

A Regular Meeting of the Facilities Committee of the Board of Commissioners of St. Tammany Parish Hospital Service District No. 1 was held on June 11, 2024, in the Boardroom of St. Tammany Parish Hospital in Covington, Louisiana.

Members Present

Mr. James Core, Chairman
Mr. Wilson Bulloch, III, Member, Board of Commissioners
Ms. Kasey Hosch, Member, Board of Commissioners

Also Present

Mr. John Evans, Chairman, Board of Commissioners
Mr. Tom Davis, Member, Board of Commissioners
Sue Osbon, Ph.D., Member, Board of Commissioners
Dr. Merrill Laurent, Medical Staff Representative, Board of Commissioners
Ms. Joan Coffman, President, and CEO
Dr. Patrick Torcson, Senior Vice President, CMO
Ms. Sharon Toups, Senior Vice President, COO
Ms. Sandra DiPietro, Senior Vice President, CFO
Ms. Kerry Milton, Senior Vice President, CNO
Mr. Craig Doyle, Vice President, Chief Information Officer
Mr. Romie Coursey, Assistant Vice President, Support Services and Safety
Mr. Randy Willett, Project Management Director
Mr. Brandon Talley, Support Services, Construction Supervisor
Mr. Keith Barrè, Architect, FLWB
Ms. Becky Parks, Architect, FLWB
Mr. William "Bill" Jones, General Counsel
Ms. Kortnie Layrisson, Recording Secretary

Guest(s):

Ms. Midge Collett, Chief Legal Officer

Absent:

Mr. Ed Dillard, Member, Board of Commissioners

CALL TO ORDER The meeting was called to order at 12:30 p.m. by Mr. James Core, Chairman, Facilities Committee. A quorum was present.

CONSENT AGENDA Motion was made by Mr. Bulloch, duly seconded by Ms. Hosch, to accept the items presented under the Consent Agenda without deliberation or discussion. Motion carried without dissent.

ADDITION TO AGENDA Ms. Toups requested that an update on the GME North Covington Clinic be added to Open Session under New Business.

REPORTS – CONSTRUCTION UPDATES

STHS Facility and Grounds Maintenance Projects

Presentation:

Mr. Romie Coursey reviewed current facilities updates occurring throughout main campus. Facilities is focusing on first impressions by cleaning up all entrances and performing a 5 year+ Facility Condition Assessment (FCA). Mr. Coursey presented the completed Serpentine Sidewalk project and discussed upcoming technology implementation such as the installation of security cameras on the outside and inside of the shuttle buses. There was a weather event that caused lightning strike which ultimately caused damage that is being repaired.

Interior Renovations and Additions:

Presentation:

Mr. Barrè reviewed Interior renovation and SSB addition and provided an update on the status of the projects. SSB is very close to being complete. The cafeteria renovations are expected to be completed in the next two weeks with OPH and LDH inspections to follow. The target date for occupancy of the cafeteria is July 10, 2024. The Grand Opening and ribbon cutting for the cafeteria will be scheduled. Change order No. 30 is currently pending which includes millwork and electrical revisions with additional miscellaneous items.

Financials:

Randy Willett presented the Financials for the Interior Renovation and Support Services Building Addition. The project budget to date is \$33,660,000. The contract balance to finish (includes Retainage) is \$2,330,673.02. Days added by change order are 164.

ASC Project:

Mr. Barrè reviewed the construction progress for the ASC project. Photographs were included. There were zero days of extreme weather in May. STHS is no longer monitoring rain days due to all exterior Critical Path Work being complete. The adjusted contractor anticipated completion date is September 2, 2024, and the adjusted contractual completion date is December 7, 2024. The anticipated time frame for beginning new cases is the beginning of 2025. There are no current change proposals to report.

Endoscopy Room No. 1 Renovation Project:

Mr. Barrè reported that all weekend work is now complete, and the Procedure Room punch list is in progress. The HVAC components have arrived, and the work will begin soon. Change Order No. 2 is pending which will include several components to improve efficiency during hot summer months.

Human Resources:

Mr. Barrè reported that the bid from Spartan was accepted. The draft construction contracts have been reviewed and approved by Spartan and STHS. The execution of Contract is to be completed by Wednesday, June 12, 2024. A notice to proceed will be issued once contracts and bonds have been recorded at the Courthouse.

NEW BUSINESS

Covington Clinic Demolition:

Mr. Barrè reported that no existing foundation drawings existed, and the bid documents included removal of an average of 12-inch-thick concrete across the entire building footprint. Compacted fill will replace the concrete removed. The bid documents also included a unit cost for demolition and haul-off. Change Order No. 1 is currently pending which includes demolition and haul-off.

GME – North Covington Clinic

There is moisture around some of the electrical work. The moisture is due to a reversed airflow problem. Don McMath is correcting this issue which should take about a week to complete.

OLD BUSINESS

Women & Children's Update

Ms. Toups and Mr. Barre presented an update on the Women and Children's MOB. The site plans were discussed as well as the recommendations previously made by DOTD. Ms. Parks presented the floor plans and the dedicated to clinic spaces for each unit. The opinion of costs was also reviewed for the project. Discussion ensued about site plans and presentation to DOTD. The Board recommends that STHS submit plans to DOTD as is to include only one driveway and no deceleration lane. The anticipated bid date is October 8, 2024.

Cardiovascular Services – MOB Planning

Ms. Parks reviewed the floor plans for the Cardiovascular Services MOB and which spaces are dedicated to each unit. The renovation recommendations were also reviewed. The completion of this project is highly anticipated as the department continues to grow.

STHS Pedestrian Safety Action Plan:

Mr. Willett presented that repairs to the existing site lighting is now complete. The trimming of trees that obstruct site lighting is in progress and near completion. The Communications Department is preparing to distribute, to all colleagues, an update for all work plans. Mr. Willett discussed additional plans for safety improvements with correlating financials. Phase 1 of the Public Bid Project design is in progress. The plan is to have an updated opinion of cost for Phase 1 by the next Facilities Board meeting which will allow STHS to be ready for the bid process.

Interior Renovations, SSB Addition, and Food Services Expansion:

Mr. Toups presented the STHS renovation plaque for the interior renovations, SSB addition, and Food Services expansion. Ms. Toups requested a motion to approve the plaque.

EXECUTIVE SESSION Upon motion by Mr. Core, duly seconded by Ms. Bulloch, the Committee entered Executive Session to discuss strategic planning, pursuant to any of the following: (i) LSA-R.S. 42:17 (Exceptions to open meetings), (ii) LSA-R.S. 44:7(D) [Hospital records]; (iii) LSA-R.S. 42:16 (Executive sessions); (iv) The Enhanced Ability to Compete Law (LSA- R.S. 46:1071 et. seq.); or (v) records that relate to the personal privacy of individuals who serve on the Board or at St. Tammany Health System and are protected by the Louisiana Constitution, Article I, Section 5. Of note, there is no public participation.

- Motion Carried Without Dissent.

2:28 p.m. Entered Executive Session

4:02 p.m. Returned to Open Session

MOTION TO APPROVE INTERIOR RENOVATIONS, SSB ADDITION, AND FOOD SERVICES EXPANSION PLAQUE

A motion was made by Ms. Hosch, seconded by Mr. Bulloch, to approve the interior renovations, SSB addition, and Food Services expansion plaque.

MOTION TO APPROVE RESOLUTION APPROVING THE AMENDED & RESTATED CROSS SERVITUDES AGREEMENT

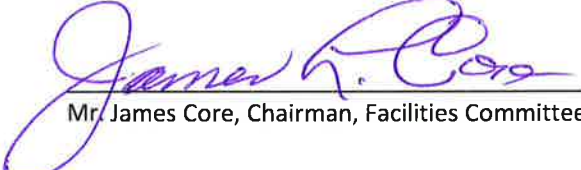
A motion was made by Mr. Bulloch, seconded by Ms. Hosch, to approve the Resolution Approving the Amended & Restated Cross Servitudes Agreement

MOTION TO FORWARD APPRAISALS FOR CONDO UNITS 2X AND 3 IN THE MOB, CARDIAC CATH LAB CONVERSION TO FINANCE

A motion was made by Ms. Hosch, seconded by Mr. Bulloch, to forward the decision Appraisal to Condo Units 2x and 3 in the MOB, Cardiac Cath Lab Conversion to Finance Board.

The meeting adjourned at 4:03 p.m.

Minutes Approved By:



Mr. James Core, Chairman, Facilities Committee



Date of Approval