

Memo

To: Board Members
From: Tom Scaglione
Date: June 18, 2025
Subject: Facilities Committee Minutes – **Wednesday, June 11, 2025**

The Committee met on Wednesday, June 11, 2025. Members of the public were able to participate by telephone, Zoom, or in-person at the Grossmont Healthcare District Conference Center, starting at 11:00 a.m., located at 9001 Wakarusa Street, La Mesa, California, and starting at 12:00 p.m., at Sharp Grossmont Hospital (Experience Center), located at 5555 Grossmont Center Drive, La Mesa, California, in-person only.

Attendees:

Inspection Party:

Director Virginia Hall, Chair

Director Gloria Chadwick, Member

Aaron Byzak, Interim Chief Executive Officer

Tom Scaglione, Chief Administrative Officer
(via Zoom only – did not attend inspection)

Harman Sarky, Compliance Coordinator

Jeff Scott, General Counsel
(via Zoom only – did not attend inspection)

Hospital Representatives:

Greg Blank, COO

Ryan Ordinario

Eddie Brathwaite

Trini Perez-Ojeda

Versin Marzeena

Dee Ammon

Pamela Ison

- A. Call to Order:** Director Hall called the meeting to order at 11:03 a.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 Facility Update (at Grossmont Healthcare District or via Zoom)

Counsel Scott gave a detailed explanation of ongoing discussions and concerns about contract terms and documentation regarding the facilities renovation. He shared insights from a previous legal dispute to emphasize the importance of clear, binding contracts, while also discussing the need to address various contract provisions, including audit requirements, prevailing wages, and dispute resolution processes.

After legal review and approval, CAO Scaglione emphasized the goal is to have everything finalized for the July Board meeting, with a recommendation from the Facilities Committee, pending review by the Finance Committee.

a) Consideration of District Renovation Costs

- i. Design and Construction Management Services Contract (Barrie + Co. for \$293,958)

Counsel Scott expressed concern about the current contract, which lacks proper documentation and appears to be more of an invoice than a formal contract. A meeting is scheduled for this afternoon with Elizabeth Barrie and Mr. Lee, who is Barrie's attorney, to finalize the architectural contract, which has been under negotiation for some time.

- ii. Architectural Design Services Contract (HCW for \$216,576)

Counsel Scott stated there are some tweaks needed in the architectural contract. Since there has been no feedback from Architectural Design Services, he will ask Barrie + Co. for their help.

- iii. Geotechnical Investigation Services Contract (American Geotechnical Inc. for \$10,000 - \$12,000)

Counsel Scott mentions this contract is straightforward and is ready to proceed alongside the architectural agreement.

Counsel Scott mentioned a past issue regarding the hospital parking structure, where the partners' logos were supposed to be equal in size, but Sharp's sign ended up being much larger. Director Chadwick acknowledged the matter was not challenged sufficiently and Sharp was able to keep the signage as presented.

2. Sharp Grossmont Hospital Update/Inspection (at Sharp Grossmont Hospital)

a) Block 2

i. Parking Structure 1 (Parking Structure by GMP, adjacent to West Tower - Parking, Security)

- The large Sharp sign on the south side of the West Tower, facing Trader Joe's, is deteriorating.
- The stairs between levels of the parking structure are heavily rusted (images 4576-4579).
- The steps also have anti-slip tape that is peeling off, creating a tripping hazard (images 4580 and 4582).
- On the top level of the parking structure, the fire extinguisher box is rusted and may be difficult to open due to the extent of corrosion.
- There are numerous cobwebs on the ceilings between the parking structure levels (image 4585).

Security Room: (images 4571-4575)

- Walls, baseboards, and floors need a good deep cleaning and fresh paint.
- Sprinkler pipes need cleaning as well due to the amount of dust on them.
- Working desks need repair.

ii. Main Hospital Level 2 (Main Hospital Level 1, Pre-op, PACU, Surgery, Endoscopy, Pediatrics)

Pediatrics:

- Ceiling tiles are torn in room 1025, and the wood flooring tiles are buckling and uneven. Waxing and sealing them and other areas are best practices on a regular basis (images 4548 and 4549)

- At the front desk registration area, the fire door is designed to swing shut when the alarms go off. This presents a potential hazard to anyone standing in front of the desk during an alarm. If recommended by the fire marshal, installing a fire-rated rolling door would be a safer best practice.
- The corners of some baseboards are broken or cracked near room 6 (images 4551-4552).

Hospital Level 1:

- The baseboard is loose near the all-gender restroom (image 4553).
- The baseboard corner is cracked near room A13.

PACU-B:

- There is dust on the edge by the whiteboard.
- Some signs are taped to the walls using scotch tape. It is recommended to use painter's tape (blue tape) instead.

iii. H&V Level 1 (Ors, Cath Labs)

RD Waiting area:

- Several ceiling tiles are in poor condition in the hallway (images 4568-4569).
- The access panel in the hallway is dirty and has visible handprints (image 4570).

iv. H&V Level A (Lab, Pharmacy)

EDP:

- Baseboard corner covers need maintenance. Behind the handrails/wall protection boards, debris has accumulated between the boards and the wall (images 4557-4560).

Pharmacy:

- The interior side of the door leading into the pharmacy needs a paint touch-up (image 4561).
- There are exposed holes in the wall above the freezer (image 4562).
- There is a post taped to the walls using scotch tape. It is recommended to use painter's tape (blue tape) instead (image 4563).

Lab:

- A decommissioned air compressor pipe may be removed to meet compliance, as it could be collecting unnecessary debris. Wall and ceiling tiles in that area may need repair, patching, and repainting afterward (image 4565).
- A few ceiling tiles need cleaning (image 4567).

Other:

- While working towards the hospital's main entrance, there was an unfinished drainage area that could potentially be contributing to mold growth (image 4587).
- Near the main entrance, the canopy and supporting beams need a deep cleaning. The beams also require paint touch-up (images 4588-4589).
- Near the Women and Newborn area, there was a broken exterior corner of the wall (image 4590).

E. Next Scheduled Meeting: The next regularly scheduled meeting is on calendar for Wednesday, July 9, 2025, at 12:00 p.m.

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