



**SIERRA VISTA HOSPITAL
JPC & GOVERNING BOARD
SPECIAL MEETING**

**Elephant Butte Lake RV
Resort Center
3-14-24**

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High quality for every patient, every day.

Sierra Vista Hospital
Joint Powers Commission and Governing Board Special Meeting Agenda
March 14, 2024 @ 1:00am

Purpose: Special Joint Meeting

Location: Elephant Butte Lake RV Resort Event Center

Time: 1:00pm

- | | | | |
|----|-------------------------------|-------------------------------------|--------|
| 1. | Call to Order JPC | Jim Paxon, Chairperson | Action |
| 2. | Call to Order Governing Board | Bruce Swingle, Chairperson | Action |
| 3. | Pledge of Allegiance | Jim Paxon, Chairperson | |
| 4. | Roll Call | Jennifer Burns, Recording Secretary | |

ATTENDEES: JOINT POWERS COMMISSION

CITY OF ELEPHANT BUTTE

Phillip Mortensen, Mayor, **Vice Chair**
Kim Skinner, Member
Cathy Harmon, Member
Vacant City Manager, Ex-O

CITY OF TORO

Rolf Hechler, Member
Amanda Forister, Member
Ingo Hoepfner, Member
Angie Gonzales, City Manager, Ex

SIERRA COUNTY

Jim Paxon, **Chairperson**
Travis Day, Member
Hank Hopkins, Member
Amber Vaughn, County Manager, Ex-O

VILLAGE OF WILLIAMSBURG

Cathy Luenenborg, Member
Magorie Powey, Member
Deb Stubblefield, **Member**
Amanda Cardona, VCW, Ex-O

ATTENDEES: GOVERNING BOARD

COUNTY

Kathi Pape, **Vice Chair**
Serina Bartoo, Member
Shawnee R. Williams, Member

ELEPHANT BUTTE

Katharine Elverum, Member
Vacant, Member

CITY OF TORO

Bruce Swingle, **Chairperson**
Jesus Baray, Member
Greg D'Amour, Member

EX-OFFICIO

Frank Corcoran, CEO
Amanda Cardona, VCW
Vacant, EB Manager
Amber Vaughn, SC Manager
Angie Gonzales, TC Manager
Jim Paxon, JPC Chairperson

VILLAGE OF WILLIAMSBURG

Denise Addie, **Secretary**

Sierra Vista Hospital
Joint Powers Commission and Governing Board Special Meeting Agenda
March 14, 2024

SVH STAFF: Sheila Adams, CNO

<u>AGENDA ITEMS:</u>	<u>PRESENTER:</u>	<u>ACTION REQUIRED:</u>
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JPC & GOVERNING BOARD BUSINESS-

5. Approval of the Agenda	Jim Paxon, JPC Chairperson	Action
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“Are there any items on this agenda that could cause a potential conflict of interest by any JPC or Governing Board member?”

Motion to close:

6. Executive Session – In accordance with Open Meetings Act, **NMSA 1978, Chapter 10, Article 15, Section 10-15-1 (H) 9** the JPC and Governing Board will vote to close the meeting to discuss the following item:

10-15-1 (H) 9 Public Hospital Board Meetings – Strategic and long-range business plans		
A. Facility Planning -	Frank Corcoran, CEO	Discussion Only

Vote to close meeting:

7. Re-Open Meeting – As required by **Section 10-15-1 (J), NMSA 1978**, matters discussed in executive session were limited only to those specified in the motion to close the meeting.

10-15-1 (H) 9 Public Hospital Board Meetings – Strategic and long-range business plans		
A. Facility Planning -	Frank Corcoran, CEO	No Action Required

8. Adjournment

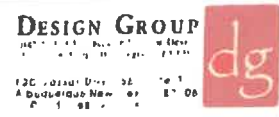
Sierra Vista Hospital Expansion Projects 2024

Option	Solution	Description	Area	Cost / Sq Ft	Cost	Total Cost	Notes
A	Demo	Abatement and Demolition Existing Hospital and Clinic Buildings	46,795 sq ft	\$20 / sq ft	\$934,000	\$934,000	Cost of Demolition is for all options, proposed by Design Group (see Sheet)
B	Temporary	2- Temporary Modular Buildings Temporary Modular Kitchen	3300 sq ft 3300 sq ft	\$10,000 / month lease each building \$33,000 / month	\$1.2 Million over 5 years, delivery and connection included \$1.98 Million over 5 years	\$3.18 Million over 5 years	Proposed by Design Group (see sheet)
C	Permanent	Steel Buildings EMS, Rehab, Storage	EMS - 9000 sq ft Rehab - 5400 sq ft Storage - 1000 sq ft	EMS - \$950,000 Rehab - \$625,000 Storage - \$200,000	\$1,775,000	\$ 1.75 Million	Capital Outlay Funds, Only relocates Rehab and EMS
D	10 year Lease	PreReal Lakeway Shopping Center - Build Out PreReal Lakeway Shopping Center - monthly lease	19,162 sq ft 19,162 sq ft	\$42.40 / sqft \$15.00 / sq ft	\$942,823 \$23,953 / month \$287,430 annual \$1.43 million over 5 years	\$2.38 Million - 5 years \$4.76 Million - 10 years	
E	Temporary	Modular Solutions Temporary Modular Building	Lease 7- (938 sq ft ea) Purchase 7- (938 sq ft ea)	\$1,500 / month ea x 7 \$60,000 each	\$630,000 over 5 years Connection and Delivery \$140,000 \$420,000 Connection and Delivery \$140,000	lease - \$ 770 K over 5 years Purchase - \$ 560, 000	Does not include a Kitchen , add the Kitchen cost to this option at \$1.98 million over 5 years)

JPC/GB 3

OPTION A & B

Sierra Vista Hospital- Existing Building Reuse Study
Option #3- Demo Existing, Construct New Building
Opinion of Probable Total Project Cost



IN- PROGRESS DRAFT

Current Issue:
August 2, 2022

Estimated Construction Costs *August 4, 2017*

Item	Area	Cost/S.F.	Cost
Abatement and Demolition- Existing Hospital and Clinic Buildings	46,735 gsf	\$20.00 \$/sf = \$	934,700
Estimated Construction Cost- New Building by Existing Hospital	21,953 gsf	\$600.00 \$/sf = \$	13,171,800
Estimated Sitework/ Parking Area Cost	40,000 gsf	\$10.00 \$/sf = \$	400,000
Facilities Management Renovation in Physical Plant Building	1,761 gsf	\$300.00 \$/sf = \$	528,300
Design/ Construction Scope Contingency (10% of above costs)			\$ 1,503,480
NMGRT @ 8.375%			\$ 1,307,336
Total Estimated Construction Costs			\$ 17,845,616

Estimated Other Owner Costs

Temporary 3,300 sf Modular Building Allowance (16 months @ \$10,000/month)		\$	160,000
Temporary 3,300 sf Modular Building Allowance (16 months @ \$10,000/month)		\$	160,000
Temporary 3,300 sf Kitchen Allowance (16 months @ \$33,000/month)		\$	528,000
Furniture Allowance		\$	400,000
Medical Equipment Allowance (Physical Therapy)		\$	500,000
Kitchen Equipment Allowance		\$	750,000
Computer/Telephone/Television Equipment & Wiring Allowance		\$	800,000
Signage Allowance		\$	75,000
Security Allowance		\$	50,000
Architect/Engineer Fees (8% of Total Estimated Construction Cost)		\$	1,427,649
Site Survey		\$	30,000
Geotechnical Investigation		\$	15,000
Owner's Contingency (10% of Total Estimated Construction Cost)		\$	1,784,562
NMGRT on Owner Costs @ 8.375%		\$	338,991
Total Estimated Other Owner Costs		\$	7,019,201

Subtotal Estimated Construction and Owner Project Costs	\$	24,864,817
Inflation Escalation Dec. 2021 to December 2024 @ 9% (total)	\$	2,237,834
Total Probable Project Costs	\$	27,102,651

OPTION C

Proposed SVH EMS Building Layout – South to North View



VIEW IN YOUR SPACE SHARE

Sierra Vista Hospital & Clinics
 Truth or Consequences, NM
 Frank Corcoran, CEO
 (575) 743-1201 office
 (321) 288-1291 cell
 Email: frank.corcoran@svhnm.org

- ### Employee Entrance
- Center Entry
 - Inside Stairs – Access to Upstairs
 - Right of Entrance
 - Dayroom/Crew Lounge Area
 - Left of Entrance
 - Kitchen
 - Crew Dining Area



Gable
 60' W x 150' L x 20' H



Lawrence "LJ" Baker Jr - SVH Director of HR and External Relations -
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 Email: lawrence.baker@svhnm.org

3/4/2024

Proposed SVH EMS Building Layout –View East to West



VIEW YOUR SPACE | SHARE

- Office & Conference - Classroom Emergency Exits**
- Far Left Door
 - Fire – Emergency Exit
 - 2nd Door from Left
 - Fire – Emergency Office Exit
 - Right Door
 - Fire – Emergency Exit
 - Break Exit for Conferences and Classes

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Gable
 60' W x 150' L x 20' H

North - South



3/4/2024

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Proposed SVH EMS Layout –North to South View

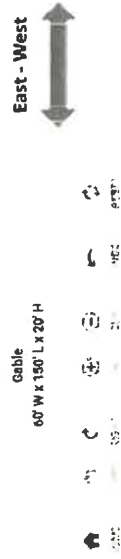


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Storage & Emergency Exits

- Far Left Rollup Door
 - Access to Storage Area
- 2nd from Left Door
 - Fire – Emergency Exit
- Middle Door
 - Access to Rear Crew Area
 - Fire – Emergency Exit
- 2nd from Right Door
 - Fire – Emergency Exit
- Far Right Door
 - Kitchen Fire – Emergency Exit

**** Plans include outside door and stairs from 2nd floor sleep area to back of the building for emergency egress****



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3/4/2024

Proposed Outside Storage Layout – South Facing View



West - East

Cable
20' W x 50' L x 12' H

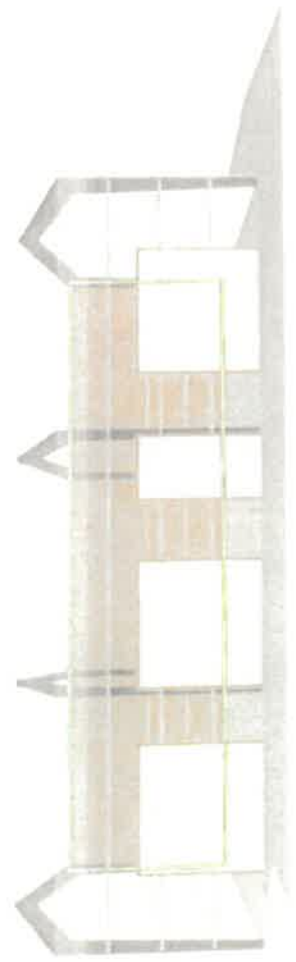


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3/4/2024

1

Proposed Outside Storage Building – Transparent Layout



Cable
20' W x 50' L x 12' H



3/4/2024

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Proposed Outside Storage Building Layout – West to East View



HOW IN YOUR SPACE DRAFT



Gable
20' W x 50' L x 12' H



North - South

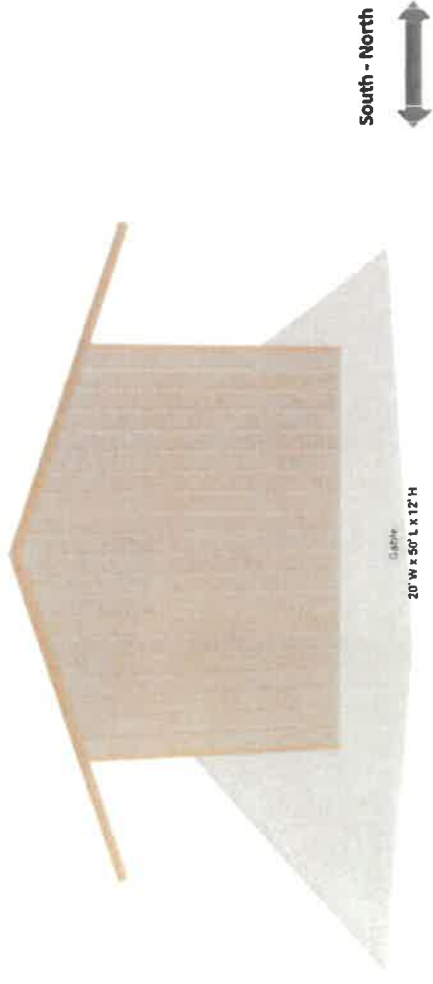
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Proposed Outside Storage Building Layout –View East to West



VIEW IN YOUR SPACE < SHARE



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3/4/2024

Proposed SVH REHAB Layout – North to South View



East - West

Cable
20' W x 90' L x 12' H



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3/4/2024

Proposed SVH Emergency Medical Services EMS Bldg. -- South Facing View



VIEW IN 3D SPACE



3/4/2024

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60'w x150'l x 20'h Steel Building w/ Stucco Finish
 (Initial Estimates -- subject to change)

- Frame/plans/finish -- Construction = \$300k
- Foundation/Paving/Access = \$75k
- Life-Safety Requirements = \$15k
- Insulation = \$25
- Electrical = \$100k (+ Ambulance Charging Points)
- Plumbing = \$100k
- HVAC = \$60k
- Communications/wiring/internet = \$5k
- Covered Employee Parking = \$50k

Internal Construction = \$50k

- Crew Sleep Rooms x 10 (Upstairs)
- 2 x Multi-unit Shower/Restrooms (Upstairs)
- Dayroom (On-duty Lounge Area)
- Kitchen
- Conference/Classroom
- 3 x Employee Restrooms (Bottom floor)
- Storage Area

- Exterior Finishing/Landscaping = \$50k
- Contingency & Overruns = \$120k

Total Proposed Estimate = \$950k

****Plan to incorporate solar into the project****

Proposed SVH EMS Building – Transparent Layout



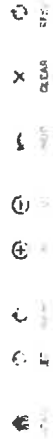
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- South View – Ambulance and Office Entry
 Front Ambulance Bays
- 1 – 6 (Left to Right)
 - Center Personnel Door
 - Far Right
 - Dispatch/Operations Room
 - Waiting Area
 - 3 x Offices
 - Restroom



Gable
 60' W x 150' L x 20' H



West - East

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3/4/2024

2

Proposed SVH REHAB Services Layout – East View – Front Patient Entrance



VIEW YOUR SPACE < 31 MAY

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60'w x 90'l x 18'h Steel Building w/ Stucco Finish
 (Initial Estimates – subject to change)

- Frame/plans/finish – Construction = \$200k
- Foundation/Paving = \$40k
- Life-Safety Requirements = \$20k
- Insulation = \$20
- Electrical = \$40k
- Plumbing = \$50k
- HVAC = \$60k
- Communications/wiring/internet = \$5k
- Employee Parking = \$25k

Internal Construction = \$50k

- OT-Mock Training Areas
- Private PT Exam Rooms (2)
- Offices (4 total) – PT/OT/ST
- Small Conference/Classroom
- 4 Public/2 Employee Restrooms
- Storage Area
- Employee Break Area

- Exterior Finishing/Landscaping = \$35k
- Contingency & Overruns = \$80k

Total Proposed Estimate = \$625k
****Plan to incorporate solar into the project****



Gable
 60' W x 90' L x 18' H

South - North

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3/4/2024

Proposed SVH REHAB Building – Transparent Layout



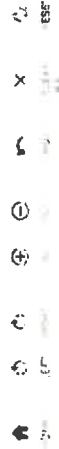
VIEW IN YOUR SPACE



SHARE



Gable
60' W x 30' L x 18' H



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East View – Patient Entry (Interior Rooms)

- Left Doorway (Main) Entrance
- Reception and Waiting Area
- Left of Main Entry
 - 2 x Private PT Treatment Rooms
 - 1 x Larger OT Office - Treatment Room w/ Mock Kitchen & Bath
- Right of Main Entry
 - REHAB Training Area
 - Indoor Walking Area
 - Weight Training
- Far Right Door Entry
 - Indoor REHAB Pool
 - Locker Rooms/Restrooms x 2 (located for dual-sided entry from Training area or pool)
 - Sitting/Waiting Area

3/4/2024

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Proposed SVH REHAB Building Layout – South to North View



VIEW IN YOUR SPACE SHADE

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- Employee Entrance**
 (Interior Rooms)
- Right of Entrance
 - 2 x Restrooms
 - Left of Entrance
 - Office x 2 Physical Therapists

Gable
 60' W x 90' L x 10' H



West - East

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3/4/2024

Proposed SVH REHAB Building Layout –View North to South



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Storage & Emergency Exits
 (Interior Rooms)

- Center Overhead Door
- Supplies - Maintenance
- Right Door
- Fire Emergency Exit



Gable
 60' W x 90' L x 18' H



3/4/2024

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Proposed SVH REHAB Layout – West to East View



VIEW IN YOUR SPACE < SHARE

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- ### Storage & Emergency Exits (Interior Rooms)
- Left Door
 - Fire – Emergency Exit
 - Middle Overhead Door
 - Supplies - Maintenance
 - Right Door
 - Fire Emergency Exit



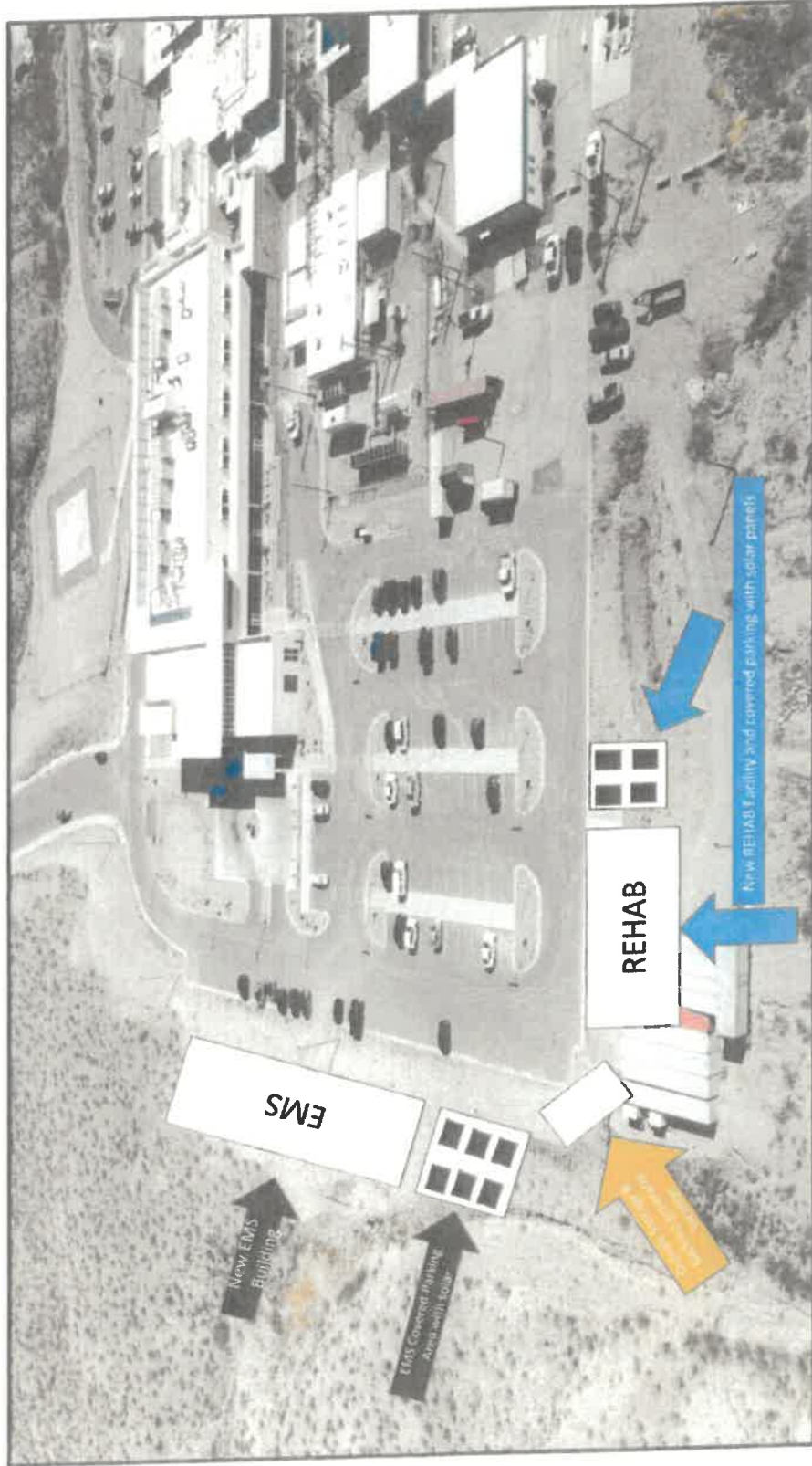
Gable
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3/4/2024

Proposed Locations for SVH EMS, REHAB, and Storage Bldgs. – Overhead View



OPTION D

Sierra Vista Hospital & Clinics at Lakeway Shopping Center

Hospital Visibility



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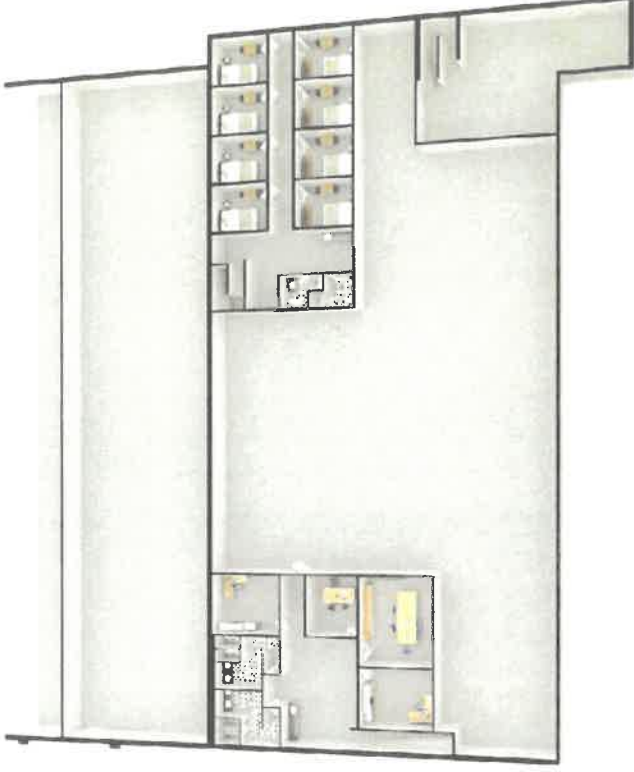
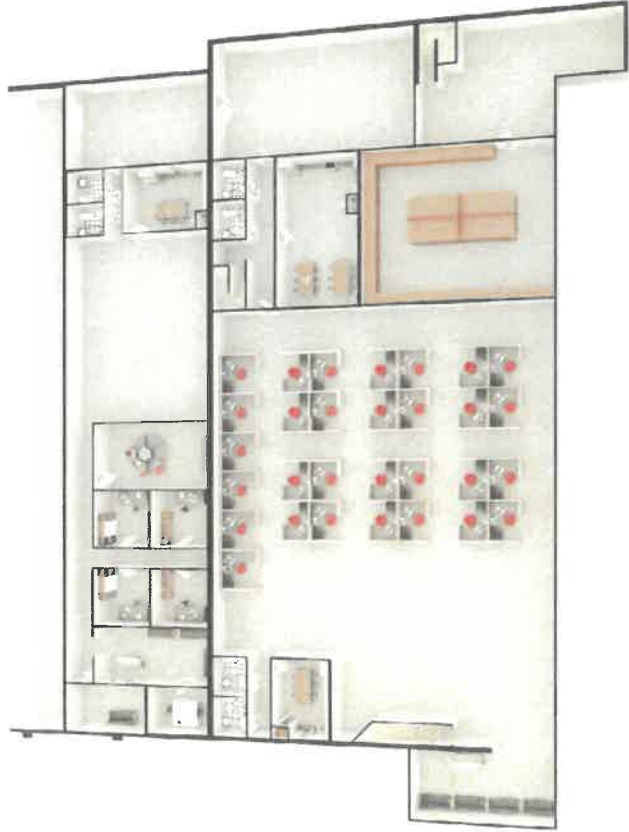
PROPERTY CONTACT

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Sierra Vista Hospital & Clinics at Lakeway Shopping Center

New Facility Floor Plans



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PROPERTY CONTACT

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Sierra Vista Hospital & Clinics at Lakeway Shopping Center

Value Proposition

Previous Spend: \$32,000,000 on 46,000 SF = \$695.65 PSF



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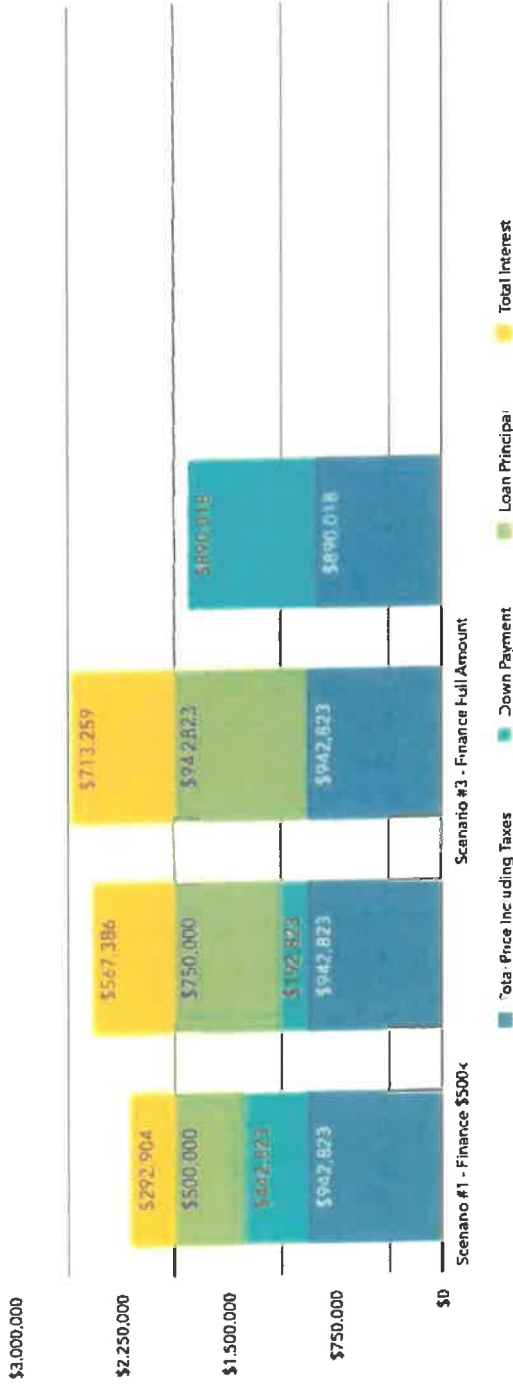
PROPERTY CONTACT

James Prendamano
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INVESTMENTS™

Sierra Vista Hospital & Clinics at Lakeway Shopping Center

Loan Summary



Total Build Out Cost Hospital is Responsible For: \$865,964 Current Market Buildout \$150 PSF @19,162 SQFT = \$2,874,300

Taxes: \$75,859

Total: \$942,823

Build To Suit For 19,162 SQFT: \$49.20 PSF Hospital Paid \$32m for 46k SQFT: \$695.65 PSF

	Total Price Including Taxes	Down Payment	Loan Principal	Annual Percentage Rate	Length in Months	Monthly Payment	Total Interest	Total Paid
Scenario #1 - Finance \$500k	\$942,823	\$442,823	\$500,000	10.00%	120	\$6,608	\$292,904	\$792,904
Scenario #2 - Finance \$750k	\$942,823	\$192,823	\$750,000	12.50%	120	\$10,978	\$567,386	\$1,317,386
Scenario #3 - Finance Full Amount	\$942,823	\$0	\$942,823	12.50%	120	\$13,801	\$713,259	\$1,656,082
Scenario #4 - Zero Financing (5% Discount)	\$890,018	\$0	\$890,018	0.00%	0	\$0	\$0	\$0
Base Lease On 19,162 SQFT @ \$15 PSF NNN	\$287,430 per year or \$23,952.50 per month							

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PROPERTY CONTACT

James Prendamano
james@prereal.com



OPTION E

MS409

14 x 67

Wood Siding

(2) doors

(2) ADA restrooms

Carpet Tiles throughout/LVP in RR

(2) Exterior Steel Doors

VCG & Paneling wall covering

(8) windows

Cash Sale Price \$60,000.00

Lease Price 24 Months \$1,500.00 Per month

