

# Memo

**To:** Board Members  
**From:** Christian Wallis  
**Date:** February 7, 2025  
**Subject:** Facilities Committee Minutes – **January 10, 2025**

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The Committee met on Friday, January 10, 2025, at 12:30 p.m. Members of the public were able to participate by telephone, Zoom, or in-person at the Grossmont Healthcare District Conference Center, located at 9001 Wakarusa Street, La Mesa, California.

**Attendees:** Director Virginia Hall, Chair  
Director Gloria Chadwick, Member  
Christian Wallis, Chief Executive Officer  
Tom Scaglione, Chief Administrative Officer  
Harman Sarky, Compliance Coordinator  
Kaelyn St. Tomas, Barrie + Co. (via Zoom)

- A. Call to Order:** Director Hall called the meeting to order at 12:32 p.m.
- B. Approval of Agenda:** The agenda was approved as posted.
- C. Public Comment:** There was no public comment.
- D. Reports/Discussion/Possible Action Items**

- 1. GHD Renovation – Architect RFP Update and Recommendation

CEO Wallis reviewed the timeline of hiring Barrie + Company as project manager in October/November 2024. Barrie + Company put together an RFP to find an architect and it was sent to three architectural firms. Two proposals were received and both companies, SGPA and HGW, were interviewed. Barrie + Company made a recommendation to hire Hannah Gabriel Wells Architecture (HGW) citing their lower costs and more transparent approach to ADA requirements. A discussion ensued regarding the process of conducting an ADA inspection. Ms. St. Tomas clarified that the inspection would be conducted by a Certified Access Specialist (CASp) and would regarding the path of travel from the street to the building. She also explained that a full CASp study could be beneficial to identify potential barriers and potentially mitigate future budget risks.

CEO Wallis will work with Counsel Scott to ensure the contract with HGW is state-compliant before moving forward. The plan is to move forward with the project after resolving the contract issue, with the aim of completing it before their next facilities meeting in February. If the contract is state-compliant, CEO Wallis will prepare the HGW recommendation for the next board meeting in February. If Counsel Scott should find the contract in question, Ms. St. Tomas discussed the possibility of using a progressive design build versus a construction manager at risk approach for the project. She will send CEO Wallis a visual comparison of progressive design build versus construction manager at risk methods.

Ms. St. Tomas gave a breakdown of the project budget. The total budget is estimated at \$3.2 million, with construction costs at \$2.2 million. The architectural fee is estimated to be between \$265,000 to \$277,000.

The committee inquired about the construction's impact on the auditorium. Ms. St. Tomas will coordinate the schedules of the contractors to minimize disruptions.

## 2. Roof Repair Project Update

The committee discussed the potential of combining the roof replacement project with the expansion of the conference room. Ms. St. Tomas stated issues could arise during construction which might affect the roof so the roof will need to be replaced after construction. The budget for the roof replacement is around \$200,000 to \$220,000.

## 3. Courtyard Handrails Follow Up

The committee agreed to use a fencing company to install handrails at the courtyard. District staff will send out a request for a quote to find a contractor.

CEO Wallis will coordinate with Ms. Abrams on the scheduling and potentially alternating the order of the Facilities and PRO meetings.

CEO Wallis has found a photographer, C.C. Canton, who can match the background of the current hospital leadership photos. This information will be sent to Director Farjood for scheduling.

**E. Next Scheduled Meeting:** The next regularly scheduled meeting is on calendar for Wednesday, February 12, 2025, at 1:00 p.m. (Hospital Inspection).

**F. Adjournment:** There being no further business, the meeting adjourned at 1:00 p.m.