	
Number of Potential Surge	150
<b>Total number to be served</b>	<b>412</b>
<b>Number of Days of Emergency Meals</b>	<b>4</b>

*Meals for All* has the following options to complete your order. Ask your consultant for pricing:

- Vegetarian meals: Designed for your vegetarian patients/residents.
- Orange drink: Delicious, alternate beverage, 450 servings.
- Coffee: A quality brew, 500 servings.
- Dining Kits: Complete meal-serving plates, cups, napkins and spoons for 150 people per kit.

Quote for Adventist Health Tulare

Bill To:  
Adventist Health Tulare

Ship to:  
Adventist Health Tulare

Line	Product Code	Product Details	Qty	List Price	Total
1.	3-025-1	Day One Menu for 25 people	17	\$ 376.25	\$ 6,379.25
2.	3-025-2	Day Two Menu for 25 people	17	\$ 376.25	\$ 6,379.25
3.	3-025-3	Day Three Menu for 25 people	17	\$ 376.25	\$ 6,379.25
4.	3-025-4	Day Four Menu for 25 people	17	\$ 376.25	\$ 6,379.25
5.	2-080-1	SNACK (Crackers & Peanut Butter) - 25 servings/2 cans	20	\$ 47.50	\$ 950.00
6.	2-080-0	MILK Nonfat - 50 servings/can	20	\$ 22.80	\$ 456.00
7.	2-075-0	Vegetarian Entrees - 75 servings	1	\$ 161.05	\$ 161.05
				Sub Total	\$ 27,074.06

Discount \$ 0.00  
 \*Shipping Estimate (not Included in Grand Total) Grand Total \$ 27,074.06

**\*Shipping charges are an estimate. Final charges will be billed on invoice.**

Adventist Health Tulare  
 (559) 537-1762  
 Quote number: 974525000017454049  
 Quote valid until:  
 After call or e-mail to update Quote pricing.

**HOW TO ORDER with this QUOTE FORM:**

I have received the above Quote for **Meals for All** and we are ready to order. All products purchased from **Meals for All** are non-returnable and the signatures below confirm acceptance. Fax or e-mail order to our office (subject to credit review.) Most orders will ship within 30-45 days. Order will be invoiced with sales tax (if applicable) and shipping charges once shipment has occurred.

**\*\*Carefully inspect product before accepting your order and notate any damage before signing the delivery receipt.**

Notify **Meals for All** within **72 hours** of any hidden damage or order discrepancies.  
**Meals for All** can only assist with any damage if reported within three days.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Administrator Signature: \_\_\_\_\_

Fax or E-mail **QUOTE ACCEPTANCE** to:

Meals for All, Inc.  
 3100 Fite Cir. Suite 106 Sacramento CA 95827  
 Phone: (916) 832-MEAL (6325)  
 Fax: (916) 978-5836 E-Mail: support@mealsforall.com



## Tulare Local Healthcare District dba Tulare Regional Medical Center

### Agenda Item

**Board Meeting Date:** 09-05-18

**Title to Appear on Agenda:** Working operational budget to complete projects and maintenance repairs specific to reopening the hospital.

**Brief Description:** A working operational budget to complete the hospital projects and maintenance repairs specific to opening the hospital. The budget has built in contingency monies allocated specifically for projects and or unforeseen work.

**Background and Details:** The working operational budget allows for specific projects and unforeseen issues to be addressed on an as needed basis. This will minimize the need for special board meetings which would impact timeliness of project completions. The budget was built specifically to those projects needed to open the hospital from a patient safety perspective and or from an infection control component. The budget would allow for flexibility to move specific dollars from one area to another with the intent of maintaining the specified budget. Specific updates would be provided for any reconciliations that were to exceed the budget.

All of the items listed are specific to life safety (NFPA 101), OSHPD, NFPA 99 and or Title 22.



**Exhibits:** See attached

**Recommended Action:** Hospital Board approve the working operational budget specific to repairs, equipment, maintenance required to reopening the hospital as outlined.

PROJECTS	ESTIMATE	Estimate (Adventist)	TRMC approved	BOARD APPROVED	Not Completed	Completed
Temporary Chiller Replacement. OSHPD	\$296,558			X	X	
Chiller rental-Monthly	\$10,500			X	X	
NESM-Engineer services-Drawings	\$82,000			X	X	
Penthouse Boiler Sole OSHPD	\$60,000			X	X	
Penthouse Chill Water Pumps (2) OSHPD	\$40,000			X	X	
Vaccum Pump OSHPD	\$70,000			X	X	
Medical Air Pump	\$85,000			X	X	
Sprinkler Deficiencies Repairs	\$17,393			X		X
Sprinkler Replacements	\$2,563		X		X	
Fire Door-Inspection	\$1,950			X	X	
Fire Door-Repairs Phase I (Will be dependent upon inspection)	\$20,000				X	
Fire Doors-Repairs Phase II	\$28,610			X	X	
OB /2nd Floor Carpet Removal/Floor Tile-Abatement (With Air Quality Testing)	\$24,152			X		X
OR Tiles-Abatement (With Air Quality Testing)	\$4,342			X		X
MS 2 Med room-Abatement (With Air Quality Testing)	\$2,609			X		X
2nd Floor (OB hallway/2nd floor Hallway-Flooring	\$28,995			X	X	
ED Restrooms-Abatement (With Air Quality Testing)	\$2,722			X		X
ED restrooms-Flooring	\$3,316			X	X	
ER Registration-Flooring	\$3,662			X	X	
ER security area-Abatement (With Air Quality Testing)	\$1,630			X		X

ER Security area-Flooring	\$800			x	x	
MS2-Med Room-Flooring	\$1,286			x		x
ED 1-Abatement (With Air Quality Testing)	\$12,457			x		x
ED 1- Flooring	\$22,140			x	x	
Allied Building Lab-Removal and Flooring	\$8,124			x		x
Recovery Room-Cove Base replacement	\$463			x	x	
Flooring repairs on (MS1, MS2, and OB)	\$10,092			x		x
Kitchen-Tile repairs	\$5,000			x		x
OR-Tile repairs	\$7,425			x		x
Repairs-Elevators	\$25,143			x	x	
ADA Upgrades-Elevators	\$6,664			x	x	
State Starters-Elevators	\$24,170			x	x	
4 Hr Load Bank Testing-Generator	\$8,324			x	x	
MS2 Nurse Call Software Upgrade Life Safety	\$26,911			x	x	
MS1 Nurse Call Software Upgrade Life Safety	\$26,911			x	x	
OR Line Isolation Repair	\$80,000			x	x	
Central Processing Humidity/Negative Pressure CDPH/IC	\$100,000				x	
Annual Medical Vacuum Pump Inspection July	\$3,500		x		x	
IT Server room-Fire Alarm Smoke Detection	\$6,308			x	x	
Seismic Safety Gas-Shutoff Life Safety	\$5,000			x		x
MRI AC Unit-Repair/Replacement	\$19,300		x		x	
Steam Line Repair	\$6,000			x		x



Allied building A/C repair	\$15,000		x			x
Nurse Call system-ICU/PICU (Architect Fees included)	\$68,927	\$56,757		x	x	
MS 1-Counter top/cabinet replacements	\$14,846				x	
MS 2-Counter top/cabinet replacements	\$14,846				x	
ED 1 counter tops-replacements	\$14,846				x	
Kitchen-counter/cabinet replacement	\$14,846				x	
NPC 2-MS1-hallway lights(OSHPD, Contingencies, IOR)	\$175,000				x	
NPC 2-ED (OSHPD, Contingencies, IOR)	\$175,000				x	
NPC 2-MS2-hallway lights (OSHPD, Contingencies, IOR)	\$175,000				x	
3rd Floor-A/C repair	\$15,584		x			x
Certified Medical Gas Repairs/Dew point monitors	\$17,915		x		x	
2nd floor leveling	\$23,804		x			x
ED floor leveling	\$15,717		x		x	
Krazan construction inspection	\$20,000		x		x	
Nurse call system repairs-Westcom	\$7,500		x		x	
Kitchen repairs	\$80,000				x	
Architect Fees-ICU/PICU nurse call		\$27,756		x	x	
<b>CONSTRUCTION CONTINGENCIES</b>	\$100,000					
<b>DISTRICT COST</b>	<b>\$2,140,851.00</b>					

**ADVENTIST COST** \$84,513.00