



NOTICE OF **SPECIAL** BOARD MEETING OF THE
UPPER SAN JUAN HEALTH SERVICE DISTRICT d/b/a PAGOSA SPRINGS MEDICAL CENTER

Thursday, April 11, 2024, at 5:00 p.m. MST

The Board Room (direct access – northeast entrance)
95 South Pagosa Blvd., Pagosa Springs, CO 81147

The public may attend in person or via Teams.

Join on the web: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1>

Meeting ID: 224 855 887 026

Passcode: 9r3UQj

AGENDA

1) CALL TO ORDER; ADMINISTRATIVE MATTERS OF THE BOARD

- a) Confirmation of quorum
- b) Board Director self-disclosure of actual, potential, or perceived conflicts of interest
- c) Approval of the Agenda (and changes, if any)

2) PUBLIC COMMENT This is an opportunity for the public to make comments and/or address USJHSD Board. Persons wishing to address the Board need to notify the Clerk to the Board, Laura DePiazza, prior to the start of the meeting. All public comments shall be limited to matters under the jurisdiction of the Board and shall be expressly limited to three (3) minutes per person. The Board is not required to respond to or discuss public comments. No action will be taken at this meeting on public comments.

3) DECISION AGENDA

- a) MWB Renovation: [Architect's images](#); [staff report](#) of the proposed budget for the renovation of the Medical Wellness Building and consideration of [Resolution 2024-05](#) regarding the same.

4) EXECUTIVE SESSION

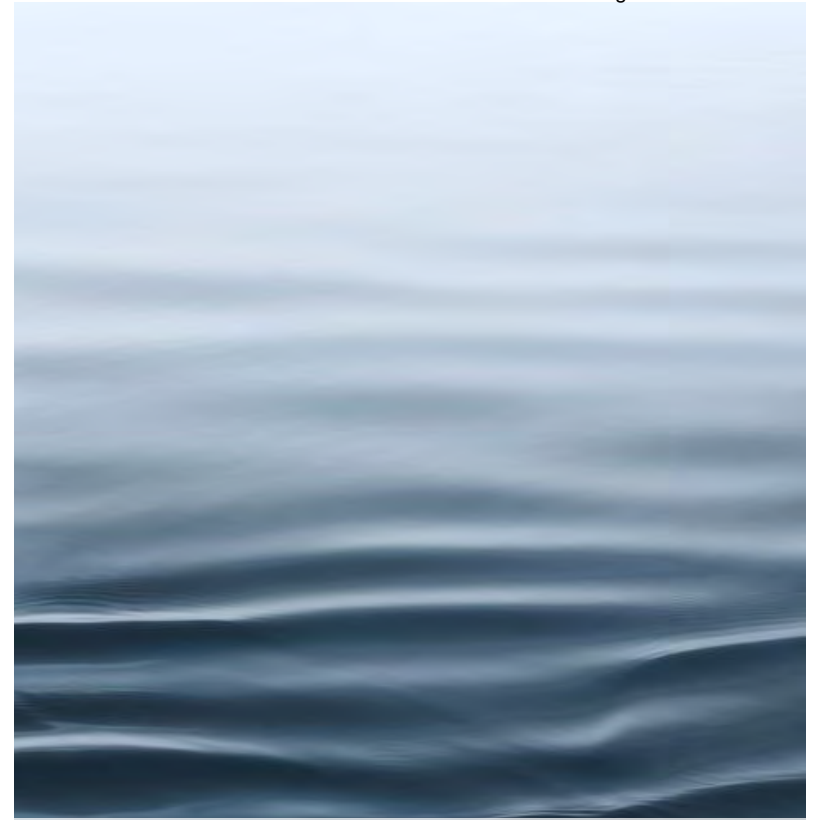
The Board reserves the right to meet in executive session for any purpose allowed and topic announced at open session of the meeting, in accordance with C.R.S. Section 24-6-402(4).

5) OTHER BUSINESS

Generally, this agenda item is limited to requests for a matter to be added to a future agenda of the Board or a Committee.

6) ADJOURN

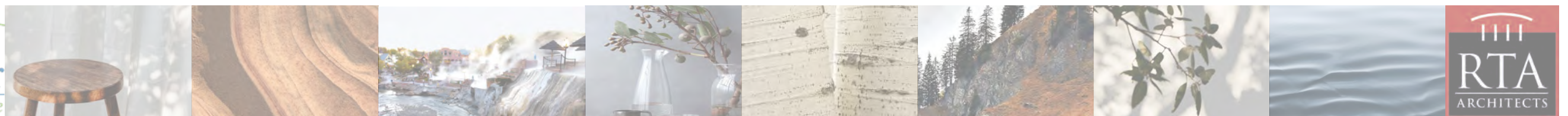
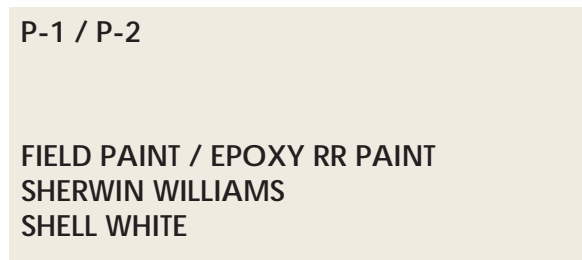
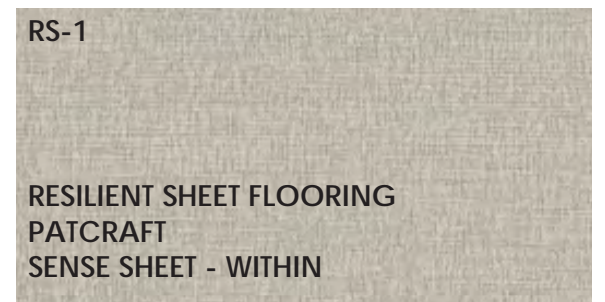
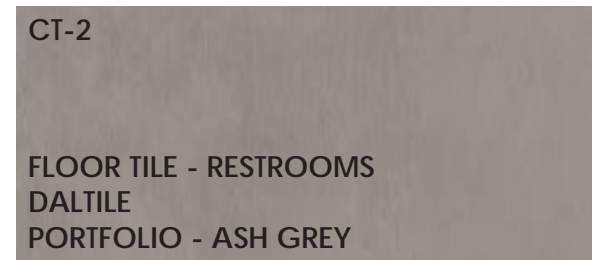
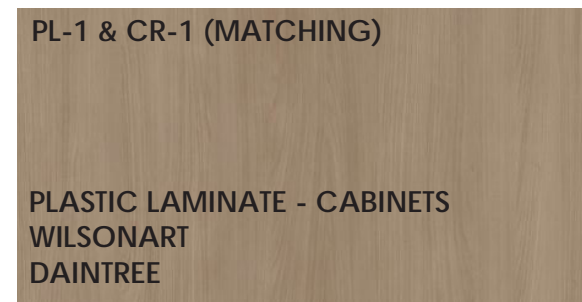
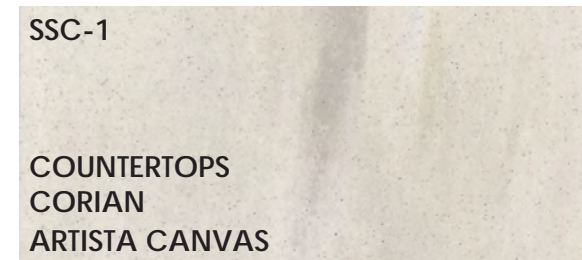
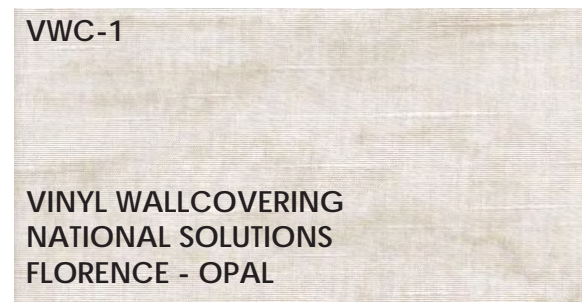
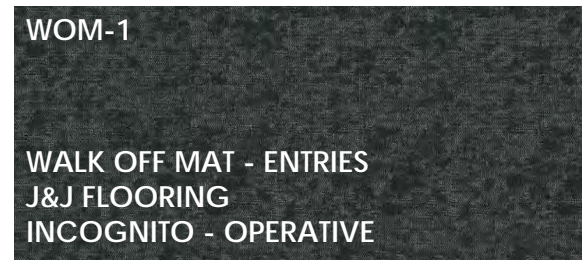
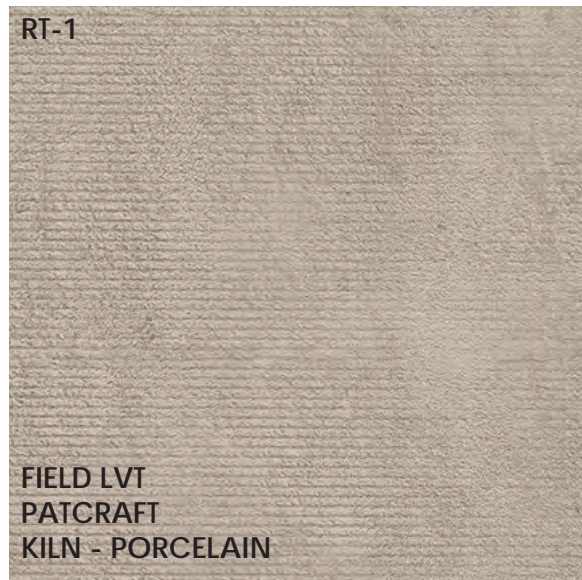
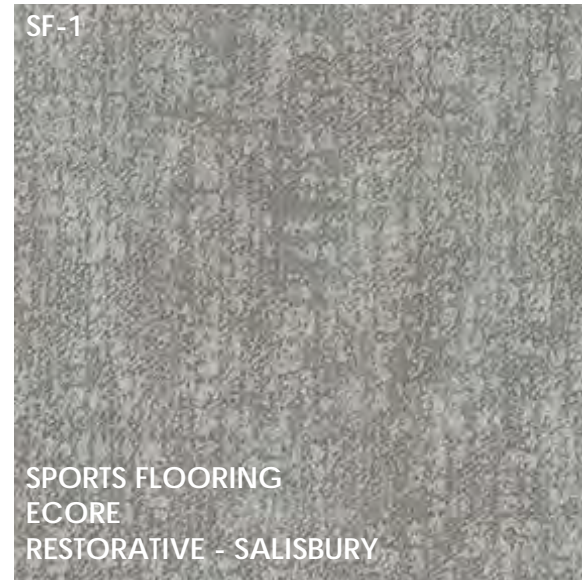
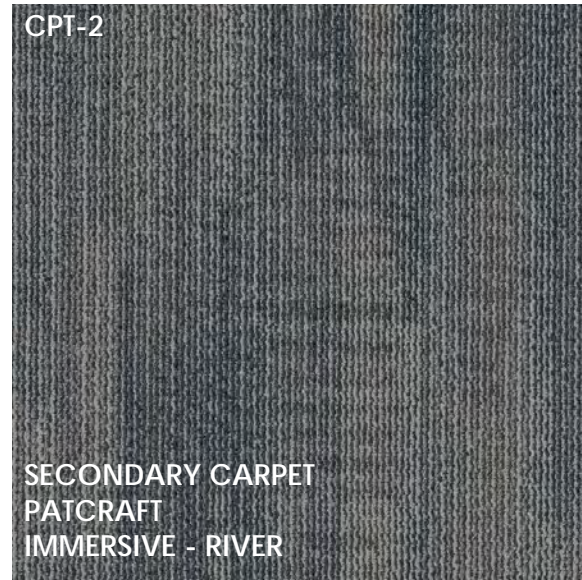
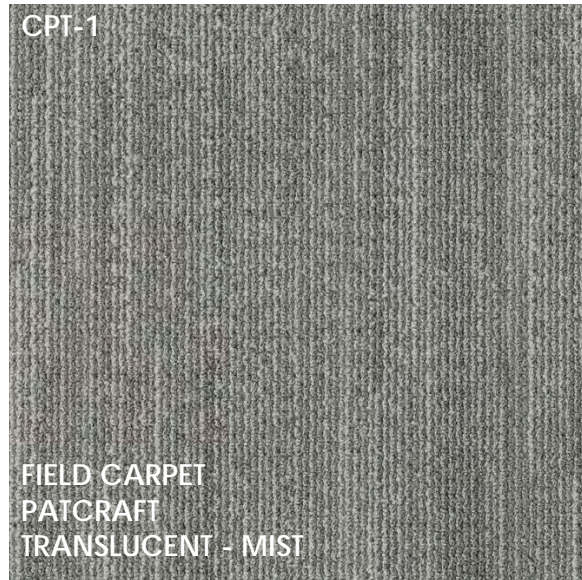
Next Meeting: Tuesday, April 23, 2024, at 5:00 p.m. MST



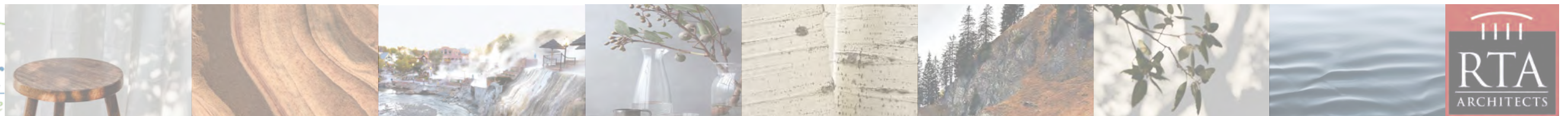
REFRESHING, OPEN, LIGHT, CLEAN, ORGANIC



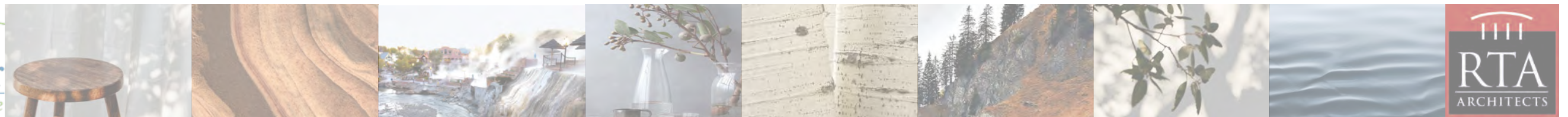
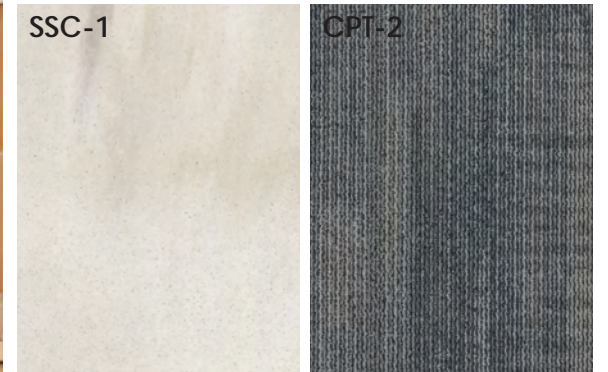
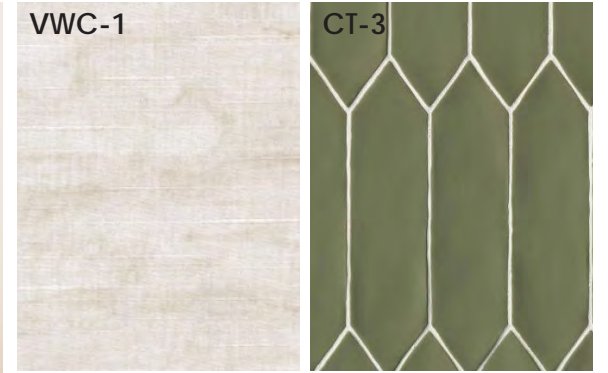
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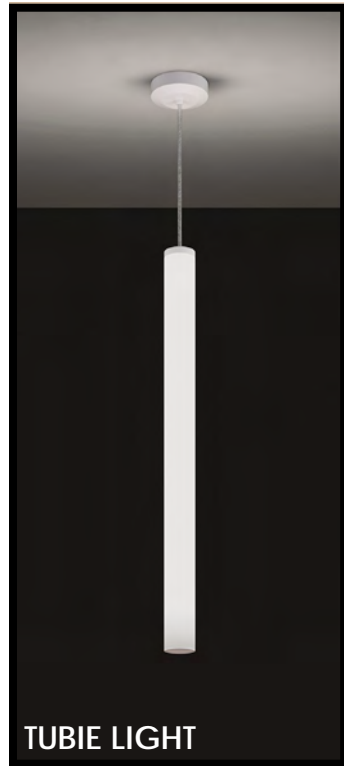
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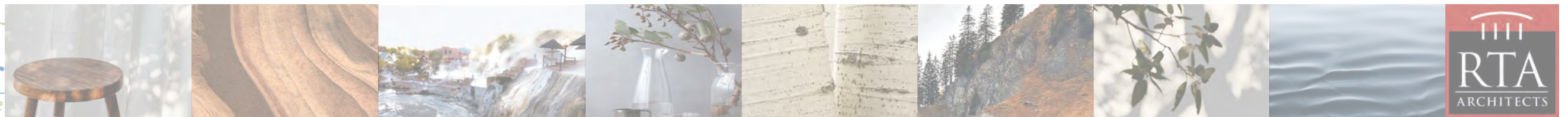
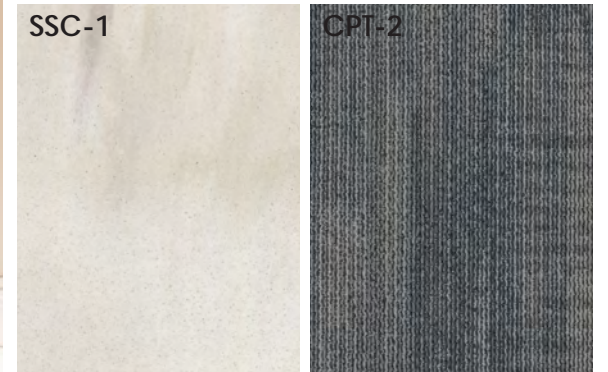
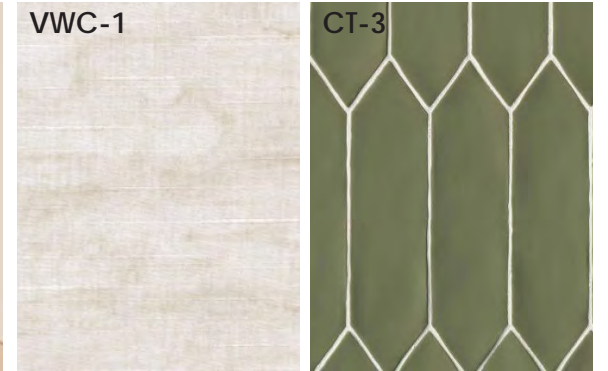
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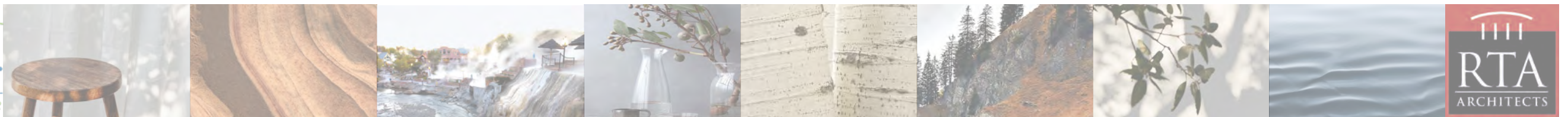
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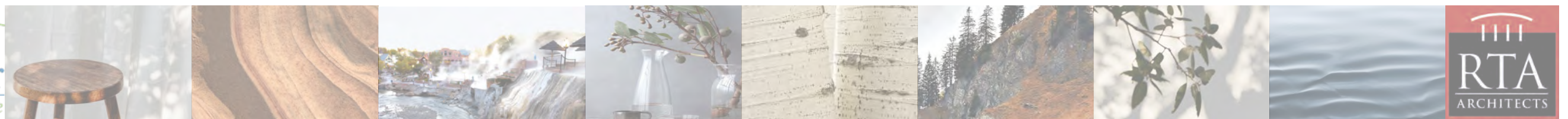
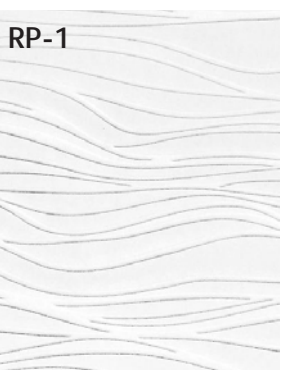
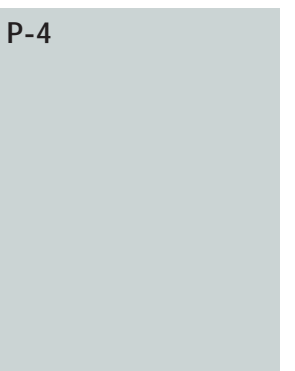
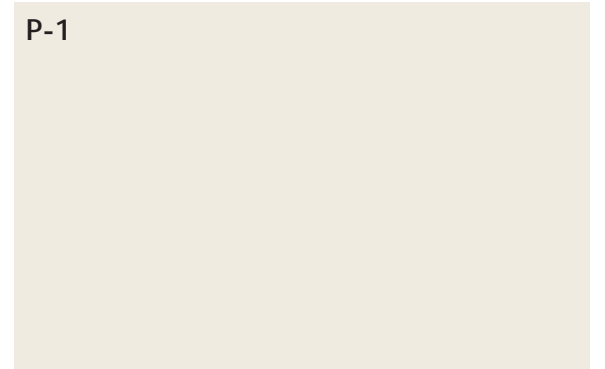
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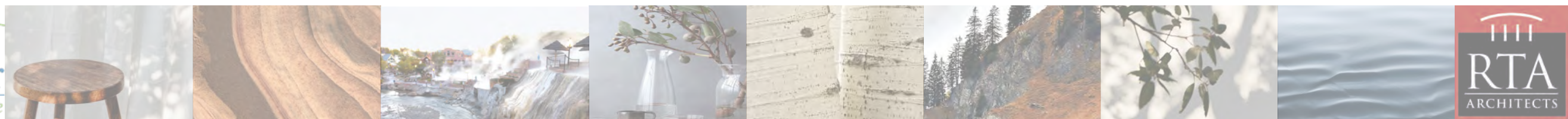
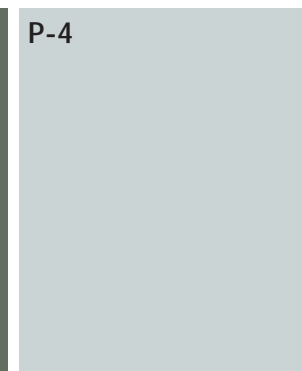
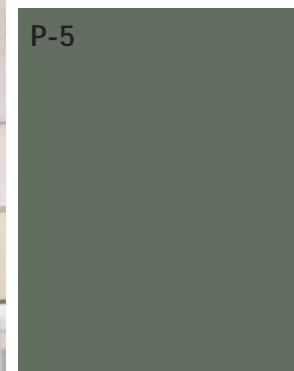
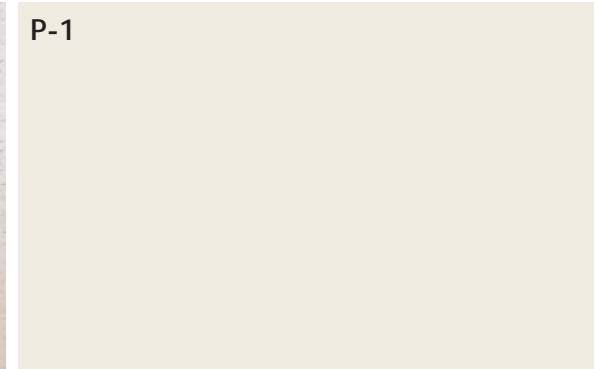
RECEPTION DESK



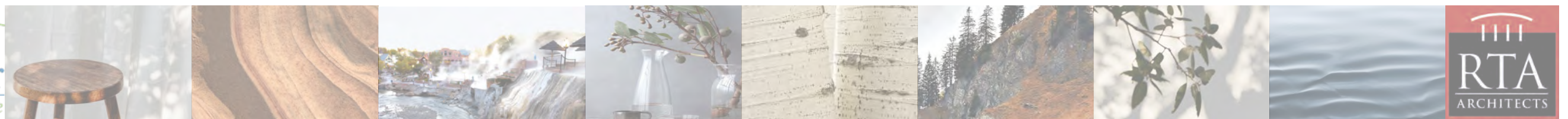
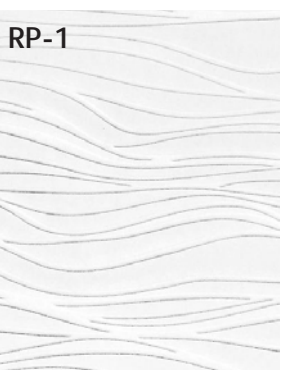
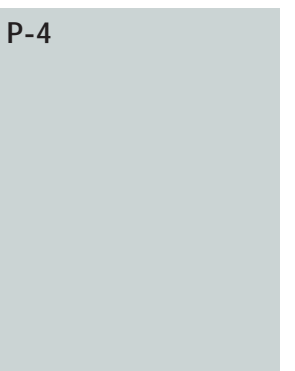
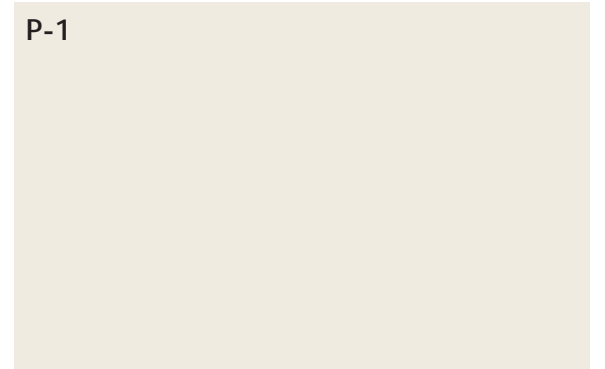
GYM



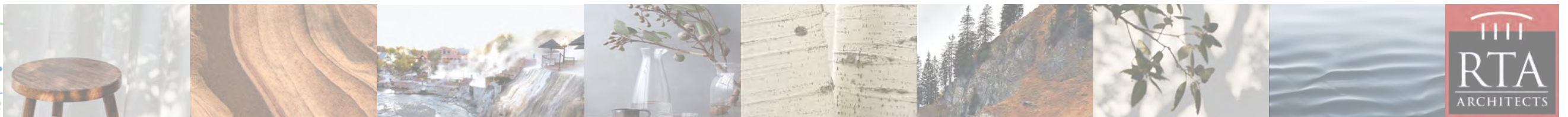
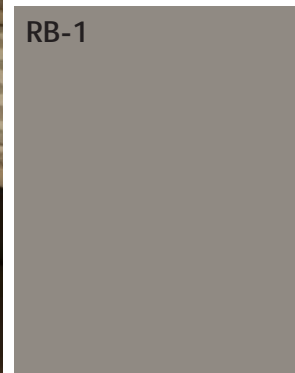
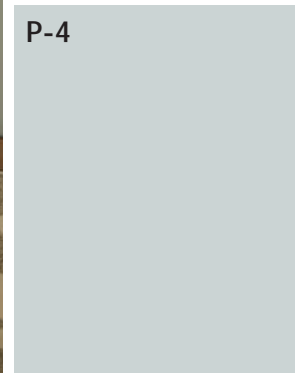
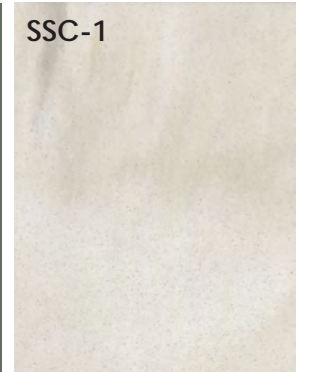
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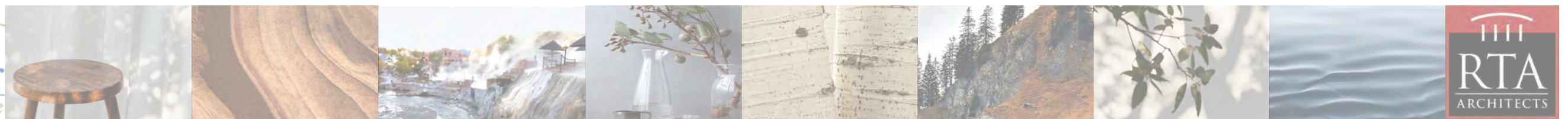
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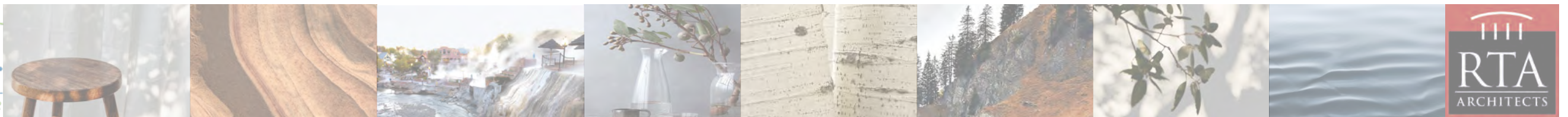
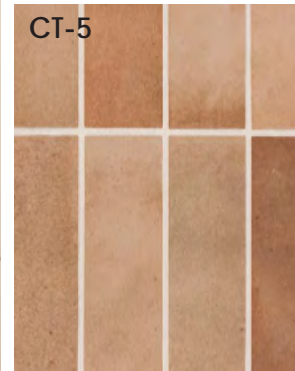
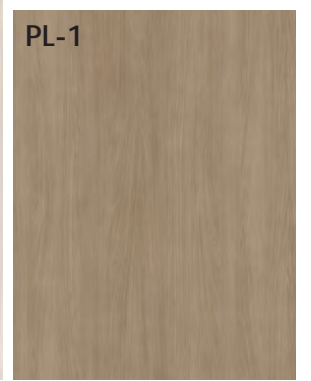
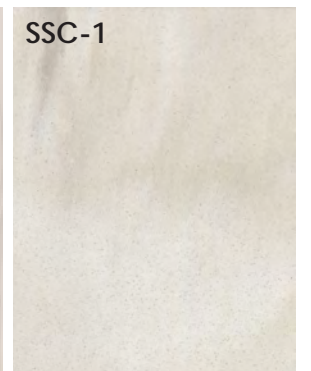
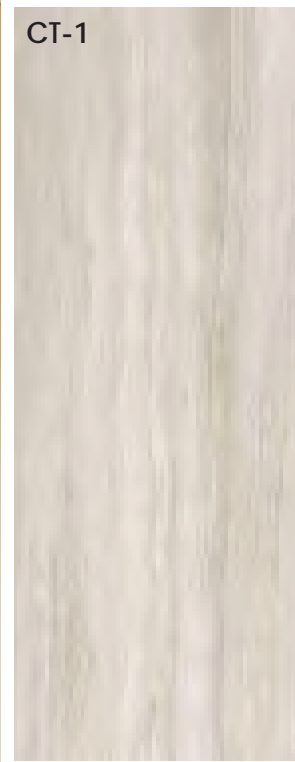
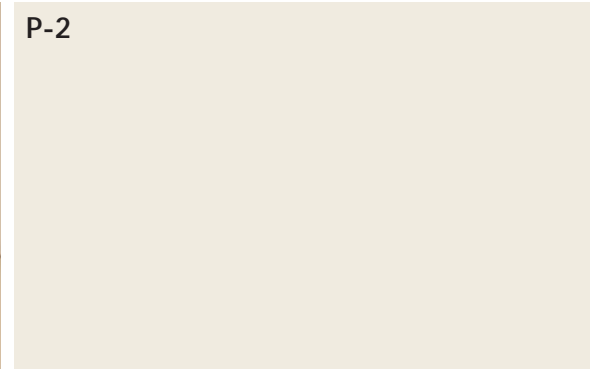
EXAM - BLUE SCHEME



EXAM - GREEN SCHEME



RESTROOMS



**STAFF REPORT TO THE BOARD OF DIRECTORS
OF THE UPPER SAN JUAN HEALTH SERVICE DISTRICT
d/b/a PAGOSA SPRINGS MEDICAL CENTER
APRIL 11, 2024**

FACT INFORMATION REGARDING THE MEDICAL WELLNESS BUILDING (“MWB”):

1. For 2024, the Board approved a grand total of \$4,689,513 for *all* 2024 capital projects funded from the following sources:
 - a. Grants: \$2,253,488
 - b. Donations: \$825,000
 - c. **“PSMC Funding”:** **\$1,611,025**

2. Included in the 2024 capital budget was a placeholder sum of \$1,650,000 for the renovation of the Medical Wellness Building (at the time the Board approved the 2024 budget, PSMC did not have a Guaranteed Maximum Price for the renovation of the Medical Wellness Building).

3. PSMC has received the Guaranteed Maximum Price (“GMP”) for the renovation and additional expenditures as well as staff’s proposed owner contingency for the MWB project as follows:
 - GMP for the renovation: \$1,831,945
 - Additional expenditures:
 - Parking lot replacement: \$350,000
 - Fiber to serve the MWB: \$25,000
 - Electrical (transformer, lines, panels): \$60,000
 - Furniture/patient tables: \$50,000
 - Owner contingency (if needed, for unknown issues that may arise): \$210,000

Total: \$2,526,945

4. The GMP for the renovation, the additional expenses and the proposed owner contingency exceed the \$1,650,000 amount planned in the capital budget by \$876,945. As a reminder, PSMC received substantial funding to be used for the MWB renovation including \$1,000,000 of grant funding from DOLA and \$488,045 (available to date) from donations made to PSMC’s Foundation.

RECOMMENDATION OF PSMC STAFF:

PSMC staff recommend to the Board the following actions:

- Approve the renovation Guaranteed Maximum Price, the additional expenditures and owner contingency set forth above; and
- PSMC expenditures in 2024 for projects will not exceed the **\$1,611,025 amount of “PSMC Funding”** originally approved by the Board. PSMC staff will meet the PSMC Funding budget through a combination of: (a) deferring other planned capital expenses to another year; (b) raising more capital funds from donations, and/or (c) raising more capital funds from grants; and
- Request the Foundation to provide to PSMC the \$488,045 it has available for the MWB project.

**UPPER SAN JUAN HEALTH SERVICE DISTRICT
D/B/A PAGOSA SPRINGS MEDICAL CENTER**

Formal Written Resolution 2024-05

April 11, 2024

WHEREAS the Board of Directors of Upper San Juan Health Service District d/b/a Pagosa Springs Medical Center (hereinafter “Board”) has received the attached report regarding PSMC’s capital budget, the Medical Wellness Building (“MWB”) estimated expenses and the recommendations of staff with respect to the same.

NOW, THEREFORE, THE BOARD HEREBY RESOLVES AS FOLLOWS:

- The Board approves the capital budget for the MWB renovation as follows:
 - GMP for the renovation (see attached): \$1,831,945
 - Additional expenditures:
 - Parking lot replacement: \$350,000
 - Fiber to serve the MWB: \$25,000
 - Electrical (transformer, lines): \$60,000
 - Furniture/patient tables: \$50,000
 - Owner contingency (if needed, for unknown issues that may arise): \$210,000
- Total: \$2,526,945
- The Board directs staff that PSMC will not exceed **\$1,611,025 from “PSMC Funding”** for capital expenditures in 2024 which means PSMC staff will adhere to this requirement through a combination of: (a) deferring other planned capital expenses to another year; (b) raising more capital funds from donations, and/or (c) raising more capital funds from grants.
 - The Board requests the PSMC Foundation to transfer to PSMC the \$488,045 it has available for the MWB project.

Kate Alfred, as Chair and authorized signor for the Board of Directors of PSMC



March 29, 2024

Pagosa Springs Medical Center
 Attn: Ann Bruzzese
 95 S Pagosa Boulevard
 Pagosa Springs, CO 81147

**Re: Pagosa Springs Medical Center – Medical Wellness Building
 GMP Estimate**

Dear Ann:

Below is our GMP Estimate of Phase 1 of the project to provide all necessary labor, material, and equipment to renovate the interior of the **Pagosa Springs Medical Center – Medical Wellness Building** work located at 95 S Pagosa Boulevard, Pagosa Springs, CO 81147.

1. GMP Estimate Construction Costs	\$	1,573,984
2. City, State or County Sales Tax		Exempt
3. Warranty Management	\$	1,832
4. Umbrella Liability Insurance	\$	16,304
5. Builder’s Risk Insurance	\$	1,374
6. Safety Consultant	\$	3,481
7. Design Fees	\$	127,128
8. Building Permit		By Owner
9. Hazardous Materials Testing, Abatement or Modification		By Owner
10. Construction Material Testing & Inspections		By Owner
11. Owner’s Construction Contingency		By Owner
12. Performance & Payment Bond	\$	15,388
13. Construction Contingency (2%)	\$	34,790
14. Subtotal	\$	1,774,281
15. Nunn’s Preconstruction Services Fee (0.25%)	\$	4,436
16. Nunn’s Construction Services Fee (3.00%)	\$	53,228
17. Total GMP Estimate	\$	1,831,945

ADDITIONAL EXPENSES PSMC

18. Parking lot (estimate for civil, remove existing, earthwork asphalt, curb)	\$350,000
19. Fiber from PSMC to MWB (estimate for fiber)	\$25,000
20. Electrical (transformer, lines, panel)	\$60,000
21. Furniture and patient tables	\$50,000

OWNER CONTINGENCY

22. PSMC Contingency (if needed for discovered problems that may arise)	\$210,000
23. TOTAL (GMP, additional expenses, contingency - lines 17-22)	\$2,526,945

Amount the TOTAL exceeds the 2024 capital budget of \$1,650,000 **\$876,945**