



**SONOMA VALLEY HEALTH CARE DISTRICT
BOARD OF DIRECTORS**

AGENDA

FRIDAY, OCTOBER 25, 2024

SPECIAL SESSION 3:00 P.M.

**To Be Held in Person at
Sonoma Valley Hospital, 347 Andrieux Street
Administrative Conference Room and
Via Zoom Videoconference**

To participate via Zoom videoconferencing, use the link below:

<https://sonomavalleyhospital-org.zoom.us/j/91228197457>

Meeting ID: 912 2819 7457

One tap mobile

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<p>In compliance with the Americans Disabilities Act, if you require special accommodations to participate in a District meeting, please contact Whitney Reese, Board Clerk at wreese@sonomavalleyhospital.org at least 48 hours prior to the meeting.</p>	RECOMMENDATION		
AGENDA ITEM			
<p>MISSION STATEMENT <i>The mission of SVHCD is to maintain, improve, and restore the health of everyone in our community.</i></p>			
1. CALL TO ORDER	<i>Judith Bjorndal, MD</i>		
<p>2. PUBLIC COMMENT <i>At this time, members of the public may comment on any item not appearing on the agenda. It is recommended that you keep your comments to three minutes or less. Under State Law, matters presented under this item cannot be discussed or acted upon by the Board at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Board consideration.</i></p>			
3. PT EXPANSION PROJECT – BID AWARD	<i>John Hennelly</i>	Action	
4. RESOLUTION #381 - Authorizing Execution of Summit State Bank Loan	<i>Ben Armfield</i>	Action	
5. ADJOURN	<i>Judith Bjorndal, MD</i>	Inform	

Note: To view this meeting, you may visit <http://sonomatv.org/> or YouTube.com.

Physical Therapy Expansion

Project

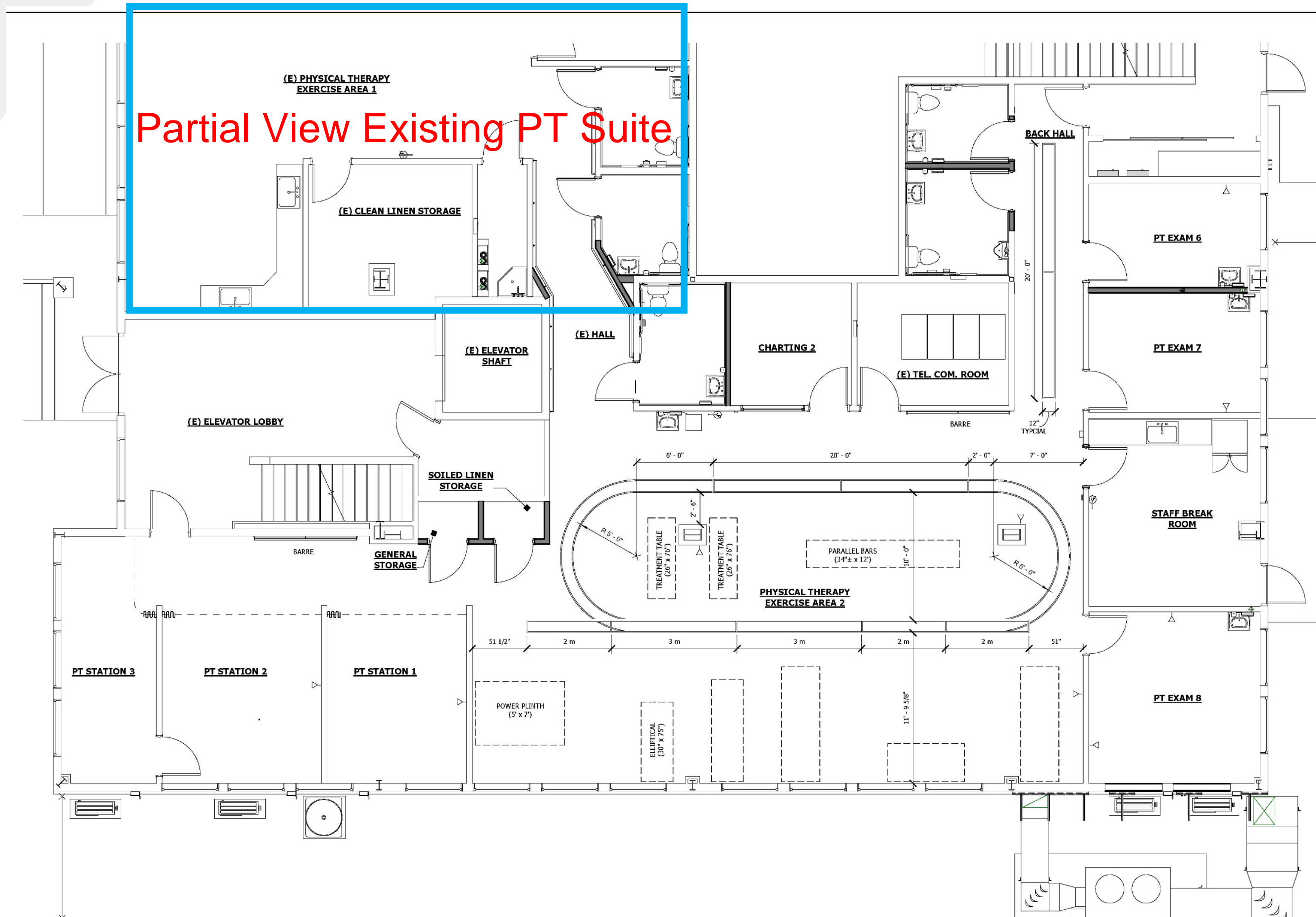
Sonoma Valley Health Care District
Board of Directors Meeting
October 25, 2024

Overview

Physical Therapy Expansion Project

- Plan and Scope Overview
- Budget
- Project Risks and Contingency
- Schedule
- Bid Overview
- Board Recommendation – Bid Award

Project Plan and Scope Overview



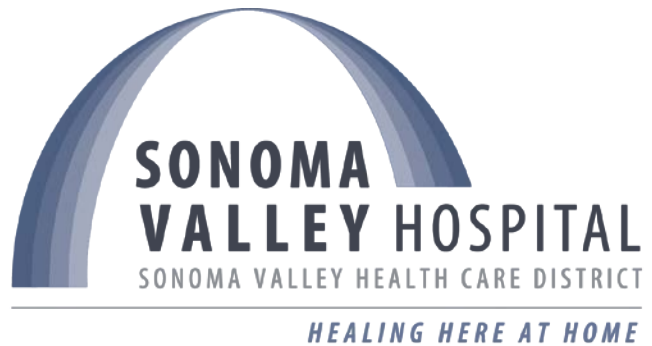
- 5 Exam Rooms
- Charting Room
- Expanded gym w/track
- General storage
- Flooring
- IT Cabling/Equipment
- PT Equipment/Furniture
- Compliance upgrades
 - 2 HVAC units
 - Mechanical ducting
 - Electrical grounding
 - ADA connection hall
 - Patient restroom
 - ADA for existing restrooms
 - Soiled linen area

PROJECT BUDGET

ORIGINAL BUDGET PROJECTION	
Initial Feasibility & Final Design	\$105K
Permit & Inspection Service Costs	\$45K
Construction Costs	\$1.527M
Furniture Fixtures & Equipment Costs	\$125K
IT Infrastructure/Equipment	\$200K
Owner Costs/Project Management	\$63K
Contingency – 15% of construction projected budget	\$229K
*TOTAL PROJECT	\$2.294M

RISKS	
Long lead procurement HVAC – UP TO 16 WEEKS	
Unforeseen conditions	

\$2M funded by the Foundation;
 *BOD approved 12/7/23



PROJECT RISKS AND CONTINGENCY

Projects Risks

Potential risks include: inspection delays, unforeseen field conditions or material delivery delays that could extend the schedule.

Owner Project Contingency - \$229,000

- **Represents:** 15% of original construction projected costs
- **Usage:** Update discovered existing non-compliant field conditions to current building code. Costs for construction, materials, design alterations.
- **Construction bid** - \$1.298 million for bid scope, any scope change results in a change order from the contractor to owner. Contingency to be used to cover change orders

PROJECT SCHEDULE

SCHEDULE	TARGET COMPLETION
START OF CONSTRUCTION	NOVEMBER 2024
HVAC PROJECTED ARRIVAL (PROCUREMENT NOV 2024)	APRIL 2025
END OF CONSTRUCTION	MAY 2025
CITY OCCUPANCY	JUNE 2025
LICENSING	

BID OVERVIEW

PUBLIC BID – PHYSICAL THERAPY EXPANSION

3 – GENERAL CONTRACTORS ATTENDED PRE-BID WALKTHROUGH

3 – PARTICIPANTS AT PRE-BID WALKTHROUGH ARE ELIGIBLE TO BID

1 – BID PACKAGE RECEIVED AT BID DEADLINE

- SOLE BIDDER - RIDGEVIEW BUILDERS - \$1,298.000

BID AWARD RECOMMENDATION

PUBLIC BID – PHYSICAL THERAPY EXPANSION PROJECT

- HOSPITAL ADMINISTRATION IS RECOMMENDING THE BID AWARD TO RIDGEVIEW BUILDERS
- BID AMOUNT - \$1,298,000
- BOARD ACTION: HOSPITAL ADMINISTRATION IS REQUESTING THE BOARD OF DIRECTORS TO AWARD THE BID FOR THE PHYSICAL THERAPY EXPANSION PROJECT TO RIDGEVIEW BUILDERS AS THE LOWEST RESPONSIVE BIDDER FOR \$1,298,000

SONOMA VALLEY HEALTH CARE DISTRICT

RESOLUTION No. 381

RESOLUTION OF THE SONOMA VALLEY HEALTHCARE DISTRICT (“THE DISTRICT”) AUTHORIZING THE EXECUTION OF LOAN AND RELATED DOCUMENTATION WITH SUMMIT STATE BANK (“THE BANK”)

WHEREAS, Sonoma Valley Health Care District (“the District”) has determined the necessity of securing additional financial resources in order to ensure operational stability and strategic investments in the health care services it provides; and

WHEREAS, the District desires to refinance certain obligations incurred by the District in connection with prior and ongoing operations; and

WHEREAS, the District wishes to secure from Summit State Bank a \$5,500,000 revolving line of credit to be utilized by Sonoma Valley Hospital for the provision of health care services to the people of the Sonoma Valley Health Care District; and

WHEREAS, the District wishes to secure from Summit State Bank a \$1,900,000 commercial term loan to refinance the District’s existing line of credit; and

WHEREAS, the transaction with Summit State Bank (“the Bank”) by which the Bank will issue both the revolving line of credit and commercial term loan benefiting the District.

NOW, THEREFORE, be it known that the Board of Directors of the Sonoma Valley Health Care District resolves as follows:

Section 1. The District shall enter into an arrangement with the Bank hereby approved by the Board of Directors and authorizes the District to execute a loan agreement with the Bank (the ‘Loan Agreements’) which shall consist of: a \$5,500,000 revolving line of credit and a \$1,900,000 commercial term loan, to be used for the refinancing of the District’s existing line of credit.

Section 2. The District’s Chief Executive Officer is authorized and directed to take such action and to execute on behalf of the District any transaction documents necessary or desirable to effectuate the loan agreements, including without limitation, any promissory notes, security agreements, and other related documents pertaining to this transaction.

Section 3. The Secretary of this District is hereby authorized to execute, acknowledge and deliver a certified copy of this Resolution and the Bank’s authorization to obtain Credit, Grant Security, Guarantee or Subordinate Document to the Bank and any other person or agency which may require copies of this Resolution and that the certification of the Secretary as to the above-named officers will be binding on this District.

Section 4. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED on this **25th day of October 2024**, by the following vote:

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

Judith Bjorndal M.D., Chair, Board of Directors

Susan Kornblatt Idell, Secretary, Board of Directors