

**PACIFIC COMMUNITES HEALTH DISTRICT
SPECIAL WORK SESSION MEETING**

**Minutes of the Board of Directors
Monday, April 29, 2019**

PRESENT: Bonnie Saxton, Chairperson
Ralph Breitenstein, MD, Vice Chairperson
Kath Schonau, Secretary
Fred Postlewait, Director at Larger

ABSENT: David Long, MD, Treasurer

ALSO PRESENT:

Jim Shepherd, Legal Counsel
Kathryn Doksum, District Finance Manager
Jon Conner, Director of Plant Engineering
Ursula Marinelli, Director, Coast Foundation Corp.
Jason Brown, Neenan Construction
Andrew Croxton, Neenan Construction
Lisa Ely, Recorder

CALLED TO ORDER: Chairperson Bonnie Saxton called the special work session meeting of the Board of Directors to order at 4 p.m. in the hospital Education Conference Room.

ASSISTIVE HEARINGS DEVICES: Chairperson Bonnie Saxton noted that there were no public attendees.

CITIZEN COMMENTS: No members of the public were present.

AGENDA: No formal agenda was created as this special work session was dedicated to discussion for the roof replacement of the 1988 building.

Roof Replacement: Jason Brown presented a PowerPoint regarding information about the options for roof replacement for the 1988 building, which included:

- A color-coded map of those areas in need of repair and those not in need of repair.
- Photos were displayed of current areas in need of repair.
- Roof replacement costs: Replace roof deck in need of repair at \$742,717.00, and cost of those areas that are not necessarily in need of repair at this time, which would cost \$37,502.00.
- Impact of roof repair will cause a four-week schedule delay of the project. However, material has been ordered (from previous authorization of the Board meeting on April 15, 2019), with a tentative delivery date of May 14, 2019.

Discussion:

Regarding the roof's history, there was a problem found in 2003. According to a previous record there was a question about the decking not being the correct material (specified thickness) as promised by the contractor in 1988. In 2003 contractors indicated the decking material was failing but the membrane was fine. Decking areas in need of repair that were "pot holing" had to be attached to the roof with bolts.

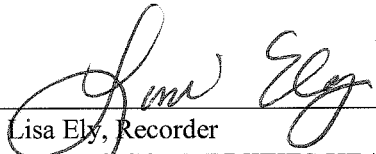
Other concerns:

- Floor vibrations on the second floor: When many of the internal walls have been removed, it will cause the floor to have a springiness effect. Engineers are looking at ways to eliminate the vibration. Bar joists are open and acceptable if a solution is needed. Test results should be available by next PCHD meeting.
Walls: Exterior joists and floor line may have rust. Some of it is minimal and some will require minor repairs, and some may involve complete replacement.
- An underground tank: There is a decommissioned tank nearby and contractors are checking with the DEQ to see if the tank can be filled with sand and abandoned or if it must be removed.
- Tunnels under existing hospital for utilities can sometimes be problematic.


The Board had a brief discussion about options for roof replacement and decided to proceed with replacement for the areas in need of repair (1988 installation) and to forgo the areas that were upgraded in 2003, as those areas still have a life expectancy.

Chairperson Bonnie Saxton proposed a motion to have the district replace the roofing in areas in need of repair for the cost of \$742,717. Ralph Breitenstein moved to accept the motion. Fred Postlewait seconded. Motion carried by unanimous voice vote.

ADJOURN: As there was no further business, Chairperson Bonnie Saxton declared the meeting adjourned at 4:35 p.m.



Lisa Ely, Recorder
PACIFIC COMMUNITIES HEALTH
DISTRICT



Kath Schonau
PACIFIC COMMUNITIES HEALTH
DISTRICT