



CAMBRIA COMMUNITY HEALTHCARE DISTRICT

JANUARY 25, 2022

BOARD MEETING ANNOUNCEMENT

The regular meeting of the Cambria Community Healthcare District will be held on Tuesday, January 25th, 2022 at 9:00 a.m. at The Old Grammar School - CUSD Board Room, 1350 Main Street in Cambria.

COVID-19 health practices will be followed including adherence to the September 1, 2021 County Public Health Officer's mandate (Order No. 6 signed August 31, 2021) requiring all public indoor activities requiring wearing of masks covering the nose and mouth with certain exceptions, none of which apply to this meeting.

Public comment is invited on any item.

The Cambria Community Healthcare District monthly agenda, packets and minutes are available at the following website: www.cambria-healthcare.org. Any changes or additions to the agenda will be posted at the District Office and on the District website.

Note that while board members will not engage in dialog with the public during the board meeting, individual members may choose to incorporate an answer to a question posed by the public during their discussion of an agenda item.

AGENDA

A) OPENING

- 1) Call to order.
- 2) Pledge of Allegiance.
- 3) Establishment of a quorum.

B) PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

- 1) Members of the public wishing to address the Board on matters other than scheduled items may do so when recognized by the President. Comments are limited to a maximum of three minutes per person, per topic. During the course of the meeting, members of the public may also request to speak about any specific agenda item. Presentations are limited to a maximum of three minutes per person.

C) CONSENT AGENDA

- 1) Approve Minutes from the December 21, 2021 Regular Board Meeting.

D) REPORTS

- 1) Operations Report: Tim Benes
- 2) Administrator's Report and Financial Review: Mike McDonough
- 3) Committee Reports
 - a) President's Report: Cecilia Montalvo
 - b) Property & Facilities / Facility Project Ad-hoc: Laurie Mileur
 - c) Healthcare Advocacy & Outreach: Diane Kubat
 - d) Finance: Bill Rice
 - e) Grants: Laurie Mileur
 - f) Strategic Planning: TBD
 - g) Staffing Ad-hoc: Laurie Mileur
 - h) Trust Fund Marketing Ad-Hoc: Iggy Fedoroff

E) REGULAR BUSINESS

- 1) Presentation by Vanir Construction: Pre-Design Services Report – Rob Nash
- 2) Presentation by Isom Advisors – Jon Isom
- 3) Mid-Year Budget Review – Mike McDonough
- 4) 5 Year Capital Plan – Mike McDonough
- 5) 2022 Committee Assignments – Cecilia Montalvo
- 6) PERS Expense Explanation – Mike McDonough
- 7) KPI Second Quarter Report – Mike McDonough
- 8) Accounts Receivable Scorecard Update - Mike McDonough

F) DECLARATION OF FUTURE AGENDA ITEMS

G) ADJOURNMENT

There will be a special Board meeting on February 15th at 9:00 a.m. at the Old Grammar School – Classroom 12, 1350 Main Street in Cambria. The agenda item will be closed session for the public employee performance evaluation:

Administrator. Government Code Section 54957.

The next regular meeting of the Board of Directors of the Cambria Community Healthcare District will be held on Tuesday, February 22nd at 9:00 a.m. at The Old Grammar School - CUSD Board Room, 1350 Main Street in Cambria.



CAMBRIA COMMUNITY HEALTHCARE DISTRICT DECEMBER 21, 2021 REGULAR BOARD MEETING MINUTES

A) OPENING

- 1) The meeting was called to order at 9:09 AM.
- 2) The Pledge of Allegiance was led by Director Kubat,
- 3) Board President Iggy Fedoroff was present as well as Directors Bill Rice, Laurie Mileur, and Diane Kubat. Director Cecilia Montalvo was present via phone. Also present were Administrator Mike McDonough, Operations Manager Tim Benes and Administrative Assistant Simone Rathbun, as well as legal counsel Jeff Minnery and Dr. Daniel Phillips from NDC Research, via phone.

B) PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

- 1) There were no members of the public present at this meeting.
- 2) Public Hearing on Redistricting – Dr. Daniel Phillips, NDC Research –
Dr. Phillips states that this presentation is identical to the presentation from his last meeting, which is deliberate so that anyone who did not attend the first meeting gets the same information. The audiovisual equipment was not working. However, the PowerPoint was included in the Board packet. Dr. Phillips went over the slides again, requirements for division-based election zones.
President Fedoroff had questions about the numbers. It appeared that the total number of registered voters was higher than the total population. Dr. Phillips stated that these are collected from different data sources that have slightly different geographies. Some data is collected at the block level, and other data collected at the precinct level, which do not align perfectly with the boundaries of the district. He stated that the numbers are best used as a reference for voter breakdown. He added that although it's not perfect, this is the best data available.
Director Montalvo asked the other Directors what guidance they are specifically being asked to give. President Fedoroff stated that the North County Advisory Council site is a good place for guidance, at NCACSLO.org.

Director Rice inquired as to what top three different principles others used to draw the maps. Dr. Phillips stated that cities have much more strict requirements, but special districts have more flexibility. The Board members agreed to give priority to principles related to continuity, respect of voter choices, and communities of interest. Dr. Phillips asked how many maps the

Board needs him to come up with. They agreed three maps would be good. These maps will be posted seven days in advance of the next meeting to review.

C) CONSENT AGENDA

The Minutes from the November 23, 2021 Regular Board Meeting were presented and reviewed. Director Rice motioned to approve, Director Mileur seconded, Board approved 5/0.

D) REPORTS

- 1) The Operations Report was presented by Tim Benes. Mr. Benes wanted to clarify an item reported at the last meeting regarding the cost of fuel. The savings seem to be over-stated. He is currently working on this. Crews will be reminded to fill up at Mobil in Morro Bay, where fuel is less expensive. Has not heard back from Chief Hollingsworth on living quarters yet.
- 2) The Administrator's Report and Financial Review was presented by Mike McDonough, who gave a current Covid update. The Trust has received some donations, and some money from the Trust was transferred to the operating account for computer tablets. President Fedoroff added that Trust balance is currently less than \$2k due to this and other uses of the donated funds. Mike then went over the November financials, stating there is a better cash flow in December which will be covered next month. The variance in the financial reports was noted and addressed. The goal is to switch all financial reports to an accrual basis by July 2022. President Fedoroff added that all of the grant work is finally bearing fruit as well.
- 3) COMMITTEE REPORTS
 - A) President's Report – President Fedoroff reminded everyone that solicitation for donations recently went out. The Trustee will need to be transferred to the new board president. This past calendar year has seen a lot of progress in terms of getting equipment, donations, and grants improved and he is pleased to have been involved.
 - B) Property & Facilities/Property Facility Ad-Hoc – Director Mileur stated the Ad-Hoc Committee has met twice and things are moving along nicely. Facility assessment is complete. Renovation would cost an estimated \$1.7 million, not including parking or a garage. Predesign has been completed and will be presented at the January Board meeting.
 - C) Healthcare Advocacy & Outreach –Director Kubat stated the Committee met last week, and discussed the growing needs in the community, such as mental health. It was decided that the Committee would focus on a few select things rather than too many things. Being present at Farmers Market was discussed, as well as having a Health Fair, etc. President Fedoroff suggested that Director Kubat get in touch with Dr. Dave Griffith and help him understand that we are here to help get the word out to the community as part of our outreach. Director Montalvo inquired as to whether or not it would be appropriate for the district to post his Coastal Pines Medical Group flyer on our website, and President Fedoroff suggested that we should also post one about CHC moving.
 - D) Finance – Director Rice stated that the Committee did meet. The five-year Capital budget was reviewed, and appeared too aggressive in terms of timing; currently having ambulance purchase in each year for the next four years. The concern was that at some point the annual debt would be unmanageable in the operating budget. Current financing rates for both new and remount ambulances were requested. Another committee meeting will be scheduled, at which time they will figure out what is reasonable. Instruction given to staff to update the budget, and the mid-year review will be on the January finance committee meeting agenda.

The PERS pension expense was reviewed. This expense has been fluctuating beginning in April of 2020. Another comparison presented- an analysis of PERS wages and expenses,

comparing CCHD with the CCSD Fire Dept. Again, the numbers were similar until 2020. Now, in 2022 we are at 38.35%, and Fire Dept. is at 30.85%. We need to know why there is such divergence over the last 7 or 8 months. It was recommended to staff that they contact CCSD, talk to their finance crew and get better understanding about how they handle their PERS expense. Mike added he has contacted CCSD, and also has a PERS expert from CSDA who is going to get back to him.

Director Montalvo asked if we are required to stay in PERS, to which Mike added that only per our contractual obligation to the employees, but otherwise no.

- E) Grants – Director Mileur stated two applications have been submitted to AFG. We were informed that we could not request AEDs for public access, only for station use. Mike submitted a grant for pandemic relief through the California State Dept. of Finance and our share will be \$163,500 due to us by 1/15/22. The other grant was a targeted CARES grant (federal) for an unknown amount, but we will be getting something from that one too.
- F) Strategic Planning – Director Montalvo states the Committee did not meet and there is nothing to report
- G) Staffing Ad-Hoc – Director Rice stated the Committee did meet and any further decisions related to change in staffing or converting the 12-hour car to a 24-hour car will be dependent on housing for the staff. Tim is working on getting approval to use the vacant CHC living space.
- H) Trust Fund Marketing Ad-Hoc – Director Rice stated that since the last meeting a solicitation letter has been constructed and sent out, and is about to be delivered to homes in Cambria.

E) REGULAR BUSINESS

- 1) KPI Quarterly Report Update – Mike McDonough gave an update, discussing Attachment A. He stated that the County is working on their data collection system and once this is complete, we will have more accurate numbers. Director Mileur asked that the total number of EKGs have the percentage taken off. Mike added that they should have better numbers at the January meeting. Director Mileur inquired about failed intubation. Tim stated that each paramedic is required to do two intubations per year and this particular patient was difficult and even the hospital had difficulty, ending up having to surgically intubate the patient. Director Montalvo asked when there will be annual numbers, Mike stated in the July board packet.
- 2) Annual Election of Board Officers – President Fedoroff read the recommendation. He then motioned that Director Montalvo be Board President, that he become Vice President, and Director Kubat Secretary. Director Rice seconded. Board approved 5/0. President Montalvo then thanked Director Fedoroff for his dedicated service to the Board and to the Healthcare District. Mike to notify the media, the State, and update the website.
- 3) Accounts Receivable Scorecard – Administrator McDonough discussed the inaccuracies on this report. MP Technologies is in the process of rebuilding/fixing all the items on this report, not just the claim rejection rate. For example, the daily scorecard says it takes an average of 73 days for Medicare claims to be paid, which is not correct. There is nothing due from Medicare over 30 days on the billing aging report. Director Fedoroff asks Administrative Assistant Simone Rathbun to make a list of how many days it takes for an insurance to pay during the month of December.

F) DECLARATION OF FUTURE AGENDA ITEMS

- 1) Vanir presentation for predesign work
- 2) Mid-year budget update
- 3) Capital budget

4) Closed session for MM review

G) ADJOURNMENT

The meeting was adjourned at 10:57 AM.

Operations Report for the Month of December 2021

Units

- Unit 16 (back up #1)
 - Starting Miles = 224542
 - Ending Miles = 224542
 - Total of 0.0 miles on the unit and 0 gallons of fuel used.
 - Service/repairs
 - This unit is in service as a backup unit and has no issues at this time.
- Unit 18 (Medic 11 24-hour car)
 - Starting miles = 152476
 - Ending miles = 155937
 - Total of 3461.0 miles and 303.6 gallons of fuel used.
 - Service/ repairs
 - This unit was removed from service several times over a two-week period because of bad valve stems. Zero cost of repairs.
- Unit 20 (Medic 12 12-hour car)
 - Starting miles = 48604
 - Ending miles = 50027
 - Total 1419.0 miles and 125.5 gallons of fuel used.
 - Service/ repairs
 - Headlights were replaced.
 - \$76.05 total
- Unit 21 (Back up unit #2 4X4)
 - Starting miles = 28695
 - Ending miles = 29623
 - Total 928.0 miles and 17.9 gallons of fuel used.
 - Service/ repairs
 - No repairs.
- Fuel Cards
 - I have researched getting a 3rd WEX card. An application was sent in and a letter of denial was returned. The bank requested a secure account be set up because the CCHD currently has 2 open accounts. I am still working with WEX to remedy this.

Medications/ Supplies

- PPE/Masks
 - N-95 and P-100
 - No changes in this area.
 - Simple Mask
 - Several boxes are in stock. They are only used on patients during transport.
- Medications.
 - We are managing to keep the current supplies stocked and are not short on any medication at this time.
 - Our supply companies have informed me that some medications and PPE are now on back order only.
- Equipment
 - 4 new EPCR tablets were ordered with grant funds.
 - 2 have arrived and are being programmed.
- Supplies
 - All supplies are in stock.

Response times and delays

This month we are at 94.2% on the compliance report.

- Delays
 - 21-1451 12/11/2021: 11 minutes
 - The reason for the delay was distance and weather. This call was in the early morning hours and there was heavy fog.
 - 21-1463 12/13/2021: 15 minutes
 - The reason for the delay was the weather. The crew reported that heavy rain required them to drive slower to avoid an accident.
 - 21-1513 12/28/2021: 20 minutes
 - The reason for the delay here was staging for officers to secure the scene and make it safe for patient care.
 - 21-1524 12/29/2021: 11 minutes
 - The reason for the delay was the weather. The crew reported that heavy rain required them to drive slower to avoid an accident.

Transport activity Report

This report shows an increase in total incidents and transport compared to the same time frame last year. We had a decrease of 9 incidents and 28 more calls requiring transport.

Transport at night where San Luis Ambulance transported

- This month San Luis Ambulance responded to 2 calls in Cambria. Both were code 3 responses.

Monterey County Calls

- We had a total of 2 calls into Monterey County. Both have been billed.

Station

- CHC moved out the first week in January.
 - We are meeting with their maintenance crew on Thursday the 20th and will advise the Board of any issues.

Employees and Staffing

- COVID-19
 - COVID-19 has impacted us at the CCHD. In the month of December, we had several Paramedics and EMTs that required testing. Several of them tested positive and were required to be removed for work. Contact tracing was done which led to several more employees being tested.
 - At the time of this report, all staff have recovered and returned to work.
- Staffing
 - Reserve EMT
 - We had 1 reserve EMTs start with the District.
 - Reserve Paramedic
 - We have had 1 applicant that was hired and will start training after they recover from COVID-19. This employee was fully vaccinated and received their booster shot as well.

CHC Rooms

- On January 19, 2022, I received approval from the Cambria Fire Department Chief Hollingsworth with regards to our request to allow the CCHD to use 2 of the old CHC rooms as bedrooms for medic 12. We would just need to provide a monitored fire alarm system. There is an existing security alarm system that can be modified for this use at minimal cost.
- I will have information for Finance committee to review at a meeting on Friday, January 21, regarding my findings for the cost for items that will have to be purchased and the payroll comparison. Once this information is reviewed and approved a presentation will be brought to the Board.

DISTRICT ACTIVITY REPORT PAGE 1
12/01/2021 through 12/31/2021

Incident Totals				Transport Totals			
	2021	2020	Change		2021	2020	Change
Dry Runs - w/Treatment	13	10	3	Local Patients	52	27	25
Dry Runs - CX Enroute	16	25	-9	Non-Local Patients	12	8	4
Total Dry Runs	30	35	-5	Total Patients	64	35	29
Stand-bys	27	55	-28	Medical Transports	60	32	28
Public Assists/Relations	1	2	-1	Trauma Transports	3	3	0
Walk-in Public Relations	0	1	-1	Traffic Accidents	2	1	1
Total Incidents	121	130	-9	Total Transports	63	35	28

Hospital Destinations

	2021	2020	Change
French	19	18	1
Sierra Vista	38	16	22
Twin Cities	6	0	6
Rendezvous w/Heli	0	1	-1
Facility Not-Listed	0	0	0
Trauma Center (Sierra Vista)	5	1	4
STEMI Center (French)	0	1	-1

Monterey County Responses

	2021	2020	Change
Medical Transports	1	0	1
Trauma Transports	0	0	0
Dry Runs	1	0	1
Stand-bys	0	0	0
Total Incidents	2	0	2

Year-to-Date Comparison
Ambulance Response Statistics
From January 2021 to December 31 2021

	2021	2020	Change
Total Responses	1532	1306	226
Patients Transported	566	498	68
Total Dry Runs	454	365	89
Dry Runs - w/Treatment	165	121	44
Dry Runs - CX Enroute	286	243	43
Stand-bys	502	442	60
Total Monterey County Incidents	25	21	4

DISTRICT ACTIVITY REPORT PAGE 2
12/01/2021 through 12/31/2021

San Luis Ambulance Activity

Code 8	=	29	
Code 11	=	0	
Code 2 calls	=	0	}
Code 3 calls	=	2	
(calls into CCHD response area)			
Total time SLAS covered CCHD area =		39 hrs	40 mins

Cambria Community Healthcare District Activity

Total time CCHD committed to other incidents (Month) =		109 hrs	47 mins
Code 8	=	26	
Code 11	=	1	
Code 2 calls	=	0	}
Code 3 calls	=	4	
(calls into SLAS response area)			
Total time CCHD covered SLAS area =		7 hrs	45 mins

Definitions:

Code 8 : Cover two areas

Example: -Code 8 Villa Creek means covering Morro Bay response area and Cambria response area

-Code 8 Hwy 46 Summit means covering Cambria response area and covering North County response area (i.e. Paso Robles, Templeton, Atascadero and outlying areas)

Code 11 : Covering one area

Example: -Code 11 Morro Bay means we are now only covering the Morro Bay response area (i.e. Cayucos, Morro Bay, Los Osos)

Code 2 : Non-Emergency Call

Code 3 : Emergency Call

Time-On-Task : TOT Refers to the amount of time committed to a call or task, more specifically, this is the amount of time a unit is unavailable to respond to a call in the District's response area only. Units may still be available for calls outside the District's response area during TOT periods depending on SLO County needs for mutual aid.

CALL ACTIVITY REPORT

12/01/2021 through 12/31/2021

Total Transports = 64

Total Calls = 121

Rec #	Call #	Date	Type	Medic	Call Times							Call Location	Time-On-Task (Hours)
					Dispatch	Enroute	On-Scene	Transporting	Available	Response	Area		
1	21-1414	12/01/2021	Transport	11	0427	0430	0437	0449	0534	0555	Pine Knolls	1.28	
2	21-1415	12/01/2021	Transport	12	1645	1647	1654	1706	1810	1830	San Simeon	1.45	
3	21-1416	12/01/2021	Transport	11	1210	1211	1214	1232	1328	1353	Happy Hill	1.43	
4	21-1417	12/01/2021	Transport	11	1410	1411	1416	1433	1528	1550	Lodge Hill West	1.40	
5	21-1418	12/02/2021	Transport	11	0105	0106	0111	0126	0217	0229	Lodge Hill West	1.24	
6	21-1419	12/02/2021	Stand-by	11	0909	0910			0922	0922	Villa Creek	0.13	
7	21-1420	12/02/2021	Stand-by	11	0927	0927			0940	0940	Villa Creek	0.13	
8	21-1421	12/02/2021	Transport	11	1831	1832	1836	1845	1951	2117	Lodge Hill East	2.46	
9	21-1422	12/02/2021	Stand-by	11	2017	2017	2017		2130	2115	Villa Creek	0.58	
10	21-1423	12/02/2021	Transport	12	1915	1916	1918	1934	2050	2120	East Village	2.05	
11	21-1424	12/03/2021	Dry Run	11	0038	0039	0045		0107	0108	Moonstone Beach Drive	0.30	
12	21-1425	12/03/2021	Transport	12	1149	1152	1159	1229	1341	1412	Lodge Hill West	2.23	
13	21-1426	12/03/2021	Transport	11	1253	1253	1301	1312	1406	1434	Happy Hill	1.41	
14	21-1427	12/04/2021	Transport	12	1521	1522	1528	1547	1651	1731	Lodge Hill West	2.10	
15	21-1428	12/04/2021	Transport	11	0009	0012	0018	0041	0139	0326	Lodge Hill West	3.17	
16	21-1429	12/04/2021	Stand-by	11	0145	0145			0153	0326	South Highway 1	1.41	
17	21-1430	12/04/2021	Transport	11	0153	0154	0158	0219	0302	0326	Morro Bay	1.33	
18	21-1431	12/04/2021	Dry Run	11	1120	1120	1128		1130	1130	South Highway 1	0.10	
19	21-1432	12/04/2021	Transport	12	1120	1120	1209	1224	1434	1512	Monterey County	3.52	
20	21-1433	12/04/2021	Stand-by	11	1518	1519			1522	1522	Villa Creek	0.04	
21	21-1434	12/04/2021	Transport	11	1609	1610	1613	1637	1756	1827	Pine Knolls	2.18	
22	21-1435	12/05/2021	Transport	11	0923	0923	0927	0953	1100	1124	Pine Knolls	2.01	
23	21-1436	12/06/2021	Transport	12	1914	1916	1917	1931	2036	2106	West Village	1.52	
24	21-1437	12/07/2021	Stand-by	12	0914	0915			0920	0920	Villa Creek	0.06	
25	21-1438	12/07/2021	Stand-by	12	0930	0930	0946		1005	1005	Villa Creek	0.35	
26	21-1439	12/07/2021	Stand-by	12	1019	1021			1035	1035	Highway 46	0.16	
27	21-1440	12/07/2021	Stand-by	12	1035	1035			1048	1052	Templeton	0.17	
28	21-1441	12/07/2021	Transport	11	1021	1023	1026	1042	1139	1215	Leimert	1.54	
29	21-1442	12/08/2021	Transport	12	1306	1308	1315	1328	1439	1510	Lodge Hill West	2.04	
30	21-1443	12/09/2021	Dry Run	11	1333	1334	1339		1358	1358	Park Hill	0.25	
31	21-1444	12/09/2021	Transport	12	1737	1738	1745	1757	1859	1924	Park Hill	1.47	
32	21-1445	12/10/2021	Transport	11	0321	0324	0331	0351	0445	0504	Lodge Hill West	1.43	
33	21-1446	12/10/2021	Stand-by	11	1052	1053			1054	1054	Villa Creek	0.02	
34	21-1447	12/10/2021	Dry Run	11	1422	1423	1426		1436	1436	Lodge Hill East	0.14	
35	21-1448	12/10/2021	Transport	11	2032	2034	2040	2110	2208	2228	Lodge Hill West	1.56	
36	21-1449	12/10/2021	Dry Run	11	2238	2239			2248	2248	Paso Robles / Templeton	0.10	
37	21-1450	12/10/2021	Transport	11	2250	2250	2311	2326	0005	0024	Paso Robles / Templeton	1.34	
38	21-1451	12/11/2021	Transport	11	0413	0417	0424	0434	0523	0546	Park Hill	1.33	
39	21-1452	12/11/2021	Dry Run	11	1053	1055	1100		1113	1113	Pine Knolls	0.20	

 = Night Call (8:00pm - 8:00am)

Italic Text = Dry Run

Rec #	Call #	Date	Type	Medic	Call Times						Response Area	Call Location	Time-On-Task (Hours)
					Dispatch	Enroute	On-Scene	Transporting	Available				
40	21-1453	12/11/2021	Transport	12	1026	1028	1032	1045	1145	1209	Pine Knolls	1.43	
41	21-1454	12/11/2021	Stand-by	12	1259	1301			1306	1306	Templeton	0.07	
42	21-1455	12/11/2021	Transport	11	1735	1737	1739	1803	1912	1935	East Village	2.00	
43	21-1456	12/11/2021	Transport	12	1655	1657	1702	1734	1840	1859	Moonstone Beach Drive	2.04	
44	21-1457	12/11/2021	Transport	12	1910	1910	1913	1923	2017	2047	Lodge Hill West	1.37	
45	21-1458	12/12/2021	Transport	11	0954	0954	0959	1019	1124	1145	Leimert	1.51	
46	21-1459	12/12/2021	Transport	12	1333	1333	1336	1352	1447	1517	Lodge Hill East	1.44	
47	21-1460	12/12/2021	Transport	11	1504	1504	1526	1551	1706	1741	North Highway 1	2.37	
48	21-1461	12/13/2021	Transport	12	0812	0814	0821	0842	0943	1004	Lodge Hill West	1.52	
49	21-1462	12/13/2021	Stand-by	11	1103	1103			1114	1114	Villa Creek	0.11	
50	21-1463	12/13/2021	Transport	11	1314	1315	1329	1337	1447	1526	Pine Knolls	2.12	
51	21-1464	12/13/2021	Transport	11	2024	2025	2032	2047	2155	2218	South Highway 1	1.54	
52	21-1464	12/13/2021	Transport	11	2024	2025	2032	2047	2155	2218	South Highway 1	1.54	
53	21-1465	12/14/2021	Transport	11	1357	1359	1401	1425	1514	1534	Lodge Hill West	1.37	
54	21-1466	12/14/2021	Dry Run	11	2120	2122			2125	2125	Park Hill	0.05	
55	21-1467	12/16/2021	Dry Run	11	2139	2140	2140		2200	2200	East Village	0.21	
56	21-1468	12/16/2021	Transport	11	1437	1439	1441	1456	1603	1725	Lodge Hill East	2.48	
57	21-1469	12/17/2021	Stand-by	11	0225	0227			0237	0237	Villa Creek	0.12	
58	21-1470	12/17/2021	Stand-by	11	1410	1410			1413	1413	Villa Creek	0.03	
59	21-1471	12/17/2021	Stand-by	11	1423	1424	1437		1451	1451	Villa Creek	0.28	
60	21-1472	12/17/2021	Dry Run	11	1811	1812	1816		1818	1818	East Village	0.07	
61	21-1473	12/17/2021	Transport	11	1844	1846	1851	1926	2025	2102	Pine Knolls	2.18	
62	21-1474	12/18/2021	Dry Run	11	2106	2108	2118		2145	2145	San Simeon	0.39	
63	21-1475	12/19/2021	Dry Run	11	0301	0304	0309		0342	0342	Pine Knolls	0.41	
64	21-1476	12/19/2021	Transport	11	0531	0534	0541	0607	0659	0721	Park Hill	1.50	
65	21-1477	12/19/2021	Dry Run	12	1213	1215	1218		1237	1237	Lodge Hill West	0.24	
66	21-1478	12/19/2021	Transport	11	1457	1458	1500	1507	1604	1619	Lodge Hill East	1.22	
67	21-1479	12/19/2021	Dry Run	11	2228	2229			2232	2232	Moonstone Beach Drive	0.04	
68	21-1480	12/20/2021	Dry Run	12	1041	1044	1122		1146	1218	Monterey County	1.37	
69	21-1481	12/20/2021	Wellfare Check	11	0904	0907	0917		0945	0950	Santa Rosa Creek Road	0.46	
70	21-1482	12/20/2021	Dry Run	12	1815	1816	1819		1831	1831	Lodge Hill East	0.16	
71	21-1483	12/20/2021	Transport	11	1743	1744	1747	1803	1857	1922	East Village	1.39	
72	21-1484	12/21/2021	Transport	11	0008	0008	0013	0031	0127	0149	Lodge Hill West	1.41	
73	21-1485	12/21/2021	Stand-by	11	0611	0614	0629		0639	0639	Villa Creek	0.28	
74	21-1486	12/21/2021	Dry Run	11	1206	1207	1212		1232	1232	Lodge Hill West	0.26	
75	21-1487	12/21/2021	Transport	11	1235	1236	1239	1300	1354	1434	Lodge Hill West	1.59	
76	21-1488	12/21/2021	Dry Run	11	2114	2116	2121		2126	2126	Lodge Hill East	0.12	
77	21-1489	12/22/2021	Stand-by	11	0606	0607			0616	0616	Villa Creek	0.10	
78	21-1490	12/22/2021	Transport	12	1220	1221	1225	1247	1340	1430	San Luis Obispo	2.10	
79	21-1491	12/22/2021	Dry Run	11	2240	2242			2250	2250	Highway 46	0.10	
80	21-1492	12/23/2021	Stand-by	11	2344	2345	2356		0007	0007	Villa Creek	0.23	

[Grey Box] = Night Call (8:00pm - 8:00am)

Italic Text = Dry Run

Rec #	Call #	Date	Type	Medic	Call Times						Response Area	Call Location	Time-On-Task (Hours)
					Dispatch	Enroute	On-Scene	Transporting	Available				
81	21-1493	12/23/2021	Dry Run	11	0217	0218	0226		0242	0242	Happy Hill	0.25	
82	21-1494	12/23/2021	Transport	11	0927	0929	0933	0948	1054	1131	Lodge Hill East	2.04	
83	21-1495	12/23/2021	Stand-by	12	1030	1030	1038		1124	1124	Villa Creek	0.54	
84	21-1496	12/23/2021	Transport	12	1122	1122	1126	1145	1259	1331	Pine Knolls	2.09	
85	21-1497	12/23/2021	Transport	11	1304	1306	1309	1317	1419	1440	East Village	1.36	
86	21-1498	12/24/2021	Transport	11	0915	0917	0925	0943	1047	1152	Lodge Hill East	2.37	
87	21-1499	12/25/2021	<i>Dry Run</i>	12	0855	0856			0905	0905	<i>South Highway 1</i>	0.10	
88	21-1500	12/25/2021	Stand-by	11	1224	1226			1233	1233	Highway 46	0.09	
89	21-1501	12/25/2021	<i>Dry Run</i>	11	1318	1319	1325		1333	1333	<i>Lodge Hill West</i>	0.15	
90	21-1502	12/25/2021	Transport	12	1157	1159	1203	1229	1327	1340	Lodge Hill East	1.43	
91	21-1503	12/25/2021	<i>Dry Run</i>	11	1458	1459	1504		1530	1530	<i>Leimert</i>	0.32	
92	21-1504	12/25/2021	<i>Dry Run</i>	11	1622	1623	1627		1704	1704	<i>Pine Knolls</i>	0.42	
93	21-1505	12/25/2021	<i>Dry Run</i>	12	1733	1735			1744	1744	<i>Lodge Hill West</i>	0.11	
94	21-1506	12/26/2021	Dry Run	11	0141	0143	0149		0158	0158	Lodge Hill East	0.17	
95	21-1507	12/26/2021	Transport	11	0846	0847	0852	0905	0958	1013	East Village	1.27	
96	21-1508	12/26/2021	Transport	12	0919	0921	0924	0958	1056	1130	Lodge Hill West	2.11	
97	21-1509	12/26/2021	Transport	11	1121	1122	1127	1149	1245	1307	Happy Hill	1.46	
98	21-1510	12/26/2021	Transport	12	1442	1443	1448	1512	1611	1640	Lodge Hill West	1.58	
99	21-1511	12/27/2021	Transport	11	1722	1724	1729	1749	1844	1901	Lodge Hill East	1.39	
100	21-1512	12/28/2021	Transport	11	2000	2002	2006	2023	2129	2200	Lodge Hill East	2.00	
101	21-1513	12/28/2021	Dry Run	11	2256	2259	2316		2320	2320	Lodge Hill West	0.24	
102	21-1514	12/28/2021	Stand-by	12	0928	0928	0937		0938	0938	Highway 46	0.10	
103	21-1515	12/28/2021	Stand-by	12	0941	0941	0947		0955	0955	Highway 46	0.14	
104	21-1516	12/28/2021	<i>Dry Run</i>	12	1009	1010	1015		1023	1023	<i>San Simeon</i>	0.14	
105	21-1517	12/28/2021	Stand-by	11	0720	0723	0734		0741	0741	Villa Creek	0.21	
106	21-1518	12/28/2021	Transport	11	0924	0926	0930	0937	1037	1053	West Village	1.29	
107	21-1519	12/28/2021	Stand-by	11	1202	1204			1212	1212	Villa Creek	0.10	
108	21-1520	12/28/2021	Transport	12	1355	1356	1402	1421	1518	1546	Lodge Hill West	1.51	
109	21-1521	12/28/2021	Stand-by	12	1546	1546	1546		1632	1632	Villa Creek	0.46	
110	21-1522	12/28/2021	Transport	11	1433	1435	1439	1459	1602		Park Hill	9.27	
111	21-1523	12/28/2021	Transport	11	1618	1619	1626	1652	1733	1745	Morro Bay	1.27	
112	21-1524	12/29/2021	Transport	11	0550	0555	0601	0622	0727	0756	Park Hill	2.06	
113	21-1525	12/29/2021	Transport	12	1233	1235	1243	1305	1417	1450	Marine Terrace	2.17	
114	21-1526	12/29/2021	Transport	11	1702	1703	1710	1732	1824	1901	Lodge Hill West	1.59	
115	21-1527	12/29/2021	Transport	11	2039	2041	2044	2105	2241	2300	Lodge Hill East	2.21	
116	21-1528	12/30/2021	Stand-by	12	1557	1558			1609	1609	Villa Creek	0.12	
117	21-1529	12/30/2021	<i>Dry Run</i>	12	1636	1639	1645		1652	1652	<i>Lodge Hill West</i>	0.16	
118	21-1530	12/30/2021	Dry Run	11	2010	2012			2014	2014	San Simeon	0.04	
119	21-1531	12/31/2021	Stand-by	11	0254	0256			0304	0304	Villa Creek	0.10	
120	21-1532	12/31/2021	Transport	12	1833	1834	1837	1901	1952	2015	Lodge Hill West	1.42	
121	21-1533	12/31/2021	Transport	11	2014	2015	2016	2048	2153	2220	East Village	2.06	

[Grey Box] = Night Call (8:00pm - 8:00am)

[Italic Text] = Dry Run



Administrators Report

Board of Directors Meeting

January 25, 2022

- **COVID-19 Briefing –**
 - We continue to maintain an adequate state of readiness with supplies. The cost of supplies continues to increase notably, likely due to the supply chain issues.
 - Beginning December 15, CDPH required masks to be worn in all indoor public settings irrespective of vaccine status through February 15, 2022.
 - CDPH updated requirements for attending mega events, like concerts and sporting events. Prior to attending an event, attendees will now require either proof of vaccination, a negative antigen COVID-19 test within one day of the event, or a negative PCR test within two days of the event.
 - CDPH also issued a new travel advisory effective immediately to recommend that all travelers arriving in California test for COVID-19 within three to five days after arrival, regardless of their vaccination status (see CDC travel guidance).
 - As of 1/18/2021, SLO County has a total of 378 COVID-19 related deaths with 39,427 cases; 36,769 have recovered; 47 are currently hospitalized, with 8 in the ICU. SLOPHD has administered 194,383 doses of COVID-19 vaccine with 66% of eligible population fully vaccinated and 73% of eligible population having received at least one dose.
 - Cambria/San Simeon has had a total of 436 people with positive test results, since March 2020. This is an increase by 11 people since last month.
 - For current information on county vaccinations: <https://www.recover slo.org/en/covid-19-vaccines-in-slo-county.aspx>

- **CCHD Trust –**
 - In response to the December campaign, there have been multiple donations (137) totaling \$33,550 as of 1/19/2022.
 - \$10,426.72 was transferred to the CCHD Operating account to cover partial cost of new computer tablets for the ambulance crews and the cost of the December mailing.
 - As of December 31st, the Trust fund balance was \$3,740.
 - As the new President of the CCHD Board of Directors, the new Trustee is Cecilia Montalvo. This was attested by a notarized document to that effect.
 - The Trust account is being moved to a new account at Pacific Premier Bank in January.

- **Financial Reports –**

- Ambulance income 33% over budget due to increased transport volume (and Simone’s efforts).
- General and Special Tax revenue 27% over budget due to catch-up payments.
- Monterey Contract income 100% over budget due to call volume. Two for 11/3/21 and 11/12/21 were paid. One each for 12/4/21 and 12/20/21 and two for 1/1/22 (total of 4) are in process but not yet paid.
- Rental income 6% below budget as the Olallieberry Inn \$300 rent check not received in December. Reminder sent.
- Miscellaneous income \$178,925 over budget due to grant funding income of \$165,533 for the Ca DOF for COVID-19 Fiscal Relief for Special Districts grant program.
- Bad debt recovery 82% under budget.
- Total revenue 74% over budget for December.
- Full Time Expense 6% over budget due to overtime costs.
- Part Time Expense 6% under budget.
- PERS cost 39% over budget due to second November payment posting on December 1. It is expected that the PERS wild swings month-to-month will be resolved with the new payroll system and our procedure to pay the PERS monthly UAL no later than the 25th each month.
- Medical/Dental expense 10% over budget due to budget shortfall.
- Retiree health expense 54% over budget due to changes in insurance costs and a new retiree added.
- Contract services \$11,639 under budget due to lack of anticipated invoices.
- Facility repair expense \$63, 072 under budget due to lack of anticipated invoices from Vanir.
- Fleet fuel 61% over budget due to increased transports and rising cost of fuel.
- Fleet maintenance 50% under budget due to lack of repairs needed.
- Medical equipment/supplies 30% over budget due to rising cost of medical supplies.
- Miscellaneous expense \$11,896 over budget due to:
 - Donation letter mailing service of \$2,784.61 (reimbursed by Trust fund)
 - CSDA annual renewal of \$6,662.00
 - Two remaining vaccination incentive checks issued to employees for \$100 each
 - Holiday promotion items for employees for \$2,068.
 - Medical records request fee for \$10.
- Total call volume decreased in December 7% and transports increased 80%, compared to the same month last year. There were 13 patients treated, without transport, compared to 10 last December.

Cambria Community Healthcare District
Monthly Summary of Revenue and Expenses
MONTH OF DECEMBER 2021

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Ambulance	\$ 58,333	\$ 77,483	\$ 19,150
General Tax	\$ 165,985	\$ 213,596	\$ 47,611
Special Assessment	\$ 152,555	\$ 190,437	\$ 37,882
Monterey Contract	\$ 1,500	\$ 3,000	\$ 1,500
Rent	\$ 5,124	\$ 4,824	\$ (300)
Miscellaneous	\$ 400	\$ 179,325	\$ 178,925
GEMT Reimbursement	\$ -	\$ -	\$ -
Bad Debt Recovery	\$ 500	\$ 90	\$ (410)
Interest	\$ -	\$ -	\$ -
Total Revenue	\$ 384,397	\$ 668,755	\$ 284,358
Administration	\$ 17,435	\$ 16,654	\$ (781)
Full-Time Para/EMT/Ops	\$ 48,710	\$ 51,627	\$ 2,917
Part-Time EMT Medics	\$ 12,132	\$ 11,438	\$ (694)
Uniform	\$ 1,000	\$ 882	\$ (118)
PERS	\$ 22,200	\$ 30,930	\$ 8,730
Medical/Dental Ins.	\$ 12,850	\$ 14,122	\$ 1,272
Retiree Health	\$ 5,648	\$ 8,716	\$ 3,068
Workers Comp.	\$ 8,362	\$ 8,363	\$ 1
Director Comp.	\$ -	\$ -	\$ -
	\$ 128,337	\$ 142,732	\$ 14,395
Educational/Travel	\$ 175	\$ 232	\$ 57
License/Permits	\$ 5,478	\$ 540	\$ (4,938)
Training	\$ 100	\$ 11	\$ (89)
Liability/Auto Ins.	\$ 6,929	\$ 6,697	\$ (232)
Election	\$ -	\$ -	\$ -
Legal	\$ 2,000	\$ 2,371	\$ 371
Utilities	\$ 1,600	\$ 1,239	\$ (361)
Office Supplies	\$ 1,000	\$ 1,109	\$ 109
Contract Services	\$ 12,939	\$ 6,857	\$ (6,082)
Facility Repair/Maint.	\$ 74,000	\$ 10,928	\$ (63,072)
	\$ 104,221	\$ 29,984	\$ (74,237)
Fleet Fuel/Oil	\$ 1,666	\$ 2,684	\$ 1,018
Fleet Maintenance	\$ 1,450	\$ 729	\$ (721)
Medical Equip/Supplies	\$ 2,375	\$ 3,093	\$ 718
Vehicle Pmts/ Equipment	\$ 2,127	\$ 2,091	\$ (36)
	\$ 7,618	\$ 8,597	\$ 979
Contingency Reserve	\$ -	\$ -	\$ -
Unit Replacement	\$ -	\$ -	\$ -
Proj. Outreach	\$ 1,000	\$ 139	\$ (861)
Miscellaneous	\$ 100	\$ 14,064	\$ 13,964
	\$ 1,100	\$ 14,203	\$ 13,103
Total Expenses	\$ 241,276	\$ 195,516	\$ (45,760)
Increase/(Decrease)	\$ 143,121	\$ 473,239	\$ 330,118

Cambria Community Healthcare District
Year - To - Date Summary of Revenue and Expenses
For the Six Months Ended December 31, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Ambulance	\$ 349,998	\$ 352,062	\$ 2,064
General Tax	\$ 278,910	\$ 350,009	\$ 71,099
Special Assessment	\$ 284,314	\$ 362,343	\$ 78,029
Monterey Contract	\$ 18,000	\$ 21,000	\$ 3,000
Rent	\$ 29,544	\$ 29,244	\$ (300)
Miscellaneous	\$ 2,400	\$ 247,080	\$ 244,680
GEMT Reimbursement	\$ -	\$ -	\$ -
Bad Debt Recovery	\$ 3,000	\$ 4,380	\$ 1,380
Interest	\$ 390	\$ 136	\$ (254)
Total Revenue	\$ 966,556	\$ 1,366,254	\$ 399,698
Administration	\$ 99,981	\$ 99,874	\$ (107)
Full-Time Para/EMT/Ops	\$ 293,305	\$ 314,847	\$ 21,542
Part-Time EMT Medics	\$ 77,299	\$ 108,276	\$ 30,977
Uniform	\$ 6,000	\$ 7,122	\$ 1,122
PERS	\$ 133,200	\$ 157,941	\$ 24,741
Medical/Dental Ins.	\$ 77,100	\$ 91,615	\$ 14,515
Retiree Health	\$ 33,888	\$ 37,648	\$ 3,760
Workers Comp.	\$ 41,810	\$ 34,381	\$ (7,429)
Director Comp.	\$ -	\$ -	\$ -
	\$ 762,583	\$ 851,704	\$ 89,121
Educational/Travel	\$ 1,050	\$ 3,079	\$ 2,029
License/Permits	\$ 12,623	\$ 7,172	\$ (5,451)
Training	\$ 600	\$ 86	\$ (514)
Liability/Auto Ins.	\$ 35,445	\$ 27,533	\$ (7,912)
Election	\$ -	\$ -	\$ -
Legal	\$ 12,000	\$ 11,106	\$ (894)
Utilities	\$ 9,600	\$ 9,462	\$ (138)
Office Supplies	\$ 6,000	\$ 7,156	\$ 1,156
Contract Services	\$ 37,338	\$ 40,995	\$ 3,657
Facility Repair/Maint.	\$ 79,000	\$ 25,178	\$ (53,822)
	\$ 193,656	\$ 131,767	\$ (61,889)
Fleet Fuel/Oil	\$ 9,996	\$ 17,491	\$ 7,495
Fleet Maintenance	\$ 8,700	\$ 17,040	\$ 8,340
Medical Equip/Supplies	\$ 14,250	\$ 26,990	\$ 12,740
Vehicle Pmts/Equipment	\$ 38,804	\$ 36,491	\$ (2,313)
	\$ 71,750	\$ 98,012	\$ 26,262
Contingency Reserve	\$ -	\$ -	\$ -
Unit Replacement	\$ -	\$ -	\$ -
Proj. Outreach	\$ 6,000	\$ 2,173	\$ (3,827)
Miscellaneous	\$ 600	\$ 29,252	\$ 28,652
	\$ 6,600	\$ 31,425	\$ 24,825
Total Expenses	\$ 1,034,589	\$ 1,112,908	\$ 78,319
Increase/(Decrease)	\$ (68,033)	\$ 253,346	\$ 321,379

**Cambria Community Healthcare District
Projected Operating Budget FY 2021 - 2022**

	Actual												2021/2022	2021/2022	Increase
	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan	Feb	Mar	April	May	June	Actual	Budget	(Decrease)
Ambulance	\$ 57,610	\$ 49,134	\$ 61,810	\$ 48,881	\$ 57,144	\$ 77,483	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 702,060	\$ 699,996	\$ 2,064
General Tax	\$ 9,614	\$ -	\$ 17,587	\$ 42,710	\$ 66,502	\$ 213,596	\$ 90,985	\$ 10,985	\$ 55,985	\$ 143,985	\$ 10,985	\$ 10,985	\$ 673,919	\$ 602,820	\$ 71,099
Special Assessment	\$ 10,651	\$ -	\$ -	\$ 71,993	\$ 89,262	\$ 190,437	\$ 86,512	\$ 17,299	\$ 58,644	\$ 45,453	\$ 71,686	\$ 9,810	\$ 651,747	\$ 573,718	\$ 78,029
Monterey Contract	\$ 6,000	\$ -	\$ -	\$ 12,000	\$ -	\$ 3,000	\$ 1,500	\$ 4,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 33,000	\$ 30,000	\$ 3,000
Rent	\$ -	\$ 4,824	\$ 4,824	\$ 9,648	\$ 5,124	\$ 4,824	\$ 4,824	\$ -	\$ 300	\$ -	\$ -	\$ 300	\$ 34,668	\$ 34,968	\$ (300)
Miscellaneous	\$ 144	\$ 1,585	\$ 1,090	\$ 2,758	\$ 62,178	\$ 179,325	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 249,480	\$ 4,800	\$ 244,680
GEMT Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt Recovery	\$ 120	\$ 4,018	\$ -	\$ 49	\$ 103	\$ 90	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 7,380	\$ 6,000	\$ 1,380
Interest	\$ 79	\$ -	\$ -	\$ 57	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ 526	\$ 780	\$ (254)
	<u>\$ 84,218</u>	<u>\$ 59,561</u>	<u>\$ 85,311</u>	<u>\$ 188,096</u>	<u>\$ 280,313</u>	<u>\$ 668,755</u>	<u>\$ 243,249</u>	<u>\$ 92,017</u>	<u>\$ 175,662</u>	<u>\$ 250,366</u>	<u>\$ 143,404</u>	<u>\$ 81,828</u>	<u>\$ 2,352,780</u>	<u>\$ 1,953,082</u>	<u>\$ 399,698</u>
Administration	\$ 16,232	\$ 16,792	\$ 16,605	\$ 16,542	\$ 17,049	\$ 16,654	\$ 17,331	\$ 17,704	\$ 17,153	\$ 17,331	\$ 17,325	\$ 17,325	\$ 204,043	\$ 204,150	\$ (107)
Full-Time Para/EMT/Ops	\$ 52,751	\$ 52,411	\$ 57,234	\$ 53,867	\$ 46,957	\$ 51,627	\$ 46,988	\$ 41,711	\$ 47,206	\$ 56,069	\$ 47,700	\$ 47,700	\$ 602,221	\$ 580,679	\$ 21,542
Part-Time EMT Medics	\$ 15,632	\$ 18,887	\$ 25,959	\$ 17,756	\$ 18,604	\$ 11,438	\$ 20,387	\$ 11,362	\$ 13,210	\$ 9,729	\$ 12,805	\$ 12,805	\$ 188,574	\$ 157,597	\$ 30,977
Uniform	\$ 997	\$ 1,625	\$ 870	\$ 2,207	\$ 541	\$ 882	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 13,122	\$ 12,000	\$ 1,122
PERS	\$ 39,530	\$ 24,888	\$ 20,064	\$ 23,835	\$ 18,694	\$ 30,930	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 291,141	\$ 266,400	\$ 24,741
Medical/Dental Ins.	\$ 15,335	\$ 15,873	\$ 15,490	\$ 15,595	\$ 15,200	\$ 14,122	\$ 11,565	\$ 11,565	\$ 11,565	\$ 11,565	\$ 11,565	\$ 11,565	\$ 161,005	\$ 146,490	\$ 14,515
Retiree Health	\$ 6,256	\$ 5,669	\$ 5,669	\$ 5,669	\$ 5,669	\$ 8,716	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 68,146	\$ 64,386	\$ 3,760
Workers Comp.	\$ -	\$ -	\$ 8,867	\$ 8,788	\$ 8,363	\$ 8,363	\$ 9,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,371	\$ 51,800	\$ (7,429)
Directors Comp.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 146,733</u>	<u>\$ 136,145</u>	<u>\$ 150,758</u>	<u>\$ 144,259</u>	<u>\$ 131,077</u>	<u>\$ 142,732</u>	<u>\$ 134,544</u>	<u>\$ 110,625</u>	<u>\$ 117,417</u>	<u>\$ 122,977</u>	<u>\$ 117,678</u>	<u>\$ 117,678</u>	<u>\$ 1,572,623</u>	<u>\$ 1,483,502</u>	<u>\$ 89,121</u>
Educational/Travel	\$ 350	\$ 146	\$ 1,225	\$ 1,032	\$ 94	\$ 232	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 4,129	\$ 2,100	\$ 2,029
License/Permits	\$ 462	\$ 5,133	\$ 275	\$ 340	\$ 422	\$ 540	\$ 262	\$ 394	\$ 40	\$ -	\$ -	\$ -	\$ 7,868	\$ 13,319	\$ (5,451)
Training	\$ 42	\$ 11	\$ 11	\$ 11	\$ -	\$ 11	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 686	\$ 1,200	\$ (514)
Liability/Auto Ins.	\$ -	\$ -	\$ 7,101	\$ 7,038	\$ 6,697	\$ 6,697	\$ 8,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,862	\$ 43,774	\$ (7,912)
Election	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal	\$ 1,782	\$ -	\$ -	\$ 6,953	\$ -	\$ 2,371	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 23,106	\$ 24,000	\$ (894)
Utilities	\$ 2,296	\$ 1,641	\$ 1,335	\$ 1,405	\$ 1,546	\$ 1,239	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 19,062	\$ 19,200	\$ (138)
Office Supplies	\$ 1,148	\$ 1,468	\$ 1,000	\$ 1,705	\$ 726	\$ 1,109	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 13,156	\$ 12,000	\$ 1,156
Contract Services	\$ 7,572	\$ 4,455	\$ 6,564	\$ 6,708	\$ 8,839	\$ 6,857	\$ 20,464	\$ 2,964	\$ 2,964	\$ 8,214	\$ 2,964	\$ 2,964	\$ 81,529	\$ 77,872	\$ 3,657
Facility Repair/Maint.	\$ 1,284	\$ 271	\$ 7,123	\$ 1,079	\$ 4,493	\$ 10,928	\$ 1,000	\$ 1,000	\$ 19,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 49,178	\$ 103,000	\$ (53,822)
	<u>\$ 14,936</u>	<u>\$ 13,125</u>	<u>\$ 24,634</u>	<u>\$ 26,271</u>	<u>\$ 22,817</u>	<u>\$ 29,984</u>	<u>\$ 34,930</u>	<u>\$ 9,233</u>	<u>\$ 26,879</u>	<u>\$ 14,089</u>	<u>\$ 8,839</u>	<u>\$ 8,839</u>	<u>\$ 234,576</u>	<u>\$ 296,465</u>	<u>\$ (61,889)</u>
Fleet Fuel/Oil	\$ 6,920	\$ 2,126	\$ 3,139	\$ 270	\$ 2,352	\$ 2,684	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 27,487	\$ 19,992	\$ 7,495
Fleet Maintenance	\$ 4,324	\$ 10,817	\$ -	\$ 923	\$ 247	\$ 729	\$ 1,450	\$ 1,450	\$ 1,450	\$ 1,450	\$ 1,450	\$ 1,450	\$ 25,740	\$ 17,400	\$ 8,340
Medical Equip/Supplies	\$ 4,265	\$ 5,944	\$ 5,837	\$ 2,699	\$ 5,152	\$ 3,093	\$ 2,375	\$ 2,375	\$ 2,375	\$ 2,375	\$ 2,375	\$ 2,375	\$ 41,240	\$ 28,500	\$ 12,740
Vehicle Pmts/ Equipment	\$ 10,074	\$ 5,035	\$ 2,091	\$ 10,074	\$ 7,126	\$ 2,091	\$ 10,110	\$ 7,165	\$ 2,127	\$ 10,110	\$ 7,165	\$ 2,127	\$ 75,295	\$ 77,608	\$ (2,313)
	<u>\$ 25,583</u>	<u>\$ 23,922</u>	<u>\$ 11,067</u>	<u>\$ 13,966</u>	<u>\$ 14,877</u>	<u>\$ 8,597</u>	<u>\$ 15,601</u>	<u>\$ 12,656</u>	<u>\$ 7,618</u>	<u>\$ 15,601</u>	<u>\$ 12,656</u>	<u>\$ 7,618</u>	<u>\$ 169,762</u>	<u>\$ 143,500</u>	<u>\$ 26,262</u>
Contingency Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proj. Outreach	\$ -	\$ 558	\$ 1,476	\$ -	\$ -	\$ 139	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 8,173	\$ 12,000	\$ (3,827)
Miscellaneous	\$ 546	\$ 1,715	\$ 3,408	\$ 3,708	\$ 5,811	\$ 14,064	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 29,852	\$ 1,200	\$ 28,652
	<u>\$ 546</u>	<u>\$ 2,273</u>	<u>\$ 4,884</u>	<u>\$ 3,708</u>	<u>\$ 5,811</u>	<u>\$ 14,203</u>	<u>\$ 1,100</u>	<u>\$ 1,100</u>	<u>\$ 1,100</u>	<u>\$ 1,100</u>	<u>\$ 1,100</u>	<u>\$ 1,100</u>	<u>\$ 38,025</u>	<u>\$ 13,200</u>	<u>\$ 24,825</u>
Total	<u>\$ 187,798</u>	<u>\$ 175,465</u>	<u>\$ 191,343</u>	<u>\$ 188,204</u>	<u>\$ 174,582</u>	<u>\$ 195,516</u>	<u>\$ 186,175</u>	<u>\$ 133,614</u>	<u>\$ 153,014</u>	<u>\$ 153,767</u>	<u>\$ 140,273</u>	<u>\$ 135,235</u>	<u>\$ 2,014,986</u>	<u>\$ 1,936,667</u>	<u>\$ 78,319</u>
Increase/(Decrease)	<u>\$ (103,580)</u>	<u>\$ (115,904)</u>	<u>\$ (106,032)</u>	<u>\$ (108)</u>	<u>\$ 105,731</u>	<u>\$ 473,239</u>	<u>\$ 57,074</u>	<u>\$ (41,597)</u>	<u>\$ 22,648</u>	<u>\$ 96,599</u>	<u>\$ 3,131</u>	<u>\$ (53,407)</u>	<u>\$ 337,794</u>	<u>\$ 16,415</u>	<u>\$ 321,379</u>
Cash Balance						\$ 253,346					\$ 84,448	\$ 337,794			
	\$ (103,580)	\$ (219,484)	\$ (325,516)	\$ (325,624)	\$ (219,893)	\$ 253,346	\$ 310,420	\$ 268,823	\$ 291,471	\$ 388,070	\$ 391,201	\$ 337,794			

**Cambria Community Healthcare District
Monthly Financial Report**

DECEMBER 2021

Mechanics Bank General Account - New

Beginning Balance	\$	-	
Transfer from Trust Account	\$	-	
Transfer to Payroll Account	\$	-	
Transfer from Amb. Procurement Acct	\$	-	
Transfer from Payroll Acct	\$	-	
Transfer from old Operating Acct	\$	-	
Transfer from Ambulance revenue Acct.	\$	-	
CalPers Health Premiums	\$	-	
General Tax	\$	-	
Less Checking Expenses	\$	-	
Ending Balance			<u>\$ -</u>

Mechanics Bank General Account - Old

Beginning Balance	\$	-	
Rent Income	\$	-	
Transfer to New General Account	\$	-	
Transfer to Payroll Acct	\$	-	
Miscellaneous Income	\$	-	
CalPers Health Premiums	\$	-	
General Tax	\$	-	
Less Checking Expenses	\$	-	
Ending Balance			<u>\$ -</u>

Mechanics Bank Ambulance Income Account

Beginning Balance	\$	121.54	
Bank analysis fee	\$	(34.98)	
Transfer from Trust Account	\$	-	
Check written to PPI Account, to close this Account	\$	(86.56)	
Transfer from Payroll Account	\$	-	
Ending Balance			<u>\$ -</u>

Mechanics Bank Payroll Account

Beginning Balance	\$	-	
Transfer to Ambulance revenue account	\$	-	
Transfer to Operating Account	\$	-	
Less Checking Expenses	\$	-	
Ending Balance			<u>\$ -</u>

Mechanics Bank Ambulance Procurement Account

Beginning Balance	\$	-	
Transfer from Operating Account	\$	-	
Transfer to Operating Account	\$	-	
Bank fee	\$	-	
Ending Balance			<u>\$ -</u>

Pacific Premier Bank Operating Account

Beginning Balance	\$	154,430.25	
Income	\$	267,885.07	
Tax Income	\$	404,032.77	
Deposit from Mechanics Ambulance Income Account	\$	86.56	
Transfer to LAIF Account	\$	-	
CalPERS Health Premium	\$	(12,824.85)	
Less Checking Expenses	\$	(195,746.93)	
Bank fee	\$	(8.75)	
Ending Balance			<u>\$ 617,854.12</u>

Pacific Premier Bank Ambulance Procurement Account

Beginning Balance	\$	-	
Bank credit	\$	-	
Transfer to PPB Operating Acct	\$	-	
Ending Balance			<u>\$ -</u>

Local Agency Investment Fund Account

Operating Reserves

Beginning Balance	\$	56,198.81	
Transfer from Operating Account	\$	-	
Interest	\$	-	
Ending Balance			\$ 56,198.81
ALL ACCOUNTS TOTAL			<u>\$ 674,052.93</u>

CCHD Trust Account

Beginning Balance	\$	12,035.17	
Deposit	\$	2,132.50	
Withdrawal (Qgiv)	\$	-	
Transfer to Operating Account	\$	(10,426.72)	
Ending Balance			<u>\$3,740.95</u>

Accounts Prior Year Total Comparison

DECEMBER 2021	\$	674,052.93	
DECEMBER 2020	\$	389,014.69	
Difference	\$	<u>285,038.24</u>	

Cambria Community Healthcare District

Transaction Detail by Account

December 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	BALANCE
10200 Ambulance (4571) Income Mechanics						
12/10/2021	Expense		Mechanics Bank		-34.98	-34.98
Total for 10200 Ambulance (4571) Income Mechanics					\$ -34.98	
11200 PP (5645) Operating						
12/02/2021	Bill Payment (Check)	1481	Templeton Uniforms, LLC	Rcpt# 142204	-62.73	-62.73
12/02/2021	Bill Payment (Check)	1480	SDRMA WC	Member# 7576 Invoice# 70177	-8,628.92	-8,691.65
12/02/2021	Bill Payment (Check)	1479	SDRMA P/L	Member# 7576	-6,910.54	-15,602.19
12/02/2021	Bill Payment (Check)	1478	Robert W Sayers	DECEMBER 2021 INVOICES	-568.83	-16,171.02
12/02/2021	Bill Payment (Check)	1477	MP Cloud Technologies	Invoice 4891	-599.00	-16,770.02
12/02/2021	Bill Payment (Check)	1475	Antonio Mercado	November yard work	-150.00	-16,920.02
12/02/2021	Bill Payment (Check)	1474	Adamski Moroski Madden Cumberland & Green	Invoice# 55922	-1,121.00	-18,041.02
12/02/2021	Expense		CalPERS Fiscal Services Division		-2,386.50	-20,427.52
12/02/2021	Expense		CalPERS Fiscal Services Division		-1,173.04	-21,600.56
12/02/2021	Expense		CalPERS Fiscal Services Division		-458.32	-22,058.88
12/02/2021	Expense		CalPERS Fiscal Services Division		-2,237.31	-24,296.19
12/02/2021	Bill Payment (Check)	1482	US Bank Card	#4246 0445 5565 3652	-3,262.29	-27,558.48
12/02/2021	Bill Payment (Check)	1476	JB Dewar, Inc.	Invoice# 131292	-800.00	-28,358.48
12/08/2021	Bill Payment (Check)	1497	Zoll Medical Corp.	Invoice# 90058296	-2,091.08	-30,449.56
12/08/2021	Bill Payment (Check)	1496	William Avery & Associates	Invoice# 3305	-800.00	-31,249.56
12/08/2021	Bill Payment (Check)	1495	Principal Financial Grp	Acct# 1088517-10001	-1,297.53	-32,547.09
12/08/2021	Bill Payment (Check)	1494	PG&E - St. Lt.	Acct# 4378486135-3	-12.14	-32,559.23
12/08/2021	Bill Payment (Check)	1493	Mr. Jeremy Kantner	Reimbursement for MS Office Software	-189.98	-32,749.21
12/08/2021	Bill Payment (Check)	1492	Mission Country Disposal	Acct# 4130-8101951	-129.57	-32,878.78
12/08/2021	Bill Payment (Check)	1491	Kitzman Water (Culligan)	Acct# 54031	-60.00	-32,938.78
12/08/2021	Bill Payment (Check)	1490	Helping Hand Health Education	Invoice# 363	-11.00	-32,949.78
12/08/2021	Bill Payment (Check)	1489	Graybar Financial Services	Contract# 100-5910031-001	-163.24	-33,113.02
12/08/2021	Bill Payment (Check)	1488	Glenn Burdette	Invoice# 204641	-696.00	-33,809.02
12/08/2021	Bill Payment (Check)	1487	Cambria Hardware Center	Acct# 205	-118.39	-33,927.41
12/08/2021	Bill Payment (Check)	1486	California Special Dist	Membership ID: 1104	-6,662.00	-40,589.41
12/08/2021	Bill Payment (Check)	1485	California Highway Patrol	Accident Report# 9730-2021-10848	-10.00	-40,599.41
12/08/2021	Bill Payment (Check)	1484	American West Tire & Auto	INVOICE# 419213	-572.37	-41,171.78
12/08/2021	Bill Payment (Check)	1483	Airgas West	Acct# 1669170	-403.20	-41,574.98
12/08/2021	Expense		Sherrington Financial Fitness		-4,028.75	-45,603.73
12/09/2021	Bill Payment (Check)	1499	Mr. Timothy Benes	Mileage reimbursement	-44.90	-45,648.63
12/09/2021	Expense		MEDSTOP Urgent Care	chk 1467	-200.00	-45,848.63
12/09/2021	Expense		WORLDPAY CC		-291.21	-46,139.84
12/09/2021	Bill Payment (Check)	1498	J. Curtis Reid	Paramedic recertification	-187.00	-46,326.84
12/10/2021	Expense		CalPERS Fiscal Services Division		-12,824.85	-59,151.69
12/13/2021	Bill Payment (Check)	1503	Phil's Pro-Plumb		-105.00	-59,256.69
12/13/2021	Bill Payment (Check)	1502	PG&E- # C ending 198-9	Acct# 3557298198-9	-17.08	-59,273.77
12/13/2021	Expense		Dana Brancati	vacc incentive chk# 1298	-100.00	-59,373.77
12/13/2021	Bill Payment (Check)	1500	PG&E - #A ending 348-9	Acct# 9976402348-9	-153.91	-59,527.68
12/13/2021	Bill Payment (Check)	1501	PG&E - No Suite	Acct# 5179258810-8	-40.54	-59,568.22
12/14/2021	Expense		Payroll People		-7,047.12	-66,615.34
12/14/2021	Expense		Matthew Hallmark	vacc incentive chk# 1448	-100.00	-66,715.34
12/14/2021	Expense	WEEK 50	Payroll People		-30,192.60	-96,907.94
12/16/2021	Bill Payment (Check)	1518	Stryker Medical	Account# 1061304 Inv# 3506436M	-278.63	-97,186.57
12/16/2021	Bill Payment (Check)	1504	BoundTree Medical	Acct# 106918	-313.50	-97,500.07
12/16/2021	Bill Payment (Check)	1516	Stryker Medical	Account# 1061304 Inv# 3474297M	-278.67	-97,778.74
12/16/2021	Bill Payment (Check)	1515	BoundTree Medical	Acct# 106918	-139.70	-97,918.44
12/16/2021	Bill Payment (Check)	1514	WEX Bank -	Invoice #76730419	-1,750.53	-99,668.97
12/16/2021	Bill Payment (Check)	1513	Vanir Construction Management, Inc.	Invoice# 172441	-10,315.00	-109,983.97
12/16/2021	Bill Payment (Check)	1512	Uline	Invoice# 142084260	-183.24	-110,167.21
12/16/2021	Bill Payment (Check)	1511	Templeton Uniforms, LLC	Rcpts# 142496 & 142535	-467.20	-110,634.41
12/16/2021	Bill Payment (Check)	1510	Stryker Medical	Account# 1061304 Inv# 3411400M	-278.67	-110,913.08
12/16/2021	Bill Payment (Check)	1509	SpectrumVoIP	Acct# 8059278304	-15.32	-110,928.40
12/16/2021	Bill Payment (Check)	1508	SEIU Local 620	Union dues, Check date 12/15/2021	-69.04	-110,997.44
12/16/2021	Bill Payment (Check)	1507	Orkin	ACCOUNT# 2388 Invoices x 3	-240.00	-111,237.44
12/16/2021	Bill Payment (Check)	1506	Life Assist	INVOICE# 1157842	-796.06	-112,033.50
12/16/2021	Bill Payment (Check)	1505	Critical Tool	Acct# 1001983277	-238.89	-112,272.39
12/16/2021	Bill Payment (Check)	1517	BoundTree Medical	Acct# 106918	-143.48	-112,415.87
12/17/2021	Bill Payment (Check)	1519	Wex Bank	Invoice# 76689212	-133.57	-112,549.44
12/17/2021	Expense		CalPERS Fiscal Services Division		-75.00	-112,624.44
12/17/2021	Expense		CalPERS Fiscal Services Division		-2,973.43	-115,597.87
12/17/2021	Expense		CalPERS Fiscal Services Division		-1,238.62	-116,836.49

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	BALANCE
12/17/2021	Expense		CalPERS Fiscal Services Division		-2,032.57	-118,869.06
12/21/2021	Bill Payment (Check)	1520	Denise Coddling	Dec/Jan premium reimbursement	-971.08	-119,840.14
12/22/2021	Bill Payment (Check)	1530	MEDSTOP Urgent Care	Invoice #22107	-140.00	-119,980.14
12/22/2021	Bill Payment (Check)	1529	Verizon Wireless	Acct# 271000184-00002	-273.63	-120,253.77
12/22/2021	Bill Payment (Check)	1528	MEDSTOP Urgent Care	Invoice #22118	-200.00	-120,453.77
12/22/2021	Bill Payment (Check)	1527	Coastal Copy	Acct# CC45	-295.60	-120,749.37
12/22/2021	Bill Payment (Check)	1521	Accurate Mailing Service	Invoice# 14982	-2,784.61	-123,533.98
12/22/2021	Bill Payment (Check)	1525	BoundTree Medical	Acct# 106918	-278.21	-123,812.19
12/22/2021	Bill Payment (Check)	1524	American West Tire & Auto	INVOICE# 419821	-110.00	-123,922.19
12/22/2021	Bill Payment (Check)	1523	Aflac	Acct# XG624	-139.40	-124,061.59
12/22/2021	Bill Payment (Check)	1522	Actuarial Retirement Counseling		-500.00	-124,561.59
12/22/2021	Bill Payment (Check)	1526	Charter Communications	Acct# 824510113 0094588	-347.09	-124,908.68
12/28/2021	Bill Payment (Check)	1539	DuraTech USA, Inc.	Invoice# 5718	-7,620.67	-132,529.35
12/28/2021	Bill Payment (Check)	1538	So. Calif. Gas Co.	Acct# 12177614307	-26.12	-132,555.47
12/28/2021	Bill Payment (Check)	1537	SEIU Local 620	Union dues, Check date 12/31/2021	-69.04	-132,624.51
12/28/2021	Bill Payment (Check)	1536	Positive Promotions	Invoice# 06869285	-2,068.11	-134,692.62
12/28/2021	Bill Payment (Check)	1531	Adamski Moroski Madden Cumberland & Green	Invoice# 56254	-1,250.00	-135,942.62
12/28/2021	Bill Payment (Check)	1534	Donald Melendy	January 2022 Health premium	-1,003.61	-136,946.23
12/28/2021	Bill Payment (Check)	1533	Danny Takaoka	January 2022 Health premium	-1,930.21	-138,876.44
12/28/2021	Bill Payment (Check)	1532	Daniel Cariaga	January 2022 Health Premium	-1,003.61	-139,880.05
12/28/2021	Bill Payment (Check)	1535	Heidi Holmes-Nagy	January 2022 Health premium	-1,453.83	-141,333.88
12/29/2021	Expense		CalPERS Fiscal Services Division		-10,155.83	-151,489.71
12/29/2021	Expense		CalPERS Fiscal Services Division		-1,226.33	-152,716.04
12/29/2021	Expense		CalPERS Fiscal Services Division		-2,955.76	-155,671.80
12/29/2021	Expense		CalPERS Fiscal Services Division		-2,032.57	-157,704.37
12/29/2021	Expense		CalPERS Fiscal Services Division		-75.00	-157,779.37
12/29/2021	Expense		CalPERS Fiscal Services Division		-466.25	-158,245.62
12/29/2021	Expense		CalPERS Fiscal Services Division		-306.75	-158,552.37
12/29/2021	Expense		CalPERS Fiscal Services Division		-205.33	-158,757.70
12/29/2021	Expense		CalPERS Fiscal Services Division		-931.73	-159,689.43
12/30/2021	Expense	week 53	Payroll People		-30,100.40	-189,789.83
12/30/2021	Expense		Payroll People		-7,307.67	-197,097.50
12/31/2021	Expense		Pacific Premier Bank		-8.75	-197,106.25
Total for 11200 PP (5645) Operating					\$ -197,106.25	

Activity Summary

December 2021

AgencyName	PrimaryPayerClasses	PrimaryPayerName	TripCount	Gross Charges	Contract Allow	Net Charges	Payments	Write Off's	Refunds	Balance	
Cambria Community Healthcare District	MEDI-CAL/CENCAL	CENCAL HEALTH	4	\$20,598.00	(\$23,311.04)	(\$2,713.04)	(\$1,714.96)	\$0.00	\$0.00	(\$4,428.00)	
		California Medicaid - Medi-Cal	0	\$0.00	(\$21,845.82)	(\$21,845.82)	(\$327.18)	\$0.00	\$0.00	(\$22,173.00)	
		MCD HMO NON CONTRACTED CLAIMS	0	\$0.00	\$0.00	\$0.00	\$0.00	\$6,440.94	\$0.00	\$6,440.94	
		Totals	4	\$20,598.00	(\$45,156.86)	(\$24,558.86)	(\$2,042.14)	\$6,440.94	\$0.00	(\$20,160.06)	
	MEDICARE	CA Medicare Part B South (J1 - PGBA)	46	\$196,260.00	(\$149,519.54)	\$46,740.46	(\$26,614.95)	(\$1,782.47)	\$0.00	\$18,343.04	
		Railroad Medicare	1	\$4,845.00	\$0.00	\$4,845.00	\$0.00	\$0.00	\$0.00	\$4,845.00	
		Totals	47	\$201,105.00	(\$149,519.54)	\$51,585.46	(\$26,614.95)	(\$1,782.47)	\$0.00	\$23,188.04	
	OTHER	Aetna	0	\$0.00	(\$4,102.32)	(\$4,102.32)	(\$772.68)	(\$862.43)	\$0.00	(\$5,737.43)	
		Anthem Blue Cross (California)	7	\$35,173.00	(\$2,635.39)	\$32,537.61	(\$10,651.85)	(\$2,820.94)	\$0.00	\$19,064.82	
		BLUE SHIELD	0	\$0.00	(\$1,075.00)	(\$1,075.00)	(\$175.00)	\$0.00	\$0.00	(\$1,250.00)	
		BLUE SHIELD BLUE CARD PROGRAM	0	\$0.00	\$0.00	\$0.00	(\$5,467.00)	\$0.00	\$0.00	(\$5,467.00)	
		BLUE SHIELD OF CA - 65 PLUS	0	\$0.00	(\$4,666.56)	(\$4,666.56)	(\$693.44)	\$0.00	\$0.00	(\$5,360.00)	
		Blue Cross Blue Shield of South Carolina - Federal Employee Program (FEP)	0	\$0.00	\$0.00	\$0.00	(\$5,317.00)	\$0.00	\$0.00	(\$5,317.00)	
		Blue Shield of California	3	\$19,205.69	(\$3,430.18)	\$15,775.51	(\$17,429.20)	(\$5,000.93)	\$0.00	(\$6,654.62)	
		CIGNA	0	\$0.00	\$0.00	\$0.00	(\$424.63)	(\$500.37)	\$0.00	(\$925.00)	
		Coastal Communities Physician Network	1	\$4,785.00	(\$4,202.10)	\$582.90	(\$1,041.90)	(\$798.00)	\$0.00	(\$1,257.00)	
		GOLD COAST HEALTH PLAN	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		GOLDEN STATE MEDICARE HEALTH PLAN	0	\$0.00	\$0.00	\$0.00	\$0.00	(\$399.00)	\$0.00	(\$399.00)	
		Health Net Medi-Cal	0	\$0.00	\$232.62	\$232.62	(\$232.62)	\$0.00	\$0.00	\$0.00	
		Humana Inc.	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		Kaiser Foundation Health Plan of Northern CA Region	0	\$0.00	\$0.00	\$0.00	(\$200.00)	\$0.00	\$0.00	(\$200.00)	
		Kaiser Foundation Health Plan of Southern CA Region	0	\$0.00	(\$4,499.20)	(\$4,499.20)	(\$593.80)	\$0.00	\$0.00	(\$5,093.00)	
		PHYSICIAN CHOICE MED GRP/BLUE SHIELD	0	\$0.00	\$0.00	\$0.00	(\$4,677.00)	(\$498.00)	\$0.00	(\$5,175.00)	
		SCAN HEALTHPLAN	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
		UnitedHealthcare	3	\$10,887.00	(\$4,138.44)	\$6,748.56	(\$539.32)	\$269.66	(\$27.00)	\$6,451.90	
		UnitedHealthcare Medicare Solutions / UnitedHealthcare MedicareDirect	1	\$5,001.00	\$0.00	\$5,001.00	(\$610.10)	\$0.00	\$0.00	\$4,390.90	
		VETERANS ADM - COMMUNITY CARE	2	\$9,416.00	\$0.00	\$9,416.00	\$0.00	\$0.00	\$0.00	\$9,416.00	
		Totals	17	\$84,467.69	(\$28,516.57)	\$55,951.12	(\$48,825.54)	(\$10,610.01)	(\$27.00)	(\$3,511.43)	
	SELF PAY	SELF PAY	3	\$10,591.00	\$0.00	\$10,591.00	\$0.00	(\$22,940.31)	\$0.00	(\$12,349.31)	
		Totals	3	\$10,591.00	\$0.00	\$10,591.00	\$0.00	(\$22,940.31)	\$0.00	(\$12,349.31)	
	Totals	Totals	Totals	71	\$316,761.69	(\$223,192.97)	\$93,568.72	(\$77,482.63)	(\$28,891.85)	(\$27.00)	(\$12,832.76)
	Totals	Totals	Totals	71	\$316,761.69	(\$223,192.97)	\$93,568.72	(\$77,482.63)	(\$28,891.85)	(\$27.00)	(\$12,832.76)

Aging By DOS Detail with Summary

December 2021

	Sum(Age 0_30)	Sum(Age 31_60)	Sum(Age 61_90)	Sum(Age 91_120)	Sum(AgeOver120)	Sum(Net Balance)
Cambria Community Healthcare District						
AARP Supplemental Totals	\$163.07	\$0.00	\$0.00	\$0.00	163.53	\$326.60
Aetna Totals	\$0.00	\$159.07	\$0.00	\$0.00	0.00	\$159.07
Anthem Blue Cross (California) Totals	\$36,130.94	\$5,614.00	\$4,475.00	\$625.00	10,388.00	\$57,232.94
Blue Cross Blue Shield of South Carolina - Federal Employee Program (FEP) Totals	\$0.00	\$5,031.00	\$0.00	\$0.00	0.00	\$5,031.00
BLUE SHIELD BLUE CARD PROGRAM Totals	\$0.00	\$0.00	\$0.00	\$0.00	360.59	\$360.59
Blue Shield of California Totals	\$7,925.69	\$0.00	\$0.00	\$0.00	0.00	\$7,925.69
California Medicaid - Medi-Cal Totals	\$0.00	\$4,935.00	\$168.31	\$0.00	0.00	\$5,103.31
CA Medicare Part B South (J1 - PGBA) Totals	\$86,284.00	\$0.00	\$0.00	\$0.00	0.00	\$86,284.00
CENCAL HEALTH Totals	\$5,546.26	\$932.51	\$0.00	\$625.00	0.00	\$7,103.77
ChampVA HAC Medicare Crossover Totals	\$0.00	\$0.00	\$0.00	\$159.68	0.00	\$159.68
Coastal Communities Physician Network Totals	\$4,785.00	\$15,298.00	\$0.00	\$0.00	6,745.00	\$26,828.00
GEICO AUTO INSURANCE Totals	\$0.00	\$150.00	\$0.00	\$0.00	0.00	\$150.00
GLOBAL EXCEL Totals	\$0.00	\$0.00	\$5,431.00	\$0.00	0.00	\$5,431.00
GOLD COAST HEALTH PLAN Totals	\$0.00	\$5,273.00	\$0.00	\$0.00	0.00	\$5,273.00
HARTFORD LIFE Totals	\$160.76	\$0.00	\$0.00	\$0.00	0.00	\$160.76
Humana Inc. Totals	\$0.00	\$9,621.07	\$0.00	\$0.00	0.00	\$9,621.07
Kaiser Foundation Health Plan of Northern CA Region Totals	\$0.00	\$4,769.00	\$0.00	\$0.00	0.00	\$4,769.00
MCD HMO NON CONTRACTED CLAIMS Totals	\$0.00	\$0.00	\$0.00	\$0.00	6,441.94	\$6,441.94
OPTUM CARE NETWORK - EAST LA Totals	\$0.00	\$0.00	\$0.00	\$0.00	5,645.00	\$5,645.00
Railroad Medicare Totals	\$4,845.00	\$0.00	\$0.00	\$4,985.00	0.00	\$9,830.00
SCAN HEALTHPLAN Totals	\$0.00	\$0.00	\$5,399.00	\$5,371.00	0.00	\$10,770.00
SEDGWICK Totals	\$0.00	\$0.00	\$0.00	\$0.00	166.00	\$166.00
SELF PAY Totals	\$5,609.39	\$16,369.42	\$2,391.92	\$7,938.46	1,092.97	\$33,402.16
TESLA AUTO INSURANCE Totals	\$0.00	\$0.00	\$0.00	\$0.00	5,315.00	\$5,315.00
UNIFIED LIFE INS Totals	\$0.00	\$0.00	\$8,063.71	\$0.00	0.00	\$8,063.71

	Sum(Age 0_30)	Sum(Age 31_60)	Sum(Age 61_90)	Sum(Age 91_120)	Sum(AgeOver120)	Sum(Net Balance)
UnitedHealthcare Totals	\$10,887.00	\$5,838.61	\$625.00	\$0.00	0.00	\$17,350.61
UnitedHealthcare Medicare Solutions / UnitedHealthcare MedicareDirect Totals	\$5,001.00	\$0.00	\$0.00	\$625.00	0.00	\$5,626.00
VETERANS ADM - COMMUNITY CARE Totals	\$9,416.00	\$0.00	\$0.00	\$0.00	13,279.00	\$22,695.00
WELLPATH C/O SHERIFF'S OFFICE Totals	\$0.00	\$0.00	\$3,635.00	\$0.00	0.00	\$3,635.00
Cambria Community Healthcare District Totals	\$176,754.11	\$73,990.68	\$30,188.94	\$20,329.14	49,597.03	\$350,859.90
Totals	\$176,754.11	\$73,990.68	\$30,188.94	\$20,329.14	49,597.03	\$350,859.90

CAMBRIA COMMUNITY HEALTHCARE DISTRICT

TO: Board of Directors Agenda No. E.1

FROM: Laurie Mileur, PHD - Director

BOARD MEETING DATE: January 25, 2022

AGENDA DESCRIPTION: CCHD Pre-Design Services - Final Report

RECOMMENDATION(S): Selection of architectural pre-design scheme to remedy CCHD facility deficiencies for possible Board approval.

FISCAL IMPACT: None at this time, however, costs to develop a general obligation bond initiative for the November, 2022 ballot are ~\$10K for FY 2021/2022 and \$25K in FY 2022/2023. COnsideration of a general obligation bond follows as Agenda Item E.2

DISCUSSION: Pre-Design Services Contract with Vanir Construction Management, Inc was executed mid-October 2021. As agreed, Vanir:

- Completed Facility Condition Assessment for 2515 and 2535 Main, outlying buildings, parking lot, and debris wall.
- Met bi-weekly with the Ad Hoc Facility Committee to establish space program to address functional and operational needs.
- Developed schemes to address space and operational needs along with estimated construction and soft costs.

The Pre-Design Final Report is attached for Board with the opportunity for discussion with Vanir (Rob Nash and Jerry Avila) during the Board meeting.

ATTACHMENTS:

- 1) Attachment A – Vanir Presentation
- 2) Attachment B – Vanir Full Report

BOARD ACTION:

DATE OF VOTE:

UNANIMOUS: ____

FEDOROFF____ RICE____ MILEUR____ MONTALVO____ KUBAT____



Attachment A

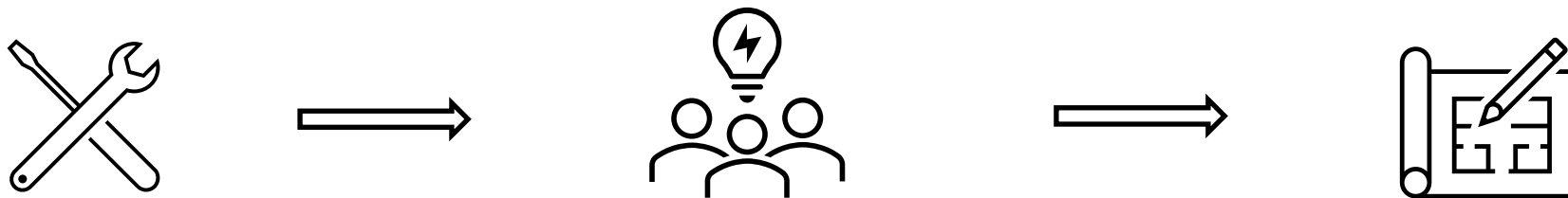
Ambulance Station / Administrative Offices Pre-Design Services



Introduction

Vanir Construction Management, Inc. was engaged by CCHD to:

1. Evaluate current facilities;
2. Develop space program for current and future needs;
3. Prepare feasibility and conceptual design studies



Facility Condition Assessment (FCA)



- Evaluated administration, tenant, and crew quarters areas; also, the flat areas of the site along Main Street
- 2535 Main Street already slated for demolition, not included in evaluation

Facility Condition Assessment (FCA)

The FCA evaluated the following building systems:

- Structure

Doesn't meet current codes

- Exterior Envelope

Windows/Doors beyond useful life

- Interior Construction

Beyond useful life

- Plumbing, HVAC, Electrical

No functioning HVAC systems; electrical system is especially poor



Facility Condition Assessment (FCA)

The FCA evaluated the following building systems:

- Fire Protection

No fire protection systems

- Equipment and Furnishings

Beyond useful life

- Site Improvements and Site Utilities

Poor site lighting and drainage away from buildings

Some areas of debris wall have failed

Some paved areas in poor condition



Facility Condition Assessment (FCA)

The Facility Condition Index (FCI) is an industry standard to compare repair costs versus replacement (like for like) costs

$$\text{FCI} = \frac{\text{Cost to Repair Deficiencies}}{\text{Current Replacement Cost}}$$

FCI Range	Condition (Recommended Action)
<15%	Good (Continue Regular Maintenance)
15 to 25%	Fair (Functional and Repairable)
26 to 50%	Poor (Significant Attention, Nearing End of Useful Life)
>50%	Replace (Beyond Useful Life)

Current CCHD FCI is 67.13% - Recommend for Replacement

Even if all repairs were made the facility would still be operationally and functionally deficient

Architectural Space Program

The space program addresses the current and future functional needs including Administration, Crew Quarters and Apparatus Bays.

Total indoor space required is 6,616 square feet compared to 3,800 square feet existing

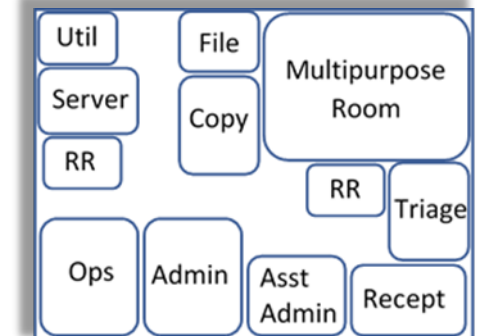
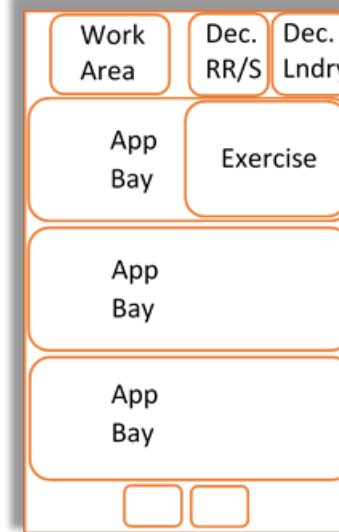
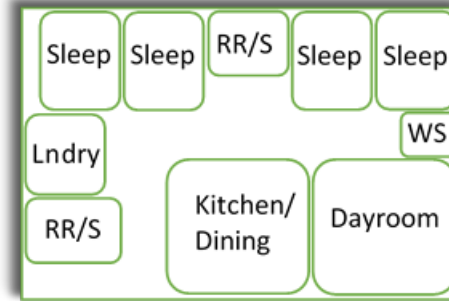
CCHD Replacement Facility Space List					
Space Name	20-year Projections				Comments
	Positions	# Areas	Net Area	Total Area	
Administration					
Administration Office	1	1	168	168	
Administration Asst. Office	1	1	120	120	
Operations Manager	1	1	168	168	
Multipurpose Room	20	1	420	420	
Copy/File Room		1	120	120	
Triage Room		1	120	120	
Reception/Waiting Area	4	1	64	64	
Public/Employee Restroom		1	64	64	
Employee Only Restroom		1	64	64	
Server Room		1	100	100	
Utility Room		1	64	64	
Secure File Room		1	64	64	
				1,536 Subtotal NSF	
0.30				461 Department Circulation Factor	
				1,997 Subtotal DGSF	
Crew Quarters					
Sleeping Rooms	1	4	120	480	
Kitchen		1	280	280	
Dining Area	6	1	0	0	Included in kitchen area
Day Room		1	250	250	
Laundry Room		1	100	100	
Work Station/Report Writing		1	64	64	
Staff Restroom with Shower		2	96	192	
				1,366 Subtotal NSF	
0.25				342 Department Circulation Factor	
				1,708 Subtotal DGSF	
Garage					
Apparatus Bays	6	3	600	1,800	
Workbench & Tool Storage		1	150	150	
Compressor Nook		1	25	25	
Exercise Area		0	300	0	Included in open apparatus bay
Decontamination Laundry Room		1	100	100	
Decontamination Washroom		1	100	100	Include shower
Secure Medical Supply Storage		1	25	25	2 hour fire rated construction
				2,200 Subtotal NSF	
0.05				110 Department Circulation Factor	
				2,310 Subtotal DGSF	
				6,014 Subtotal DGSF	
				601 Building Grossing Factor	
				6,616 GRAND TOTAL INDOOR SPACE	



Feasibility and Conceptual Design Studies

Block diagrams were developed for each of the program areas – Administration, Crew Quarters, and Apparatus Bays.

The diagrams show each space in scale with other spaces and show important relationships between spaces.

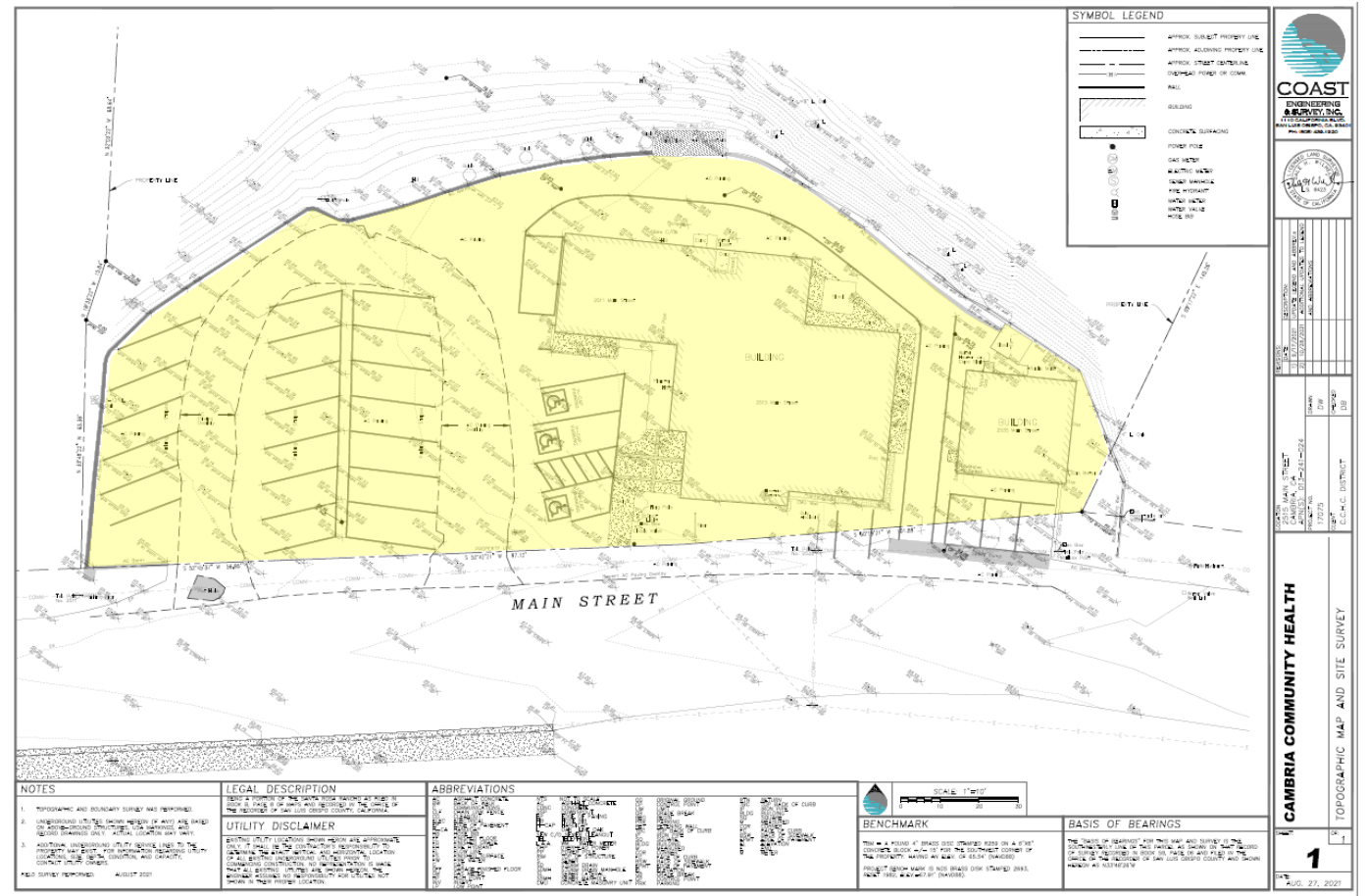


Feasibility and Conceptual Design Studies

The size and configuration of the site presents some challenges

The half-moon shaped flat area of the site limits potential solutions.

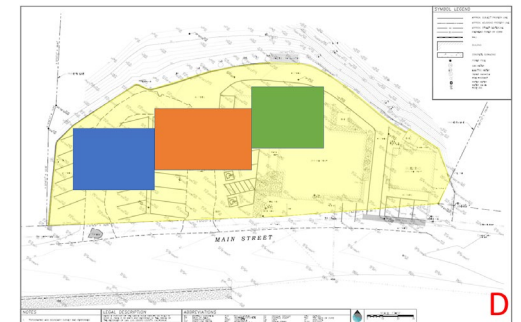
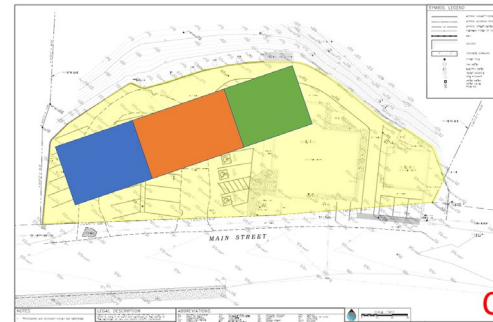
The new building is significantly larger than the existing buildings



Feasibility and Conceptual Design Studies

Six options were developed,
most had some functional or
operational issues

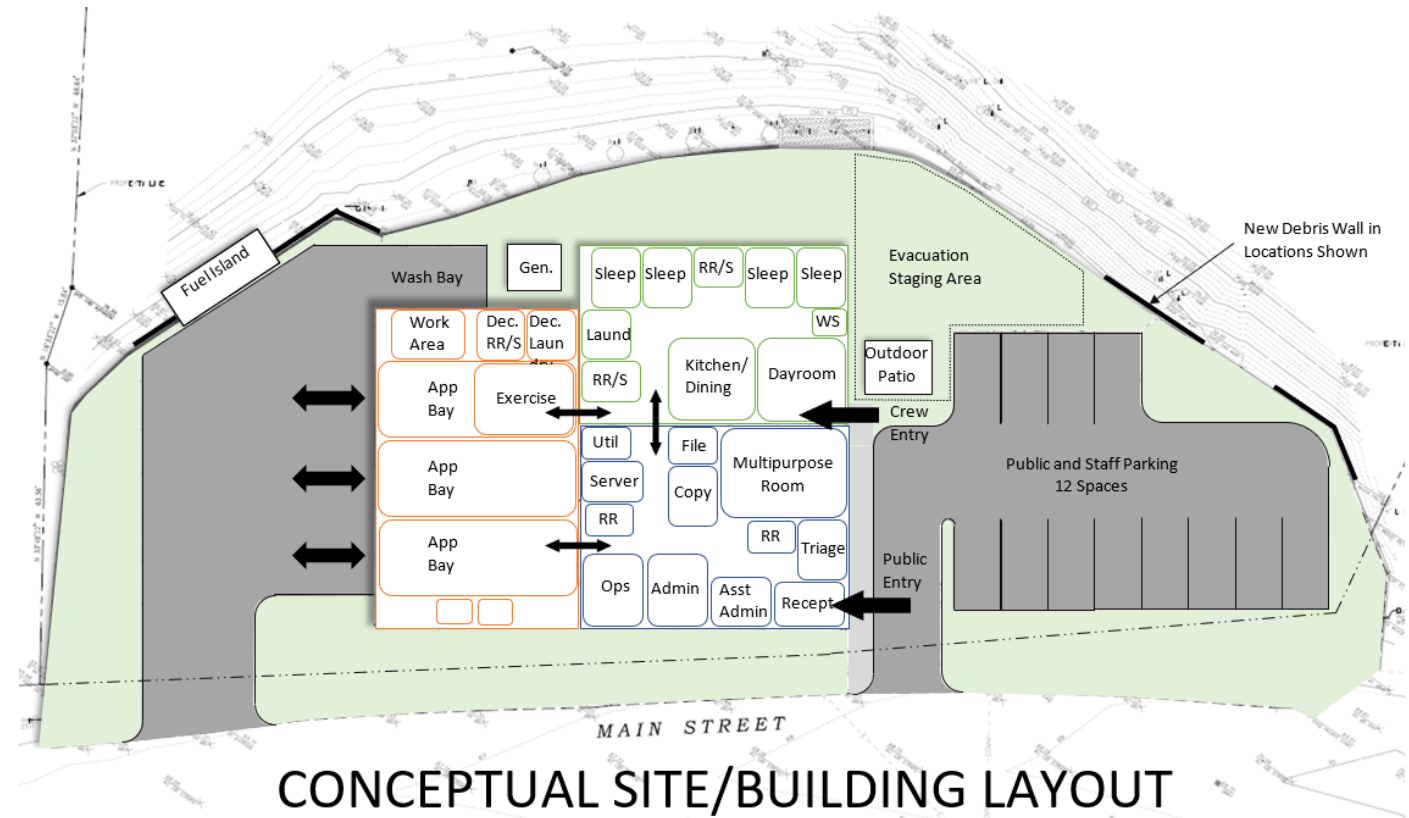
*A hybrid option was selected for
further development*



Feasibility and Conceptual Design Studies

Selected option highlights:

- ✓ *Takes advantage of site shape*
- ✓ *Separates public vehicles from ambulances*
- ✓ *Allows ambulances to drive straight in – no backing in*
- ✓ *Evacuation staging area*
- ✓ *Desired internal connections between users*



Feasibility and Conceptual Design Studies

The selected option was used as the basis for cost estimates

*Delivery method is Design-Build.
Two cost models were developed :*

- *Model A - Standard Construction (traditional ground up)*
- *Model B – Modular Construction (large components built off site)*

Basis of Cost Estimates for Standard and Modular Construction		
Building System	Model A - Standard	Model B - Modular
Substructure	Concrete foundation and slab	Concrete foundation and slab
Exterior Shell	CMU exterior walls, aluminum windows, hollow metal doors, metal roof deck and single ply roof membrane.	Metal stud exterior walls, aluminum windows, hollow metal doors, wood roof deck and single ply roof membrane.
Interiors	Metal stud partitions. Solid-core interior doors with welded metal frames. Finishes include carpet, vinyl, and epoxy floors; paint and vinyl wall coverings; and acoustic tile ceilings.	Same as Model A except knock-down metal frames at interior doors.
Services	<u>Plumbing</u> – copper water piping. Fixtures medium quality commercial grade. <u>HVAC</u> – all electric heat pumps <u>Fire Protection</u> – standard wet & dry systems <u>Electrical</u> - Power with UPS battery backup and surge suppression. Lighting - LED fixtures with occupancy sensors and full lighting controls	<u>Plumbing</u> – PEX water piping. Fixtures medium quality commercial grade. <u>HVAC</u> – same as Model A <u>Fire Protection</u> – same as Model A <u>Electrical</u> – same as Model A
Equipment & Furnishings	Medium quality casework, trim & finish carpentry, storage, kitchen, and laundry	Same as Model A
Sitework	Sitework includes removing existing structures, grading and utilities for new building, parking and walkways, and landscaping. Other features include: <i>Debris wall & drainage replacement</i> <i>Backup generator</i> <i>Solar battery storage</i> <i>Roof mounted solar panels</i> <i>Communications tower</i>	Same as Model A

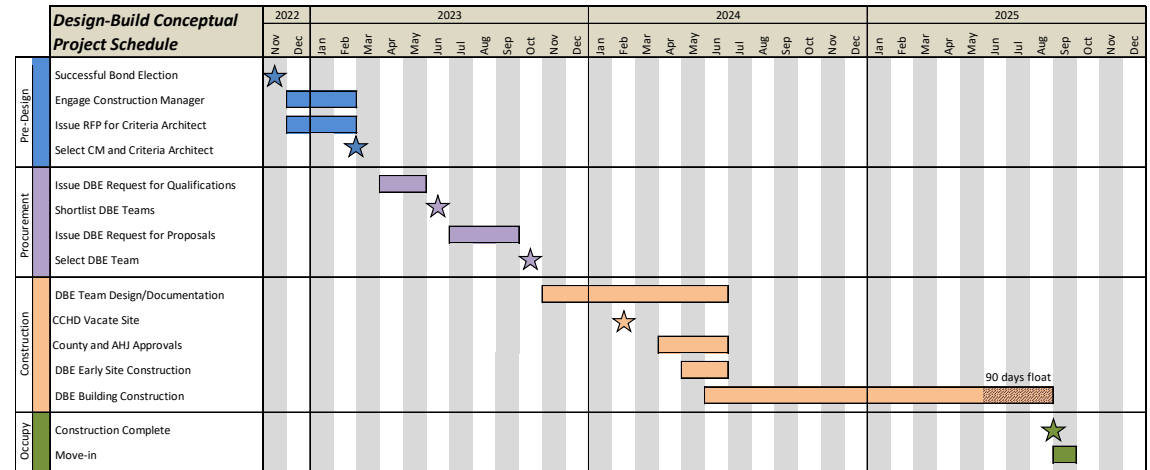
Feasibility and Conceptual Design Studies

Project schedules for each cost model were developed.

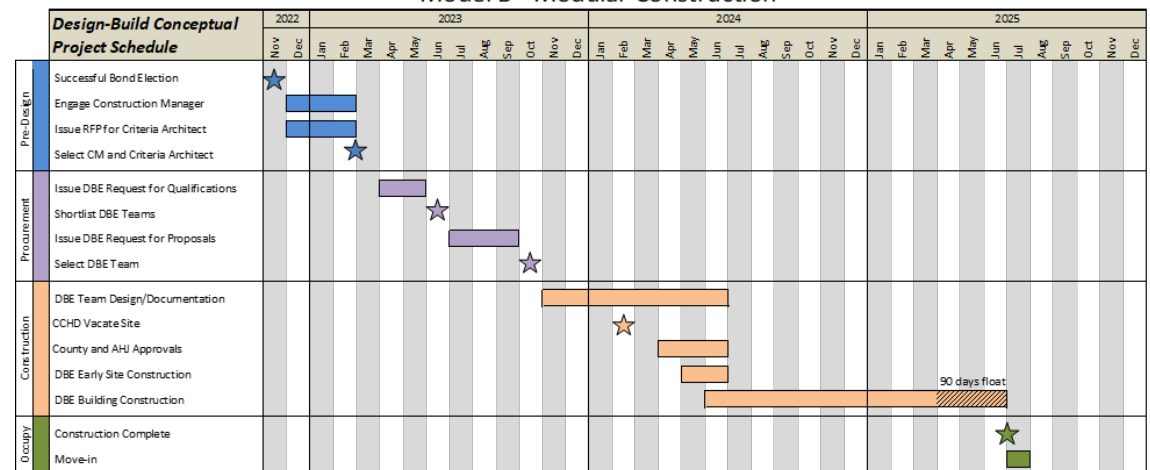
Completion Dates:

- *Model A - Standard Construction move-in September 2025*
- *Model B – Modular Construction move-in July 2025*

Cambria Community Healthcare District - Replacement Facility
Model A - Standard Construction



Cambria Community Healthcare District - Replacement Facility
Model B - Modular Construction



Feasibility and Conceptual Design Studies

California Construction Cost Escalation 2021-2012*									
2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
13.40%	2.80%	3.60%	1.30%	3.50%	4.40%	2.20%	1.30%	2.30%	1.50%

* Per California Department of General Services, Real Estate Services Division

3 Year Average (2021 - 2019) = 6.60%

Based on recent and current events, construction cost escalation was studied to best plan for conditions in the next several years.

*The cost estimates include 10% escalation for 2022,
5% escalation for 2023, and 5% escalation for 2024*

Total Escalation for 2022-2024 averages 6.7%

Feasibility and Conceptual Design Studies

Conceptual Cost Estimates Summary

Costs include escalation through mid-point of construction

Hard cost is the amount of the Design-Build contract

Soft costs are other costs the District may incur in support of the project

Cambria Community Healthcare District Replacement Facility Cost Models		
	Cost Model A Standard	Cost Model B Modular
Total Building & Site Construction Cost (Hard cost only)	\$6,367,000	\$5,159,000
CCHD Soft Costs – design and management fees, permits, FF&E, testing and inspections, change order contingency	\$2,138,350	\$2,077,950
Total Project Cost (Hard + Soft Costs)	\$8,505,350	\$7,236,950

Feasibility and Conceptual Design Studies

Conclusion / Recommendation

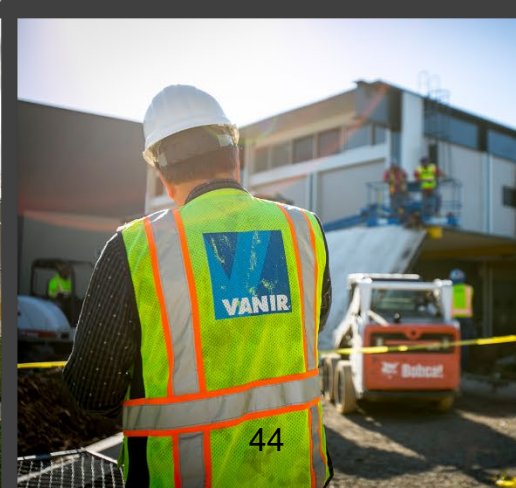
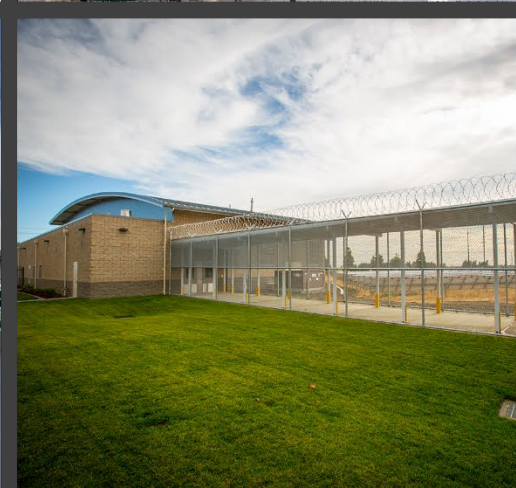
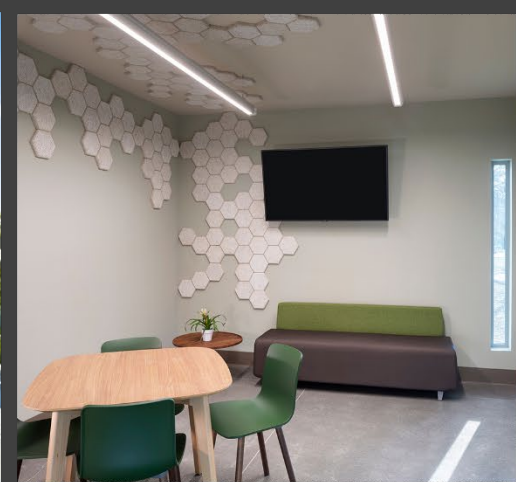
The choice between Standard and Modular construction comes down to:

- *Initial cost versus long term value*
- *The value of design flexibility*
- *The value of durability*

We recommend Standard Construction.

The initial cost of Modular is lower but the longer-term value and design flexibility favor Standard Construction.

Comparison of Standard and Modular Construction		
Building System	Model A - Standard	Model B - Modular
Cost	More expensive, primarily related to prevailing wage rates for construction workers.	Less expensive, primarily related to non-prevailing wage rates for work performed in the factory.
Schedule	Approximately 2 months longer schedule related to linear construction path and potential for weather delays during construction.	Approximately 2 months shorter schedule related to overlapping construction path and reduced weather delays.
Design Flexibility	Offers complete design flexibility to meet District operational and functional needs. Also offers full range of aesthetic options for interior and exterior design. Ground up construction offers opportunities for longer roof spans resulting in less interior structure.	Limited design flexibility to meet District operational and functional needs. Most limitations are related to shipping such as weight, size of modules, and lighter weight materials. Also, limited palette of choices for building systems and fixtures based on manufacturers standards.
Durability	Standard Construction allows for a wider range of construction materials, regardless of weight or ability to be shipped. The cost estimate is base on using masonry exterior walls. Standard construction is the norm for essential services buildings and these buildings are typically designed to last at least 50 years with regular maintenance.	Modular construction uses lighter weight materials which may be less durable, such as metal stud walls in place of masonry. Modular construction has been used for essential services buildings; they tend to require more regular maintenance/repairs and are expected to last approximately 20 years before major renovations are required.
Code Compliance	Will meet all applicable code requirements, including those for essential services facilities.	Will meet all applicable code requirements, including those for essential services facilities.



Attachment B



**Cambria Community Healthcare District
Ambulance Station/Administrative Offices
Pre-Design Services**

January 25, 2022



Cambria Community Healthcare District Feasibility Study

Narrative and Summary

Introduction

Vanir Construction Management, Inc. (VCM) was engaged by the Cambria Community Healthcare District (CCHD) to:

1. Evaluate their current facilities for deficiencies and continued use;
2. Develop an architectural space program that identifies current and future space needs for the district, and;
3. Prepare feasibility and conceptual design studies that address the current conditions and current and future needs of the district.

The narrative and summary that follows presents the highlights, considerations, and conclusions for each of these tasks.

Facility Condition Assessment

VCM evaluated the conditions of the existing facilities at a building systems level. The Facility Condition Assessment (FCA) included the current administration, tenant, and crew quarters areas, as well as the flat area of the site adjacent to Main Street. The FCA did not include 2535 Main Street, as this building has previously been 'red tagged' by the County, is no longer occupied, and is expected to be demolished.

Primary findings of the FCA for building systems and major components include:

- **Structure** - Overall, the structure is in relatively good condition with some areas of moisture damage on walls and roof decking. Paved areas and the ground are too close to the wall construction leading to moisture intrusion. Additionally, the current construction does not meet current building code requirements for an essential services facility.
- **Exterior Envelope** - All exterior windows and doors are beyond their useful life. The roof is a newer single ply membrane in good condition.
- **Interior Construction** – All interior finishes are beyond their useful life. Doors, hardware, and restrooms do not meet current building codes and accessibility requirements. While not part of the scope of this review, it's likely there are some areas of potentially hazardous materials such as asbestos and lead paint.
- **Plumbing, HVAC, and Electrical** - There are no functional heating, cooling, or ventilation systems in the facility. Nearly all mechanical, electrical, and plumbing systems appear to be original and are well beyond useful life or missing. The electrical system is particularly poor and potentially dangerous.
- **Fire Protection** – No fire protection systems were observed including sprinklers, standpipes, automatic fire alarm system, backup emergency power, or emergency lighting (one portable device was observed).
- **Equipment and Furnishings** – All built in equipment and furnishings are beyond their useful and don't meet current accessibility requirements.

- Site Improvements and Site Utilities – Site lighting is poor, proper drainage away from the building is not provided, some areas of the existing debris wall have failed, some paved areas are in poor condition.

The FCA includes a calculation of the Facility Condition Index (FCI). The FCI is an industry standard measurement used to compare relative building conditions. The FCI is a measure the relative costs of remedying deficiencies in the building. The FCI is calculated by dividing the total repair cost of the building by its replacement value – the cost to build a completely new building of the same square footage.

$$FCI = \frac{\text{Cost to Repair Deficiencies}}{\text{Current Replacement Cost}}$$

The resulting FCI range is from zero for a newly constructed asset, to one for a construction asset where the cost of deficiency repairs equals the cost to construct a new building. If a building has \$100,000 of needed repairs, and the cost to replace the building is \$2,000,000, the FCI would be 0.05, or 5% deficient. Most buildings that we have assessed for public entities, tend to have an FCI between 20% and 50%.

FCI Range	Condition (Recommended Action)
<15%	Good (Continue Regular Maintenance)
15 to 25%	Fair (Functional and Repairable)
26 to 50%	Poor (Significant Attention, Nearing End of Useful Life)
>50%	Replace (Beyond Useful Life)

The current cost to address the deficiencies noted will be \$1,785,613 versus total replacement cost of \$2,660,000 for the existing facility. **The Facility Condition Cost Index (FCI) is 67.13%**, well above the 50% threshold for costs to improve the facility discussed earlier in this assessment. The level of repairs and replacement coupled with associated costs make this facility an excellent candidate for replacement versus repair.

It should be noted that **the replacement cost used to calculate the FCI is based on replacing the existing building ‘like for like’ and assumes current costs with no escalation** (this is construction cost not project cost). Even if the District were to replace the existing building in a ‘like for like’ fashion the facility would still be operationally and functionally deficient to meet current and future needs.

Architectural Space Program

As a predecessor to the space program, VCM and the CCHD working group developed space standards for offices for administrative personnel to ensure the size of these spaces are fair, reasonable, and in line with similar spaces for other public agencies.

The architectural space program was developed over a series of meetings and represents a lean program that addresses the current and future functional needs of the district very efficiently. The program is divided into three sections:

1. Administration – this area includes offices, triage room, copy/workroom, secure file area, multipurpose room, and public reception area.
2. Crew Quarters – this area includes sleeping rooms, kitchen and dining area, dayroom, and other crew support functions.
3. Apparatus Bays – this area includes indoor accommodations for CCHD ambulances, crew exercise area, workbench and tool storage, decontamination laundry room, decontamination washroom, and secure medical supply storage.

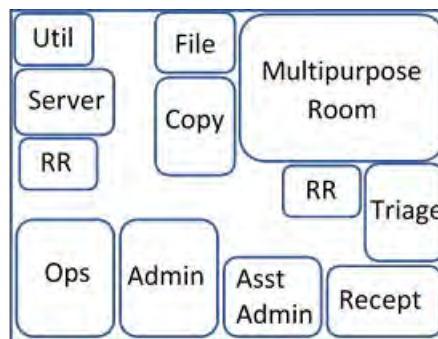
The space program includes factors for circulation, mechanical and electrical space, wall thickness, etc. Per the final space program, the **total indoor space required is 6,616 square feet**; this compares to the existing facility of approximately 3,800 square feet.

In addition to indoor space, several necessary exterior features were identified including an outdoor patio/BBQ area for staff, fuel storage and dispensing (diesel and gasoline), communications antenna, vehicle wash bay, and flagpole.

Feasibility and Conceptual Design Studies

Block Diagrams

The conceptual design studies began with development of ‘block diagrams’ representing the individual program spaces within a block sized for the overall area of each section of the building. Using the Administration area as an example, the block diagram shows each individual space within a block representing the overall program square footage for the area:



This exercise helps verify the assumptions in the space program and offers a ‘proof of concept’ that the spaces can be arranged in a way that accommodates functional and operational needs within the area provided.

Feasibility Studies

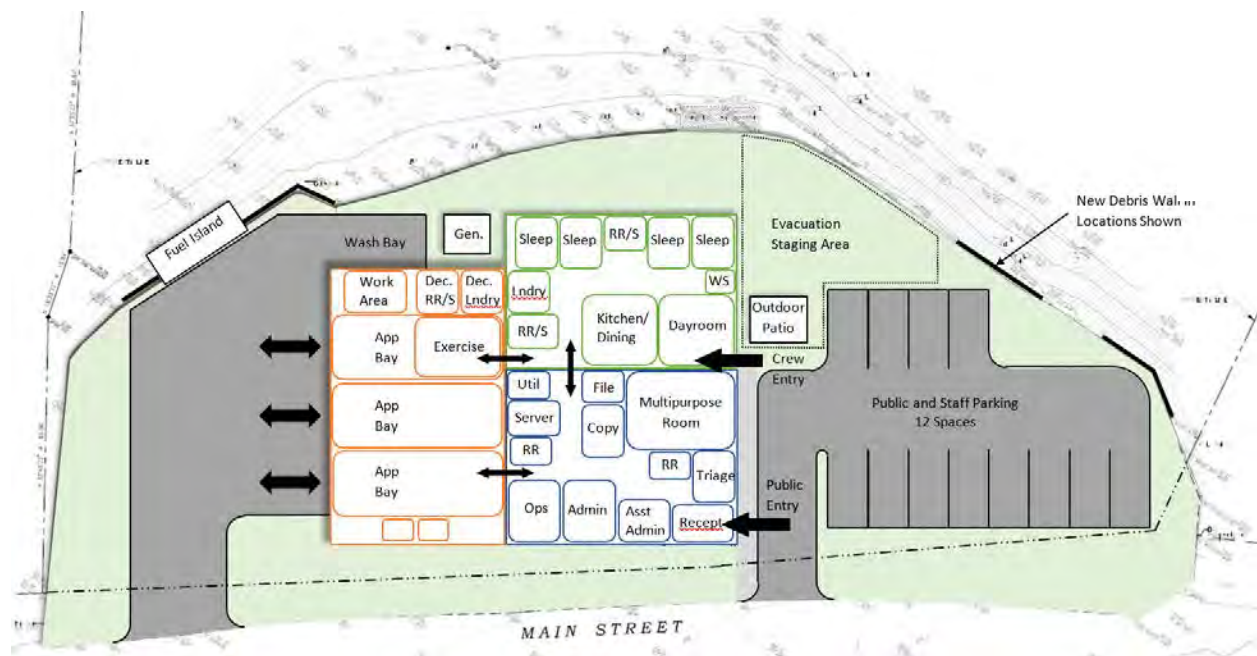
Using the ‘block diagrams’ a series of studies were developed placing the diagrams in various configurations on the site. Several issues became apparent during this exercise:

1. The size and configuration of the site presents challenges. The flat area of the site adjacent to Main Street, with its half-moon shape and hillside above, limits potential solutions.
2. The size of the new building is significantly larger than the existing facility. This combined with the size of the available site, limits potential solutions.

- Six potential options were reviewed by the working group. Most options had some functional or operational issues that made them less than ideal.

One option best addressed nearly all needs and was selected by the group for further development. Highlights of this option include:

- Takes best advantage of the site shape and configuration
- Separates public/staff vehicles from the ambulances
- Allows ambulances to drive straight into the parking area instead of having to back in (current condition)
- Provides an evacuation staging area in the event of an emergency
- Building configuration allows desired internal connections between uses and allows desired public and staff entries.



The option above is not a design but a 'proof of concept' that the building program and necessary site features can be reasonably accommodated on the site.

Cost Estimates

The option above was used as the basis to develop the cost estimate. It was decided by the group to develop cost estimates for a 'Model A - Standard Construction' version and a 'Model B - Modular Construction' version for comparison. We have defined 'standard construction' to mean a site fabricated building assembled with materials on the site in the way most projects are constructed. The 'modular construction' option would involve the building being assembled in sections in a shop or factory, shipped to the site, and assembled. It should be noted the cost estimates are conceptual in nature but are consistent with other similar projects that have been constructed for public agencies.

Basis of Cost Estimates for Standard and Modular Construction		
Building System	Model A - Standard	Model B - Modular
Substructure	Concrete foundation and slab	Concrete foundation and slab
Exterior Shell	CMU exterior walls, aluminum windows, hollow metal doors, metal roof deck and single ply roof membrane.	Metal stud exterior walls, aluminum windows, hollow metal doors, wood roof deck and single ply roof membrane.
Interiors	Metal stud partitions. Solid-core interior doors with welded metal frames. Finishes include carpet, vinyl, and epoxy floors; paint and vinyl wall coverings; and acoustic tile ceilings.	Same as Model A except knock-down metal frames at interior doors.
Services	<p><u>Plumbing</u> – copper water piping. Fixtures medium quality commercial grade.</p> <p><u>HVAC</u> – all electric heat pumps</p> <p><u>Fire Protection</u> – standard wet & dry systems</p> <p><u>Electrical</u> - Power with UPS battery backup and surge suppression. Lighting - LED fixtures with occupancy sensors and full lighting controls</p>	<p><u>Plumbing</u> – PEX water piping. Fixtures medium quality commercial grade.</p> <p><u>HVAC</u> – same as Model A</p> <p><u>Fire Protection</u> – same as Model A</p> <p><u>Electrical</u> – same as Model A</p>
Equipment & Furnishings	Medium quality casework, trim & finish carpentry, storage, kitchen, and laundry	Same as Model A
Sitework	<p>Sitework includes removing existing structures, grading and utilities for new building, parking and walkways, and landscaping.</p> <p>Other features include: <i>Debris wall & drainage replacement</i> <i>Backup generator</i> <i>Solar battery storage</i> <i>Roof mounted solar panels</i> <i>Communications tower</i></p>	Same as Model A

Part of the development of the cost estimates includes incorporating a likely schedule for the work. Based on the expectation of a November 2022 bond election, a project schedule using the Design-Build procurement methodology was developed.

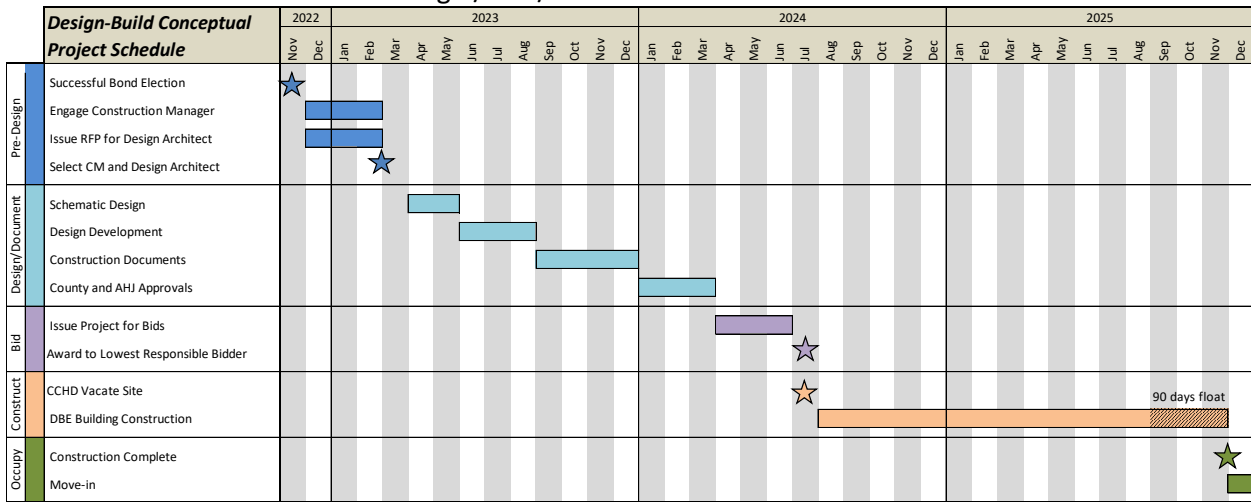
California Construction Cost Escalation 2021-2012*									
2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
13.40%	2.80%	3.60%	1.30%	3.50%	4.40%	2.20%	1.30%	2.30%	1.50%

* Per California Department of General Services, Real Estate Services Division

3 Year Average (2021 - 2019) = 6.60%

For comparison purposes VCM also developed a project schedule based on the Design-Bid-Build (DBB) method of procurement. The schedule below confirms the Design-Build options are 4-5 months faster for project delivery than traditional Design-Bid-Build.

**Cambria Community Healthcare District - Replacement Facility
Design / Bid / Build - Standard Construction**



Vanir Construction Management, Inc. 1/7/21

A summary of the costs for standard construction (Model A) and modular construction (Model B) are below:

Cambria Community Healthcare District Replacement Facility Cost Models		
	Cost Model A Standard	Cost Model B Modular
Total Building & Site Construction Cost (Hard cost only)	\$6,367,000	\$5,159,000
CCHD Soft Costs – design and management fees, permits, FF&E, testing and inspections, change order contingency	\$2,138,350	\$2,077,950
Total Project Cost (Hard + Soft Costs)	\$8,505,350	\$7,236,950

In the table above the Total Building & Site Construction Cost is the amount of the contract with the Design-Build Entity (DBE). The CCHD Soft Costs is an estimate of other expenses the District will likely

incur during the design and construction of the project; adding this to the hard costs provides the Total Project Cost that the District should be budgeting for.

Comparison of Standard and Modular Construction		
Building System	Model A - Standard	Model B - Modular
Cost	More expensive, primarily related to prevailing wage rates for construction workers.	Less expensive, primarily related to non-prevailing wage rates for work performed in the factory.
Schedule	Approximately 2 months longer schedule related to linear construction path and potential for weather delays during construction.	Approximately 2 months shorter schedule related to overlapping construction path and reduced weather delays.
Design Flexibility	Offers complete design flexibility to meet District operational and functional needs. Also offers full range of aesthetic options for interior and exterior design. Ground up construction offers opportunities for longer roof spans resulting in less interior structure.	Limited design flexibility to meet District operational and functional needs. Most limitations are related to shipping such as weight, size of modules, and lighter weight materials. Also, limited palette of choices for building systems and fixtures based on manufacturers standards.
Durability	Standard Construction allows for a wider range of construction materials, regardless of weight or ability to be shipped. The cost estimate is base on using masonry exterior walls. Standard construction is the norm for essential services buildings and these buildings are typically designed to last at least 50 years with regular maintenance.	Modular construction uses lighter weight materials which may be less durable, such as metal stud walls in place of masonry. Modular construction has been used for essential services buildings; they tend to require more regular maintenance/repairs and are expected to last approximately 20 years before major renovations are required.
Code Compliance	Will meet all applicable code requirements, including those for essential services facilities.	Will meet all applicable code requirements, including those for essential services facilities.

Conclusion

Ultimately, the choice between Standard and Modular construction comes down to weighing several factors:

1. Initial cost versus long term value
While modular construction is initially the lower cost option, we believe standard construction offers the District the best value over the long term. Standard construction will last longer and require less regular maintenance.
2. The value of design flexibility
Standard construction offers the District the most design flexibility to meet the Districts needs. Ground up construction offers the possibility to free span the office areas, crew quarters, and

apparatus bays, giving total flexibility for interior layout and changes in the future. Modular construction has limitations on structure location, shipping size, and standard design features. Deviating from the manufacturer's standards reduce the cost savings of this option.

3. The value of durability

Standard construction offers the full selection durable construction materials and finishes; modular construction is somewhat limited by weight and shipping. Proper selection of materials exposed to the marine environment will play a large factor in the building's life span. Bear in mind that essential services facilities, such as your new facility, are staffed 24 hours per day. These buildings tend to experience more wear and tear than other buildings, making interior and exterior durability a key component of decision making.

While the cost for the modular option is lower, **VCM recommends CCHD plan for the Standard Construction option.** We believe long term value, design flexibility, and durability tilt in favor of the Standard Construction option. Additionally, planning the project based on the Standard Construction option allows the Modular Construction option to still be considered as the project moves forward; planning for the lower cost Modular Construction option would preclude consideration of the Standard Construction option due to cost. Additionally, currently there are more unknowns with the modular option (such as restrictions on design solutions and durability) that represent risk to the project and to the CCHD.



Cambria Community Healthcare District

Facility Condition Assessment
Final January 25, 2022

This Facility Condition Assessment for the Cambria Community Healthcare District Offices and Crew Quarters reviews the current physical conditions of the facility and develops costs to repair or replace the building. The building currently houses the CCHD Administrative Offices, CCHD Crew Quarters, and Community Health Centers tenant spaces.



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Cambria Community Healthcare District Facility Condition Assessment

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Cambria Community Healthcare District
Facility Condition Assessment



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Facility Condition Assessments

Introduction

Vanir Construction Management, Inc. was engaged by the Cambria Community Healthcare District to perform a facility condition assessment of their offices, crew quarters, and ambulance facilities. The facility condition assessment was conducted on November 8, 2021 and included access to all interior and exterior areas of the facility. The facility is operational and is occupied by CCHD and a tenant, CHC.

This facility condition assessment and analysis of existing conditions provides systems level information of the current building and equipment conditions, reports notable physical or operational deficiencies, and provides recommendations and corresponding estimates of probable costs for the repair or replacement work. The report provides a summary of the facility information found at the time of the study, including evaluation of visually apparent conditions of the property.

Methodology

Pre-Assessment

Prior to performing the assessment all available information, including date of construction, gross square footage of building, use of property, and plans and drawings, was provided to the assessment team for review. Vanir interviewed CCHD staff to identify specific building data and information that was not able to be determined through either the documentation provided by the CCHD or during an assessment itself. Additionally, the interview sought input from occupants as to their experience and satisfaction with the building environment and conditions. This information provided the assessment team with a broader understanding and insight into some of the potential building and system issues prior to starting the physical assessment at the facility to support a more effective and comprehensive result.

Assessment

The assessment of the facility has been conducted in general accordance with industry standards. Visual non-destructive assessments were performed of the interior, exterior, and site components of the building, including the following major components and systems.

- o **Substructure and Structure.** The general condition of the structure was observed for visible signs of distress and deterioration. Types and sizes of structural components and their method used in the construction were reviewed in comparison to current day standards and design criteria; deviations were noted, but are not necessarily required to be corrected, unless specifically triggered by a significant modification to the building structure proposed by future improvement(s).



- **Exterior Envelope.** Visual evaluation of the condition of accessible roof systems, accessories, and details was performed. Exterior wall systems, window and door systems, and awnings were visually observed for evidence of deficiencies, continuity of seals, and other types of infiltration and discontinuity of the building envelope.
- **Interior Construction and Finishes.** All interior areas of the property were visually observed as to general condition, operability, wear, and continued use.
- **Plumbing, HVAC, and Electrical.** The age and condition of the MEP and related building components were observed, with comments provided on their condition, remaining life expectancy, and visible deficiencies.
- **Fire Protection.** The age and condition of the fire and life safety elements were reviewed and comments as to their condition and visible deficiencies were provided. The elements observed included means of egress, fire suppression systems, fire detection, and fire alarm systems.
- **Equipment and Furnishings.** Visual evaluation of fixed equipment and furnishings is performed, as applicable.
- **Site Improvements and Site Utilities.** Site Systems were visually observed for the removal of storm water and evidence of poor drainage and/or erosion potential. The condition of pavement, site concrete, retaining and site walls, fencing, and landscaping were reviewed.

Limitations of the Facility Condition Assessments

This assessment does not address or define the presence of hazardous materials as is typically performed by an industrial hygienist. Based on the age of the building and observed material size and appearance, assessors may note when "assumed" hazardous materials may be present; costs associated with the removal of any hazardous materials as associated with the repair or replacement of work has not been included in the costing. Although the building assessments and reports provide limited comments on general issues of accessibility, at the systems level a formal and thorough accessibility assessment for conformance to the accessibility codes and the Americans with Disabilities Act (ADA) is not necessary. The scope of services under which the Facility Condition Assessment was completed was visual in nature and was not intended to be destructive of property to gain access to hidden conditions. Neither destructive testing nor mechanical disassembly of components or equipment was performed. The evaluation does not include any environmental services such as: (without limitation) sampling, testing or evaluation of asbestos, lead-based paint, PCB's, radon, water contaminants, indoor air quality, mold, or any potentially hazardous materials, air-borne toxins or issues.



Cost Estimating

Cost estimates have been developed on a systems basis from data contained within the most recent edition of R.S. Means in combination with Vanir's internal database that reflects updated construction bid pricing received from projects throughout the State of California and adjusted to reflect CCHD conditions. Costs are additionally adjusted, as needed, to address difficult conditions or constraints of the work setting as well as specific materials and finishes anticipated based on the type and use of the work.

Cost Models

Cost models have developed for various building types to calculate the current replacement cost for the facility. This amount represents the cost in 2021 dollars to construct a new facility of the same size and meeting current codes, regulations, and standards. Note this is hard costs (construction cost only) and does not include soft costs which are often an additional 25-30%.

Building Cost/SF Range + RSMMeans Benchmarking					
Building Types	Psychiatric Health Facility	Sheriff's Office	Library	County Office Building	Metal Storage Building
Construction Cost per SF ²	\$893	\$795	\$663	\$700	\$250
Building System ¹	Building Systems Ratio %	Building System Ratio %	Building System Ratio %	Building System Ratio %	Building System Ratio %
Substructure/Structure	14.95%	17.12%	15.31%	17.63%	21.11%
Exterior Envelope	11.67%	13.37%	11.95%	13.76%	16.48%
Interior Construction/Finishes	15.98%	18.29%	16.36%	18.83%	22.56%
Plumbing	7.65%	9.05%	8.40%	4.79%	4.20%
HVAC	20.68%	14.56%	20.68%	19.76%	3.65%
Fire Protection	2.82%	1.99%	2.82%	2.69%	0.50%
Electrical	16.85%	13.50%	13.15%	13.00%	23.50%
Equipment & Furnishings	5.25%	8.24%	6.18%	5.15%	3.50%
Site Improvements/Utilities	4.15%	3.88%	5.15%	4.39%	4.50%
Total	100.00%	100.00%	100.00%	100.00%	100.00%

- 1 - Elevators will be included as a lump sum cost as required.
- 2 - Likely bid day amount in 2021 dollars; does not include other County costs such as Design Fees, CM Fees, Plan Review Fees, Inspection and Special Inspections, and connection fees.

The table above shows square foot costs for several typical public facilities. For the CCHD facility, we will be using the Public Office Building as the closest building type for the cost estimate.

Since all new work performed within existing facilities must comply with current codes, etc., repair and replacement costs for deficiencies identified in the Facility Condition Assessments have been correlated to the replacement cost models. The replacement cost models are broken down by building system (structure, exterior shell, interior construction, plumbing, etc.) and factors are applied depending on the extent and difficulties of the repair work as shown in the following table.



Deficiencies Cost Factors	
Factor	Repair Work Extent
0.01 to 0.10	Very Minor
0.25	Minor
0.50	Moderate
0.75	Major
1.00	Total Replacement

All costs are construction costs and do not include other project related costs such as design fees, inspection, permitting, etc. Costs associated with the removal of any hazardous materials associated with the repair or replacement of work has not been included in the costing. All cost information is in 2021 dollars except where escalation is specifically noted.

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is an industry standard measurement used to compare relative building conditions. The FCI is developed for each building to measure the relative costs of remedying deficiencies in the building. The FCI is calculated by dividing the total repair cost of the building by its replacement value – the cost to build a completely new building of the same square footage.

$$FCI = \frac{\text{Cost to Repair Deficiencies}}{\text{Current Replacement Cost}}$$

The resulting FCI range is from zero for a newly constructed asset, to one for a construction asset where the cost of deficiency repairs equals the cost to construct a new building. If a building has \$100,000 of needed repairs, and the cost to replace the building is \$2,000,000, the FCI would be 0.05, or 5% deficient. Most buildings that we have assessed for public entities, tend to have an FCI between 20% and 50%.

FCI Range	Condition (Recommended Action)
<15%	Good (Continue Regular Maintenance)
15 to 25%	Fair (Functional and Repairable)
26 to 50%	Poor (Significant Attention, Nearing End of Useful Life)
>50%	Replace (Beyond Useful Life)

The table above is provided to help interpret the results of this survey by establishing a relationship between FCI and the general building condition. The FCI % Ranges listed are derived from our experience performing assessments for clients across the country and are based on national standard guidelines widely used as resources for interpreting FCI information. The recommended ranges are useful at the planning level in establishing budgets for work at a conceptual level.





CCHD Offices and Ambulances



Address: 2511 Main Street, Cambria
Year Built: 1955 with additions in 1967



No. of Stories: 1
Square Feet: 3,800

Facility Summary Observations: The CCHD facilities include two larger buildings and several small relatively temporary outbuildings. The main building contains the CCHD offices, tenant space (CHC), and crew quarters. The other larger building (the ambulance building) is no longer in use, has been red tagged by the County, and is intended to be demolished. This evaluation only includes assessment of the primary building.

The main building houses the Community Health Center in the original portion of the main building, the CCHD offices in the main building west addition, and the ambulance crew quarters housing is located in the main building east addition

Overall, the facility is in very poor condition, primarily related to its age. Most building systems are either original or well beyond their normal useful life expectancy. Based on our assessment of the facility the following issues and deficiencies were identified with the following major components and systems.

- o **Substructure and Structure.** The original portion of the main building appears to be in relatively good condition, with no observable signs of distress in the major structural components: there was no observable cracking in the concrete foundation or CMU walls, no signs of differential settlement, and no signs of distress in the roof framing. Areas of minor moisture damage to roof decking ends and fascia boards appears to have been repaired. Given the proximity of the wood siding to the foundation concrete and adjacent grade, it is likely that there is some moisture damage to the wood siding.

The main building east addition appears to have areas of moisture damage. Moisture damage is concentrated at member ends and



wood near or in contact with adjacent grade. Some repairs of moisture damage have been done, including replacement of batten boards. The building occupant stated that a portion of the 4x outrigger was replaced.

The condition of the main building west addition is like the balance of the building with areas of potential moisture damage. Some minor cracking in the stucco wall finish was observed. Cracking of the face shell in a CMU fence wall also observed.

Historic damage of framing has been primarily related to moisture:

- The wood siding clearance from earth and paving does not meet current code standards. Unless the wood siding is naturally durable or preservative-treated, the code requires the clearance between wood siding and earth on the exterior of a building should be not less than 6 inches from earth or 2 inches from paving
- Wood finishes should be maintained to provide protection from moisture penetration

The ground immediately adjacent to the foundation does not appear to provide adequate slope to divert water away from the foundation:

- The code requires the adjacent ground to be sloped away from the building at a 5-percent slope minimum for at least 10 feet away from the building

Given the age of the building, a seismic upgrade is recommended.

- Based on past earthquakes, buildings constructed prior to the 1997 Uniform Building Code with reinforced masonry walls, and a flexible, wood roof diaphragm, have been categorized as being potentially hazardous and prone to significant damage in a moderate to major earthquake
 - Masonry walls should be anchored to all floors and roofs that provide lateral support. The anchorage should be designed per the current edition of the California Existing Building Code.
- **Exterior Envelope.** All windows, storefront entry systems, doors, and hardware are beyond useful life and should be replaced. The roof is a newer single ply membrane in good condition with approximately ten years of life remaining. Some wood siding has moisture damage; unless grading conditions at exterior walls are improved it is likely damage will continue.
 - **Interior Construction and Finishes.** All interior finishes are beyond their useful life. All doors and hardware are beyond useful life, don't meet current codes and accessibility requirements, and should be replaced. No restrooms meet accessibility requirements; these rooms are too small and will have to be demolished and re-built to meet current requirements. The stairs are open to corridors and do not meet fire code requirements. Additionally, the CCHD should also



investigate the presence of hazardous materials such as asbestos and lead paint.

- **Plumbing, HVAC, and Electrical.** There are no functional heating, cooling, or ventilation systems in the facility. Nearly all mechanical, electrical, and plumbing systems appear to be original and are well beyond useful life (or missing) and should be replaced in their entirety.

ASHRAE Standard 62 specifies minimum ventilation rates and other requirements to provide suitable air quality acceptable for human occupation. The whole building air supply is observed to fail meeting basic IAQ requirements on more features and metrics including no ventilation system is presently found.

- Operative temperature controls, sequence, and set points to meet IAQ temperature and minimum air flow per occupant – noncompliant. No such capability observed.
- Percent fresh outside air flow, CFMs quantity per occupant, velocity, static pressures all fail to meet the minimum requirements; nothing short of a complete replacement of the entire system will fix this set of conditions.
- Air Balancing, such as added roof top AHUs, or MAUs with modulating economizer for stable balanced fresh air; not feasible due to building design, layout, and structure.
- Resistance to mold growth is uncontrolled. Observed conditions already at risk to human health and safe indoor air environment. Again, nothing short of a complete replacement of the system will mitigate risk of mold growth.

NEC Article 250 specifies minimum requirements for electric power systems including bonding and grounding from the premises service entrance throughout the power distribution, protection, fault interrupting current, grounding and bonding.

- The building power distribution wiring includes multiple service entrances rated at 120/240Volt 3-phase, 3-wire and associated non-compliant power distribution panels. Nothing short of a complete replacement of the entire system will fix this set of conditions.
- The whole building power system fails to meet the most basic requirements. Hot, neutral, and grounding and bonding issues - Service entrance to connected loads. Only a complete replacement of the system will resolve the variety of code violations and deficiencies.
- Suggest PG&E Utility to investigate and remove pole mounted single phase service laterals; an unacceptable



public safety condition - Recommend fast track resolution as soon as possible.

- o **Fire Protection.** No fire sprinkler system or standpipes were observed in the facility. A new code compliant fire protection system should be installed.

Fire-Life-Safety equipment and capability observed issues are listed below, for example:

- Emergency lighting system – no observed emergency lighting, except a portable device.
 - Automatic fire alarm and communications – no observed compliant FACP and system.
 - Backup emergency power systems – no observed site emergency backup power.
- o **Equipment and Furnishings.** All built-in equipment and furnishings in the building are either original or have been added piecemeal, are in poor condition, don't meet accessibility requirements, are well beyond useful life, and should be replaced.
 - o **Site Improvements and Site Utilities.** Parking and driving areas (other than resurfaced area of main parking lot) for vehicles are in poor condition with restoration of the paving systems needed. Paved areas will need to be patched/repared and traffic coated. Other issues observed include:
 - o Existing site lighting is poor. Additional lighting should be added to increase visibility and safety.
 - o There are numerous areas where proper drainage and slope away from the buildings is not provided. Areas within 10 feet of the building should be graded to provide at least minimum slope away from the building. This will require removing and reinstalling paved areas to accommodate proper drainage.
 - o Existing debris wall has failed. Recommend installing concrete k-rail (or similar) to protect facilities and equipment.
 - o See discussion of PG&E service to the building in the Plumbing, HVAC, and Electrical section above.

The following table provides a systems level view of the deficiencies noted and cost estimates to repair or replace:

Cambria Community Healthcare District
Facility Condition Assessment



Cambria Community Healthcare District Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			3,800
Number of Floors			1
Year of Construction			1955 & 1967
Replacement Value (\$700/sf)			\$ 2,660,000
Facility Condition Index (FCI) = Deficiency Total / Replacement Value			67.13%
Building System	Deficiency Summary		Cost
1.	Substructure/Structure	Minor issues only.	\$ 23,444
2.	Exterior Envelope	Windows and doors beyond useful life. Replace damaged siding, clean/paint entire facility.	\$ 91,506
3.	Interior Construction/Finishes	All interior finishes (walls, floors, and ceilings) are beyond useful life. Interior doors and hardware beyond useful life.	\$ 375,708
4.	Plumbing	All water, sanitary, and drainage piping beyond useful life. All plumbing equipment beyond useful life.	\$ 127,414
5.	HVAC	All HVAC components are missing or beyond useful life.	\$ 525,510
6.	Fire Protection	The building does not contain any fire sprinklers, standpipe connections, or fire alarm system.	\$ 71,660
7.	Electrical	All electrical equipment (switchboards, distribution and branch wiring, and lighting) beyond useful life.	\$ 345,800
8.	Equipment & Furnishings	All casework and equipment is beyond useful life.	\$ 136,990
9.	Site Improvements/Utilities	Parking lot in poor condition. Inadequate site lighting. Regrading around building. Modifications to existing debris wall.	\$ 87,581
DEFICIENCY TOTAL:			\$ 1,785,613

Per the table above, current cost to address the deficiencies noted will be \$1,785,613 versus total replacement cost of \$2,660,000. The Facility Condition Cost Index (FCI) is 67.13%, well above the 50% threshold for costs to improve the facility discussed earlier in this assessment. The level of repairs and replacement coupled with associated costs make this facility an excellent candidate for replacement versus repair.



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Cambria Community Healthcare District
Facility Condition Assessment



Photos of facility existing conditions:



Ambulances parked behind building



Rear of building



Failing debris wall



Rear of building



Entrance to CHC



Debris wall behind facilities

Cambria Community Healthcare District
Facility Condition Assessment



Photos of facility existing conditions:



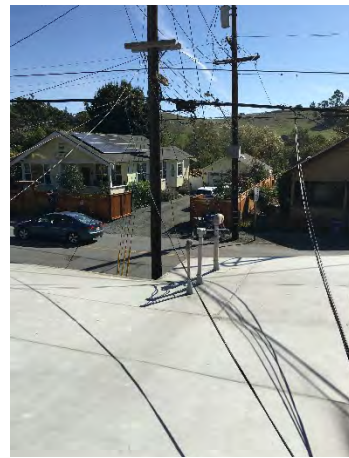
Crew quarters entry



Soffit detail



Roof with skylight



Newer Roofing



Newer Roofing



Soffit detail

Cambria Community Healthcare District
Facility Condition Assessment



Photos of facility existing conditions:



Window doesn't close properly



Casework



Non-ADA restroom



Ceiling at Kitchen



Non-ADA restroom



Exam Room

Cambria Community Healthcare District
Facility Condition Assessment



Photos of facility existing conditions:



Crew quarters



Laundry room



Emergency lighting



Non-compliant exterior outlet



Non-working wall heater



Evaporative cooler at CHC

Cambria Community Healthcare District
Facility Condition Assessment



Photos of facility existing conditions:



Non-compliant gas connection



Electric service hodge-podge of wiring



PG&E service nos. 1, 2, and 3



PG&E service no. 4



PG&E service pole

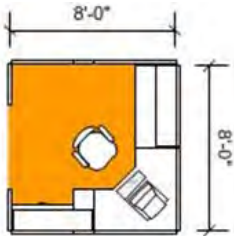


Electrical distribution panel

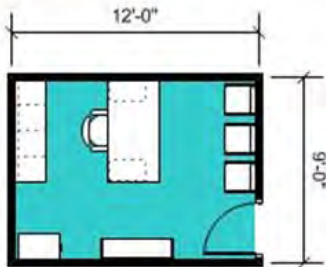
Space Standards

A number of sources were used to develop the sizes of individual rooms and areas for the space lists. These sources include the California Building Code, Americans with Disabilities Act, and other recently designed government and public safety facilities in California.

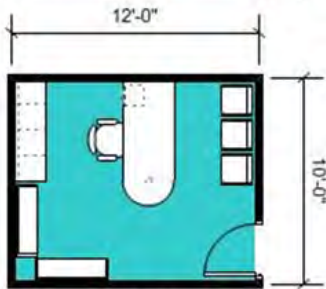
Typical offices used in the space lists are shown below with sizes and typical number of occupants and visitors.



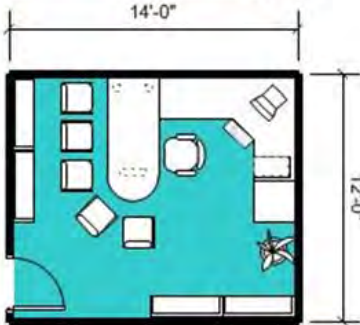
Modular Workstation – 64 square feet
Clerk, Technician, Secretary, Report Writing Station



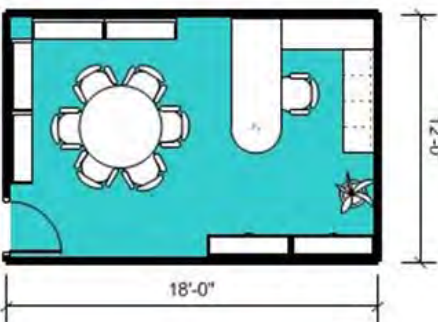
Small Office – 108 square feet
Chief Clerk, Sergeant, Supervisor, Deputy Probation Officer



Office – 120 square feet
Supervisor, Lieutenant, Investigator, Analyst, Manager



Large Office – 168 square feet
Captain, Deputy Commissioner, Office Manager, Special Prosecutor



Executive Office – 216 - 256 square feet
Sheriff, Chief Administrator, Supervisor, District Attorney, County Counsel

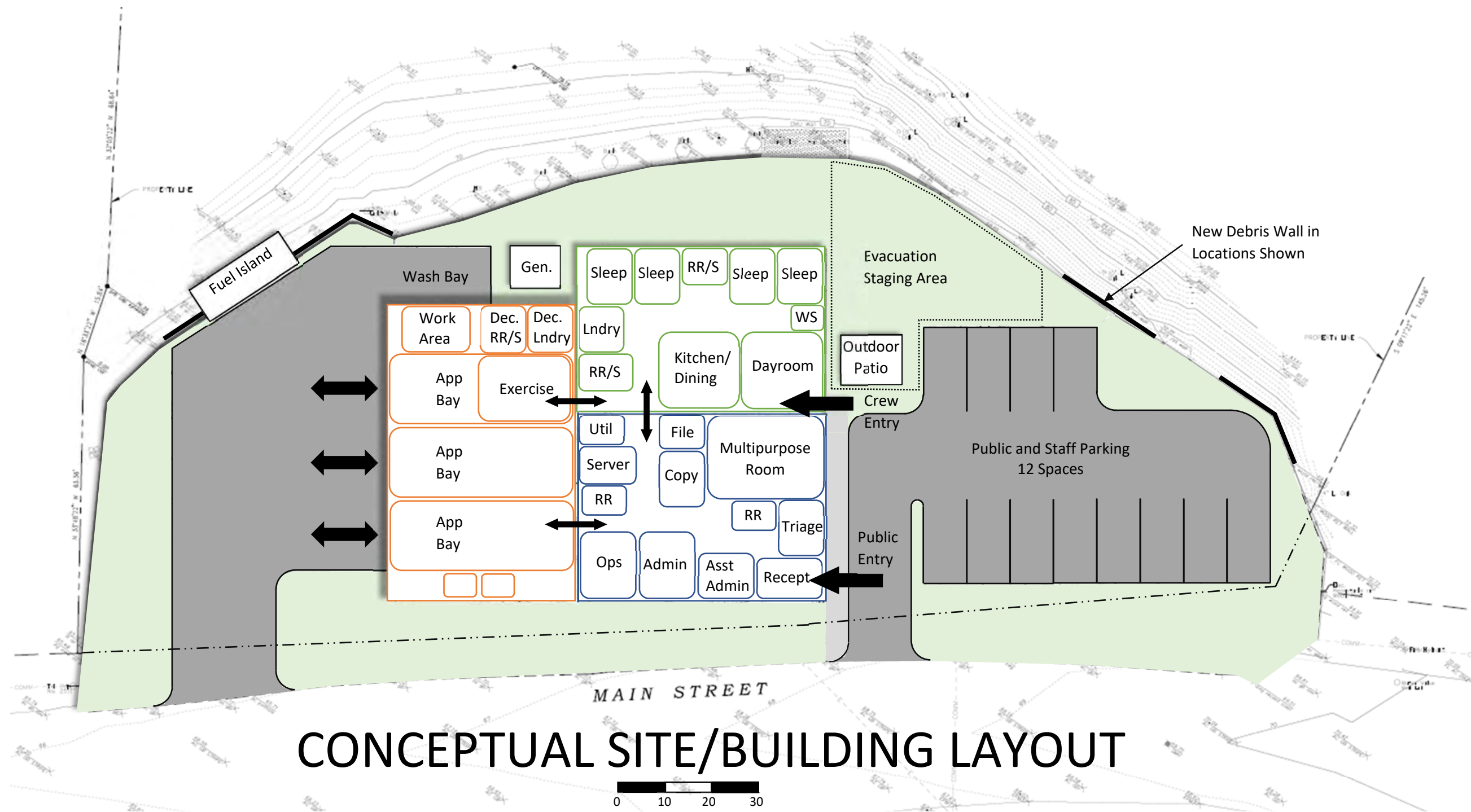
CCHD Replacement Facility Space List

Space Name	20-year Projections				Comments
	Positions	# Areas	Net Area	Total Area	
Administration					
Administration Office	1	1	168	168	
Administration Asst. Office	1	1	120	120	
Operations Manager	1	1	168	168	
Multipurpose Room	20	1	420	420	
Copy/File Room		1	120	120	
Triage Room		1	120	120	
Reception/Waiting Area	4	1	64	64	
Public/Employee Restroom		1	64	64	
Employee Only Restroom		1	64	64	
Server Room		1	100	100	
Utility Room		1	64	64	
Secure File Room		1	64	64	
				1,536 Subtotal NSF	
0.30				461 Department Circulation Factor	
				1,997 Subtotal DGSF	
Crew Quarters					
Sleeping Rooms	1	4	120	480	
Kitchen		1	280	280	
Dining Area	6	1	0	0	Included in kitchen area
Day Room		1	250	250	
Laundry Room		1	100	100	
Work Station/Report Writing		1	64	64	
Staff Restroom with Shower		2	96	192	
				1,366 Subtotal NSF	
0.25				342 Department Circulation Factor	
				1,708 Subtotal DGSF	
Garage					
Apparatus Bays	6	3	600	1,800	
Workbench & Tool Storage		1	150	150	
Compressor Nook		1	25	25	
Exercise Area		0	300	0	Included in open apparatus bay
Decontamination Laundry Room		1	100	100	
Decontamination Washroom		1	100	100	Include shower
Secure Medical Supply Storage		1	25	25	2 hour fire rated construction
				2,200 Subtotal NSF	
0.05				110 Department Circulation Factor	
				2,310 Subtotal DGSF	
				6,014 Subtotal DGSF	
0.10				601 Building Grossing Factor	
				6,616 GRAND TOTAL INDOOR SPACE	

CCHD Replacement Facility Space List

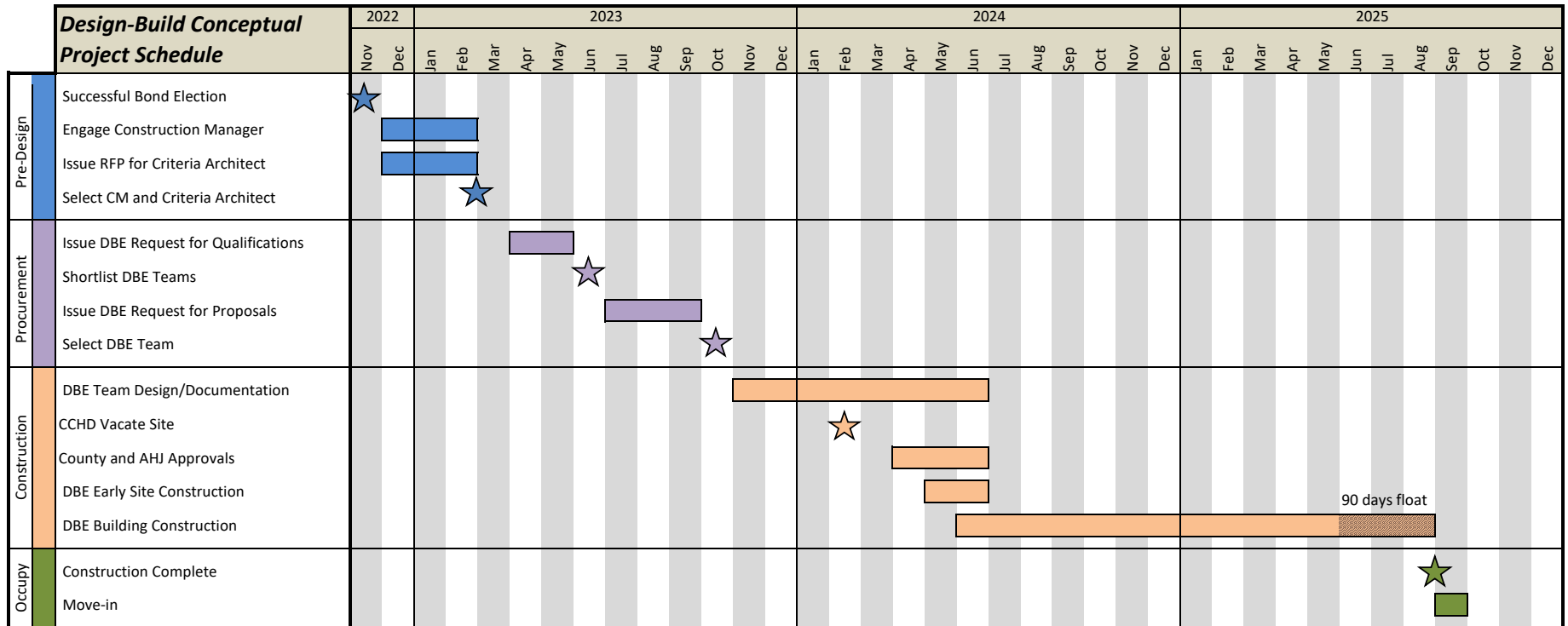
Space Name	20-year Projections				Comments
	Positions	# Areas	Net Area	Total Area	
Exterior					
Outdoor Covered Patio/BBO Area		1	200	200	
Fuel Storage (diesel and gas)		1		0	
Radio Antenna		1		0	
Vehicle Wash Bay with Drain		1		0	
Battery Storage?					
Ground Mounted Solar?					
Flagpole					

Draft 12/16/21



CONCEPTUAL SITE/BUILDING LAYOUT

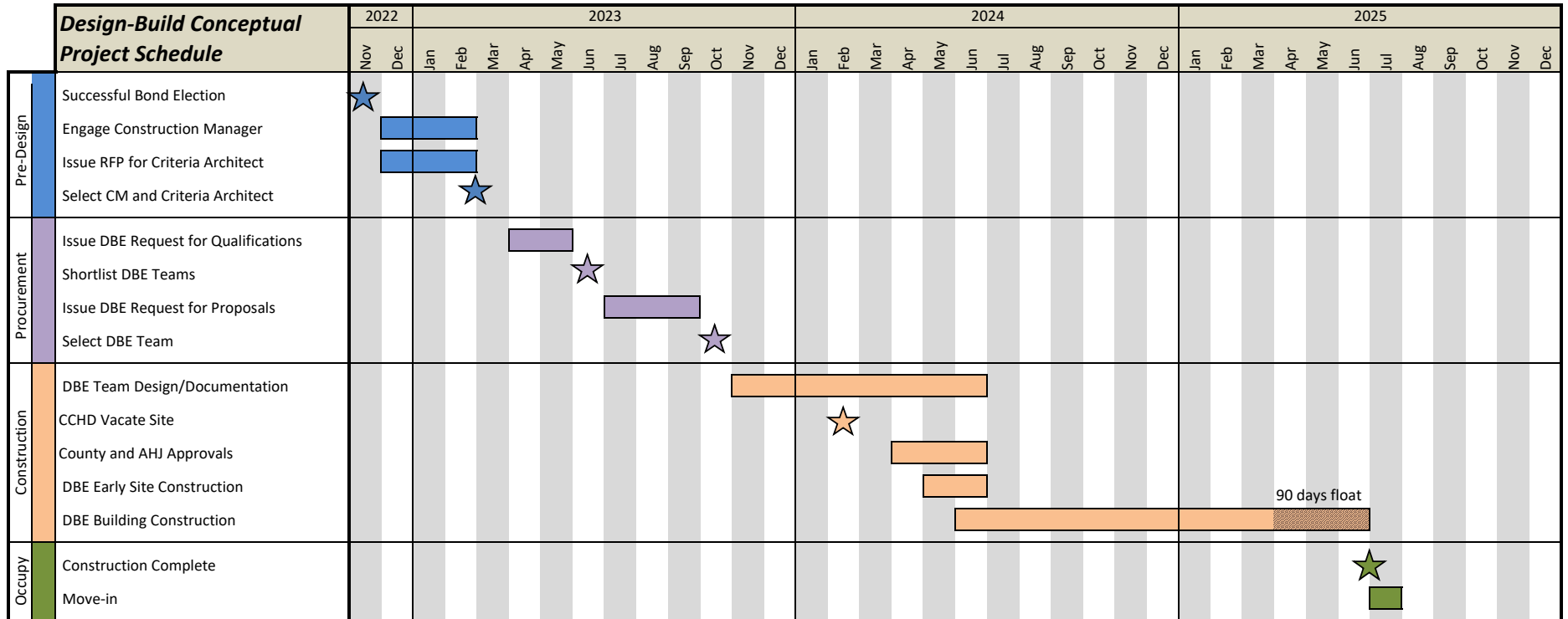
Cambria Community Healthcare District - Replacement Facility Model A - Standard Construction



Note: Construction duration includes 90 days of delay.

Vanir Construction Management, Inc. 1/7/21

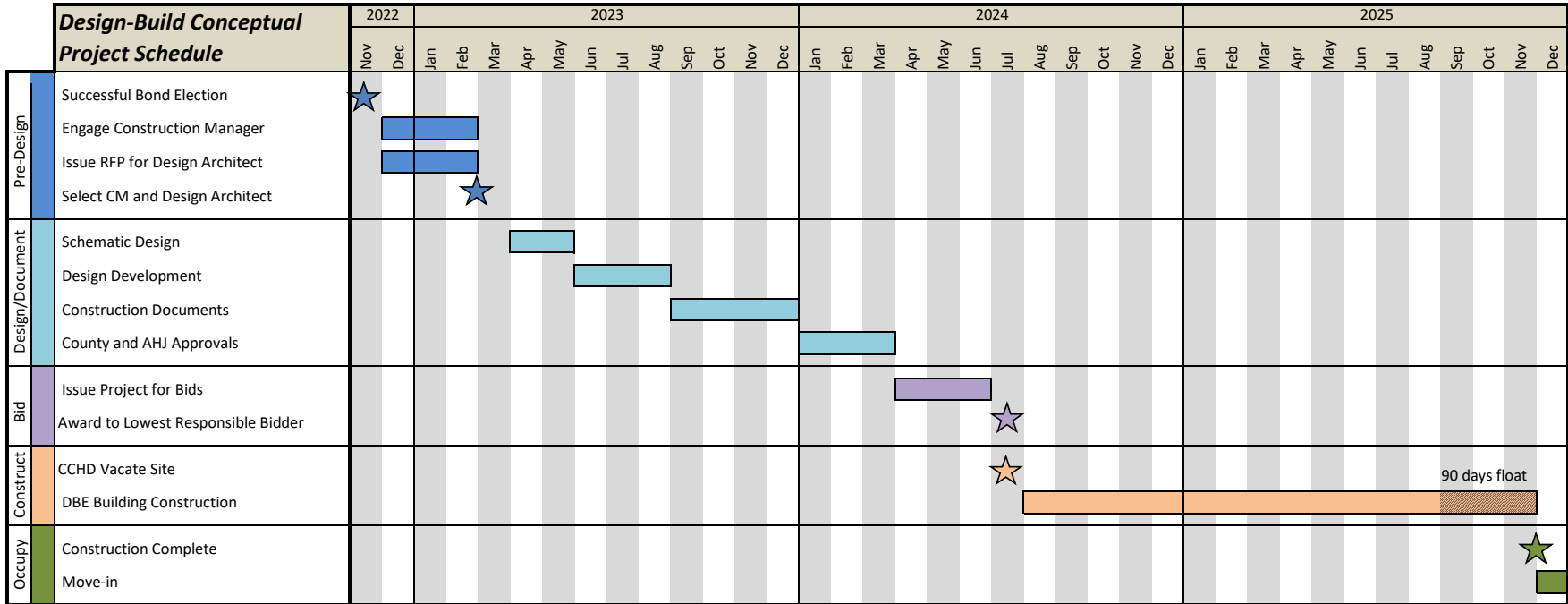
Cambria Community Healthcare District - Replacement Facility Model B - Modular Construction



Vanir Construction Management, Inc. 1/7/21

Note: Construction duration includes 90 days of delay.

Cambria Community Healthcare District - Replacement Facility Design / Bid / Build - Standard Construction



Note: Construction duration includes 90 days of delay.

Vanir Construction Management, Inc. 1/7/21

Cambria Community Healthcare District - Conceptual Cost Estimate Ambulance Facility					
The Cambria Community Healthcare District is planning for a new replacement facility of 6,616 SF. The one story building will include administration offices and multipurpose room, crew quarters, apparatus bays with exercise area, and support functions including fuel island and generator. The existing site will be vacated for construction and the existing facility will be demolished.					
Building Area = 6,616 SF		Site Area = 26,000 SF		0.60 Acres	
Building Site = "As a function of the Building Area"		Date Prepared: 1/10/2022 rev.			
		Building Cost Model A - Standard Construction		Building Cost Model B - Modular Quality Construction	
No.	System	Model A System Selection	Cost/SF	Model B System Selection	Cost/SF
Replacement Building		6,616 SF		6,616 SF	
A SUBSTRUCTURE					
A 10	Substructure	Concrete foundation and slab	\$ 40.00	Concrete foundation and slab	\$ -
B SHELL					
B 10	Superstructure - Roof Construction	Structural steel, metal deck	\$ 25.00	Wood/light gauge metal framing with plywood roof deck.	\$ -
B 20	Exterior Closure	CMU Exterior Walls, stucco finish with some architectural features, high performance dual pane aluminum windows (15% of exterior wall area) , hollow metal doors and hardware	\$ 87.00	Pre-engineered manufactured; Metal Stud Exterior Walls with stucco or siding finish with some architectural features, high performance dual pane aluminum windows (15% of exterior wall area) , hollow metal doors and hardware	\$ 135.50
B 30	Roofing Material	Single ply membrane roofing	\$ 25.00	Similar to cost model A, cost included in above	\$ -
C INTERIORS					
C 10	Interior Construction	Metal framed office and corridor partitions. Solid-core interior doors with welded metal frames, hi & low security hardware	\$ 35.00	Similar to cost model A except knock down door frames, cost included in above	\$ -
C 30	Interior Finishes	Floors - epoxy, carpet, vinyl, rubber at Exercise Room. Walls - paint, vinyl, and fabric wall covering. Bathrooms - ceramic tile. Ceilings - medium quality acoustic tile, allow for 20% hard ceilings.	\$ 48.50	Similar to cost model A, cost included in above	\$ -
D SERVICES					
D 20	Plumbing System	Distribution - Restroom, Showers, Kitchen, Laundry & Breakroom - Copper supply lines. Fixtures - medium quality commercial grade fixtures and trim	\$ 36.00	Similar to cost model A except PEX supply lines	\$ 36.00
D 30	HVAC	All electric 5 ton HVAC System - heat pumps	\$ 35.00	Similar to cost model A	\$ 30.00
D 40	Fire Protection	Standard wet & dry systems	\$ 8.50	Similar to cost model A	\$ 8.50
D 50	Electrical Power Distribution	Electrical load based on 8 watts/sf = 53kW. Distribution - Power with UPS battery backup and surge suppression. Lighting - LED fixtures with occupancy sensors and full lighting controls. Low Voltage - data, security, access control.	\$ 55.50	Similar to cost model A	\$ 55.50
E EQUIPMENT & FURNISHINGS					
E 20	Furnishings	Medium quality case-work, trim & finish carpentry, storage, kitchen, laundry & various specialties	\$ 30.00	Same as cost model A	\$ 30.00
F SPECIAL CONSTRUCTION & DEMOLITION					
None				Same as cost model A	
Subtotal Building			\$ 426.00		\$ 296.00
Building area		6,616 sf		6,616 sf	
1	Subtotal Building Construction Cost	\$425.9 Per SF	\$ 2,818,000	\$295.50 Per SF	\$ 1,955,000

		Building Cost Model A - Standard Construction		Building Cost Model B - Modular Quality Construction	
No.	System	Model A System Selection	Cost/SF	Model B System Selection	Cost/SF
G BUILDING SITEWORK					
G 10	Site Preparation - Demolition	Demo existing buildings, AC paving, & misc. Includes removal of hazardous materials	\$ 216,300	Same as Cost Model A	\$ 216,300
G 10	Site Preparation - Site Clearing and Earthwork	Clear & grub, minor cut & fill, grading	\$ 281,745	Same as Cost Model A	\$ 281,745
G 20	Site Improvements - Flatwork	Walkways and roads interconnecting site / buildings, parking	\$ 199,300	Same as Cost Model A	\$ 199,300
G 20	Site Improvements - Landscaping	Complete basic landscaping & irrigation	\$ 104,500	Same as Cost Model A	\$ 104,500
G 20	Site Improvements - Grey Water Piping	Add for grey water piping - irrigation and as permitted for interior uses	\$ 15,000	Same as Cost Model A	\$ 15,000
G 20	Site Improvements - Debris Wall and Slope Mitigation Measures	Standard and Security fence. 75' of new 3' high debris wall and misc. drainage improvements	\$ 113,000	Same as Cost Model A	\$ 113,000
G 20	Site Improvements - Site Furnishing & Site Misc.	Flag poles, site furnishings, monument sign & misc.	\$ 15,000	Same as Cost Model A	\$ 15,000
G 20	Site Improvements - Trash Enclosure	Pad, CMU wall and gate	\$ 71,150	Same as Cost Model A	\$ 71,150
G 20	Site Improvements - Generator Enclosure & Pad	Pad, CMU wall and gate	\$ 32,350	Same as Cost Model A	\$ 32,350
G 30	Site Civil/Mechanical Utilities (assumed to be minimal)	Standard among all cost models based on site selection	\$ 63,750	Same as Cost Model A	\$ 63,750
G 30	Site Civil/Mechanical Utilities - Fuel Island	Self contained storage and dispensing	\$ 95,000	Same as Cost Model A	\$ 95,000
G 40	Site Electrical Utilities - Electrical, Low Voltage, Security	Site Electrical, Low Voltage, Security	\$ 113,750	Same as Cost Model A	\$ 113,750
G 40	Site Electrical Utilities - Generator	80 kW Generator	\$ 100,000	Same as Cost Model A	\$ 100,000
G 40	Site Electrical Utilities - Communications Tower	Wall / Roof Connection, 40 LF tower & power / data connection to building	\$ 180,576	Same as Cost Model A	\$ 180,576
G 40	Site Electrical Utilities - Roof Mounted Photovoltaic System	50kw system - 3,500sf of 330w panels, roof mounting system, inverter	\$ 120,000	Same as Cost Model A	\$ 120,000
G 40	Site Electrical Utilities - Photovoltaic System Battery Storage	50kw battery backup system with controls	\$ 75,000	Same as Cost Model A	\$ 75,000
Subtotal Site			\$ 1,796,421		\$ 1,796,420
	Site area	"As a function of the Building Area"	\$ 271.53	"As a function of the Building Area"	\$ 271.53
2	Total Site Construction cost (hard cost only)	\$69.08 Per SF	\$ 1,796,000	\$69.08 Per SF	\$ 1,796,000
Subtotal Buildings & Site Construction Cost (1+2)					
		\$ 4,614,000	\$697 Per SF	\$ 3,751,000	\$567 Per SF
	Budget & Estimate Contingency and market conditions	\$ 692,000	15.00%	\$ 563,000	15.00%
	2022 Escalation at 10% per year for 12 Months	\$ 531,000	10.00%	\$ 431,000	10.00%
	2023 Escalation at 5% per year for 12 Months	\$ 265,000	5.00%	\$ 216,000	5.00%
	2024 Escalation to the MP of Construction at 5% per year. Model A - 12 Months, Model B - 11 Months	\$ 265,000	5.00%	\$ 198,000	4.58%
3	Total Building & Site Construction Cost	\$ 6,367,000	\$962.0 Per SF	\$ 5,159,000	\$780.0 Per SF
	Building & Site Estimated Soft Costs - Not in Bid	\$ 1,820,000		\$ 1,820,000	
	Change Order Contingency - Not in Bid	\$ 318,350	5.00%	\$ 257,950	5.00%
4	Total Building & Site Project Cost (Soft & Hard)	\$ 8,505,350	\$1,286.00 Per SF	\$ 7,236,950	\$1,094.00 Per SF
Notes:					
1. Costs include Contractor profit & overhead, general conditions, bonds, and insurance.					
2. Costs are based on Vanir Construction Management, Inc. database of publicly bid projects in California adjusted for the Central Coast					

Cambria Community Healthcare District
Replacement Facility

PROJECT COST SUMMARY
Model A - Standard Construction

PROJECT: CCHD Replacement Facility	CURRENT DATE:	1/10/2022
LOCATION: Cambria, California	EST. / CURRENT CCCI:	8072
CLIENT: CCHD	DATE ESTIMATED:	1/4/2022
BRIDGING ARCHITECT: Unknown	ESTIMATED BY:	VCM
PROJECT MANAGER: Unknown	START OF CONSTRUCTION:	5/1/2024
TEMPLATE: Design-Build	CONSTRUCTION COMPLETE:	6/30/2025

DESCRIPTION

The Cambria Community Healthcare District is planning for a new replacement facility of 6,616 SF. The one story building will include administration office and multipurpose room, crew quarters, apparatus bays with exercise area, and support functions including fuel island and generator. The existing site will be vacated for construction and the existing facility will be demolished.

ESTIMATE SUMMARY

Sitework		\$1,796,000
Building Construction		\$2,818,000
Budget and Estimate Contingency		\$690,000
	Base Bid	\$5,304,000
ESTIMATED TOTAL CURRENT COSTS:		\$5,304,000
Adjust CCCI from/to:	Dec-21 8072	Dec-21 8072
		\$0
ESTIMATED TOTAL CURRENT COSTS AS OF: January 2022		\$5,304,000
	Months	Rate
2022 Escalation at 10% per year	12	0.83%
2023 Escalation at 5% per year	12	0.42%
2023 Escalation at 5% per year	12	0.42%
ESTIMATED TOTAL CURRENT COSTS WITH ESCALATION:		\$6,354,116
Change Order Contingency:		5.00% \$317,706
ESTIMATED TOTAL CONSTRUCTION COST:		\$6,671,822

Cambria Community Healthcare District
Replacement Facility

SUMMARY OF COSTS BY PHASE

PROJECT: CCHD Replacement Facility
LOCATION: Cambria, California

CURRENT DATE: 1/10/2022
DATE ESTIMATED: 1/4/2022

Construction Duration:	15 Months		
Estimated Contract:	\$6,354,116	\$6,354,116	
Estimated Contingency:	\$317,706	\$317,706	
	\$6,671,822	\$6,671,822	

CATEGORY	Acquisition Study	Preliminary Plans	Working Drawings	Construction	TOTAL
ARCHITECTURAL & ENGINEERING SERVICES					
A&E Design (Bridging)	\$0	\$200,000	\$0	\$0	\$200,000
DBE Design Services			\$350,000		\$350,000
Construction Inspection/Travel	\$0	\$0	\$0	\$200,000	\$200,000
Advertising, Printing & Mailing	\$0	\$0		\$0	\$0
DBE Stipend		\$20,000			\$20,000
SUBTOTAL A&E SERVICES	\$0	\$220,000	\$350,000	\$200,000	\$770,000

OTHER PROJECT COSTS					
Special Consultant (Soils/Survey)	\$0	\$0	\$0	\$0	\$0
Materials Testing	\$0	\$0	\$0	\$60,000	\$60,000
Commissioning	\$0	\$0	\$5,000	\$30,000	\$35,000
Project/Const Mgmt.	\$0	\$125,000	\$80,000	\$375,000	\$580,000
Appraised Land Value	\$0	\$0	\$0	\$0	\$0
Connection Fees/Permits	\$0	\$0	\$100,000	\$0	\$100,000
Needs Assessment	\$0	\$0	\$0	\$0	\$0
Real Estate Due Diligence	\$0	\$0	\$0	\$0	\$0
County Fire	\$0	\$0	\$10,000	\$15,000	\$25,000
Agency Retained Items (FF&E)	\$0	\$0	\$0	\$250,000	\$250,000
<small>FF&E includes \$50k for Loose Furniture, \$100k for IT Network Equipment, \$100k for misc.</small>					
SUBTOTAL OTHER PROJ COSTS	\$0	\$125,000	\$195,000	\$730,000	\$1,050,000

TOTAL ESTIMATED PROJECT COST	\$0	\$345,000	\$545,000	\$7,601,822	\$8,491,822
LESS FUNDS AUTHORIZED	\$0	\$0	\$0	\$0	\$0
LESS FUNDS ALLOCATED, NOT AUTHORIZED	\$0	\$0	\$0	\$0	\$0
CARRY OVER	\$0	\$0	\$0	\$0	\$0
BALANCE OF FUNDS REQUIRED	\$0	\$345,000	\$545,000	\$7,601,822	\$8,491,822

Cambria Community Healthcare District
Replacement Facility

PROJECT COST SUMMARY
Model B - Modular Construction

PROJECT: CCHD Replacement Facility LOCATION: Cambria, California CLIENT: CCHD BRIDGING ARCHITECT: Unknown PROJECT MANAGER: Unknown TEMPLATE: Design-Build	CURRENT DATE: 1/10/2022 EST. / CURRENT CCCI: 8072 DATE ESTIMATED: 1/4/2022 ESTIMATED BY: VCM START OF CONSTRUCTION: 5/1/2024 CONSTRUCTION COMPLETE: 6/30/2025
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DESCRIPTION

The Cambria Community Healthcare District is planning for a new replacement facility of 6,616 SF. The one story building will include administration office and multipurpose room, crew quarters, apparatus bays with exercise area, and support functions including fuel island and generator. The existing site will be vacated for construction and the existing facility will be demolished.

ESTIMATE SUMMARY

Sitework		\$1,796,421												
Building Construction		\$1,955,000												
Budget and Estimate Contingency		\$560,000												
	Base Bid	\$4,311,421												
ESTIMATED TOTAL CURRENT COSTS:		\$4,311,421												
Adjust CCCI from/to:	Dec-21 8072	Dec-21 8072												
		\$0												
ESTIMATED TOTAL CURRENT COSTS AS OF:	January 2022	\$4,311,421												
	<table style="width: 100%; border-collapse: collapse; margin-left: 20px;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Months</th> <th style="text-align: left; border-bottom: 1px solid black;">Rate</th> <th style="border-bottom: 1px solid black;"></th> </tr> </thead> <tbody> <tr> <td>2022 Escalation at 10% per year</td> <td>12</td> <td>0.83%</td> </tr> <tr> <td>2023 Escalation at 5% per year</td> <td>12</td> <td>0.42%</td> </tr> <tr> <td>2023 Escalation at 5% per year</td> <td>11</td> <td>0.42%</td> </tr> </tbody> </table>	Months	Rate		2022 Escalation at 10% per year	12	0.83%	2023 Escalation at 5% per year	12	0.42%	2023 Escalation at 5% per year	11	0.42%	\$431,125 \$215,573 \$197,608
Months	Rate													
2022 Escalation at 10% per year	12	0.83%												
2023 Escalation at 5% per year	12	0.42%												
2023 Escalation at 5% per year	11	0.42%												
ESTIMATED TOTAL CURRENT COSTS WITH ESCALATION:		\$5,145,060												
Change Order Contingency:		5.00% \$257,253												
ESTIMATED TOTAL CONSTRUCTION COST:		\$5,402,313												

Cambria Community Healthcare District
Replacement Facility

SUMMARY OF COSTS BY PHASE

PROJECT: CCHD Replacement Facility
LOCATION: Cambria, California

CURRENT DATE: 1/10/2022
DATE ESTIMATED: 1/4/2022

Construction Duration:	15 Months	
Estimated Contract:	\$5,145,060	\$5,145,060
Estimated Contingency:	\$257,253	\$257,253
	\$5,402,313	\$5,402,313

CATEGORY	Acquisition Study	Preliminary Plans	Working Drawings	Construction	TOTAL
ARCHITECTURAL & ENGINEERING SERVICES					
A&E Design (Bridging)	\$0	\$200,000	\$0	\$0	\$200,000
DBE Design Services			\$350,000		\$350,000
Construction Inspection/Travel	\$0	\$0	\$0	\$200,000	\$200,000
Advertising, Printing & Mailing	\$0	\$0		\$0	\$0
DBE Stipend		\$20,000			\$20,000
SUBTOTAL A&E SERVICES	\$0	\$220,000	\$350,000	\$200,000	\$770,000

OTHER PROJECT COSTS					
Special Consultant (Soils/Survey)	\$0	\$0	\$0	\$0	\$0
Materials Testing	\$0	\$0	\$0	\$60,000	\$60,000
Commissioning	\$0	\$0	\$5,000	\$30,000	\$35,000
Project/Const Mgmt.	\$0	\$125,000	\$80,000	\$375,000	\$580,000
Appraised Land Value	\$0	\$0	\$0	\$0	\$0
Connection Fees/Permits	\$0	\$0	\$100,000	\$0	\$100,000
Needs Assessment	\$0	\$0	\$0	\$0	\$0
Real Estate Due Diligence	\$0	\$0	\$0	\$0	\$0
County Fire	\$0	\$0	\$10,000	\$15,000	\$25,000
Agency Retained Items (FF&E)	\$0	\$0	\$0	\$250,000	\$250,000
FF&E includes \$50k for Loose Furniture, \$50k for IT Network Equipment, \$100k for misc.					
SUBTOTAL OTHER PROJ COSTS	\$0	\$125,000	\$195,000	\$730,000	\$1,050,000

TOTAL ESTIMATED PROJECT COST	\$0	\$345,000	\$545,000	\$6,332,313	\$7,222,313
LESS FUNDS AUTHORIZED	\$0	\$0	\$0	\$0	\$0
LESS FUNDS ALLOCATED, NOT AUTHORIZED	\$0	\$0	\$0	\$0	\$0
CARRY OVER	\$0	\$0	\$0	\$0	\$0
BALANCE OF FUNDS REQUIRED	\$0	\$345,000	\$545,000	\$6,332,313	\$7,222,313





GeoSolutions, INC.

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February 7, 2017
Project No. 10078-2

Cambria Community Health Care District
2535 Main Street
Cambria, California 93428

Subject: **Numerical Slope Stability Evaluation**
2535 Main Street
Cambria, California

1.0 INTRODUCTION

As requested, GeoSolutions, Inc. has completed a slope stability evaluation for the existing cut slope along the north side of the property located at 2535 Main Street, APN 013-241-024, Cambria, California. Figure 1 is a Site Location Map. The numerical analysis was conducted utilizing SLOPE/W, a computer-modeling program to ascertain the stability of the current cut slope.

2.0 CONCLUSIONS

The slope stability analyses performed for the existing cut slope along the north side of the access driveway at the property shows that the **critical static and pseudo-static factor of safety values are below the minimum standards, indicating that the slope reflects unstable conditions as now configured.** Slopes will continue to fail especially during saturated conditions (rain) and during a seismic event. It is recommended that the following recommendations are implemented at the property.

3.0 RECOMMENDATIONS

The following are recommended for the site regarding stability of cut slopes at the site.

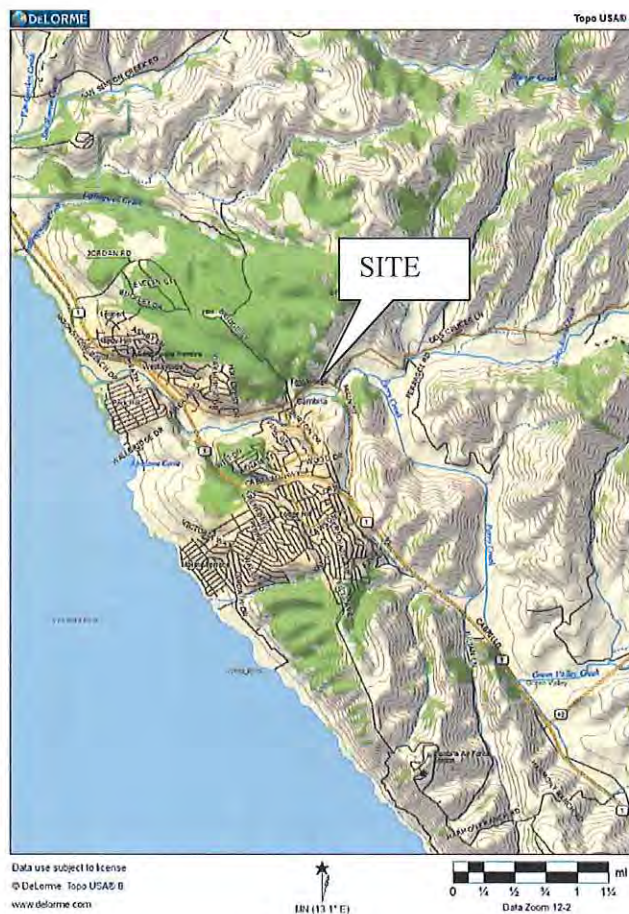


Figure 1: Site Location Map

1. The minimum building setback distance from ascending or descending slopes steeper than 3-to-1 (horizontal-to-vertical) but less than 1-to-1 must be maintained.

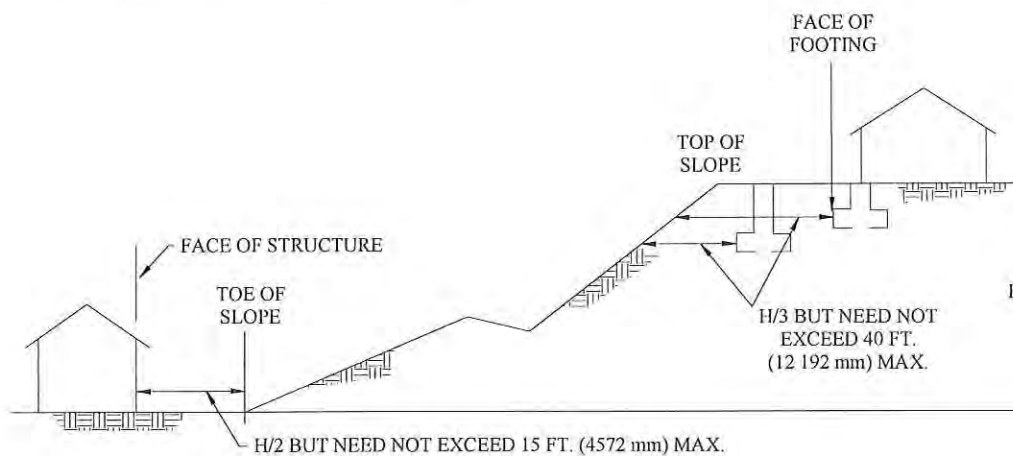


Figure 2: Building Setback Distance

It is recommended that the buildings at the site maintain a setback distance of 15 feet from toe of slope if retaining structures are not utilized at the property. Figure 2 shows recommended setbacks.

2. As slopes are unstable as currently cut, safety of personnel, equipment, and structures is paramount. It is recommended the small building utilized by personnel as a residence quarters, not be used until slopes can be retained or substantial distance (15 feet) from the building to the toe of slope can be maintained. K-rail is recommended to be installed within the driveway area that does not maintain a distance of 15 feet between the larger on-site building and failed slope as a temporary measure to reduce potential of failed slope material to affect the larger on-site building. Ambulances and other vehicles are recommended to NOT be parked behind the building until retaining structures can be constructed.
3. It is recommended that a civil engineer/general contractor with experience with cut slopes and retaining structures be contacted regarding types of retaining structures that can be established at the site where slopes exceed 2:1 (horizontal:vertical). In lieu of a poured concrete retaining wall, structures such as Redi-Rock stacked block wall may offer mitigation to retaining the slope. Graded options may be considered however, cuts within colluvial material (surface soils) and weathered rock must maintain a maximum slope gradient of 2:1 (horizontal:vertical) or less steep.
4. Irrigation and Surface Drainage. Excess free water should not be allowed to pond by irrigation or rainfall near the top of the slope. Surface grades should be maintained such that collected water is diverted and discharged away from the slope face.
5. Over-Slope Drainage. Concentrated over-slope drainage is to be strictly prevented. All water above the slope should be maintained in secure pipelines or other approved erosion resistant structures. Additional assessment may be necessary during period of rainfall.



Figure 3: Site Aerial with Trench Locations

4.0 SITE DESCRIPTION

The subject property is located in the community of Cambria, California along the north side of Main Street. The property maintains a relatively flat area on the southern portion of the property where a parking lot and two buildings are situated. One building is utilized as a health center, the other building is utilized as housing for medical personnel. A slope rises along the northern portion of the property that extends beyond the property boundary. A recent slope failure prompted the undersigned to assess the slope as it is currently configured. No site topographic map or site map was available for this investigation. Figure 3 depicts an aerial photograph of the site and trenching locations. Figure 4 depicts the failed slope at the site.



Figure 4: View northeast of failure of cut slope. Note proximity of building in back to cut slope and failure of wood wall. Trench T-1 was excavated near the building, Trench T-2 was excavated in the slide, and Trench T-3 was excavated just left of the sight of the picture.

5.0 SITE GEOLOGY

The site is located in the vicinity of the San Luis Range of the Coast Range Geomorphic Province of California. The Coast Ranges lie between the Pacific Ocean and the Sacramento-San Joaquin Valley and trend northwesterly along the California Coast for approximately 600 miles between Santa Maria and the Oregon border.

Regionally, the Site is located on the Cambrian Slab composed of a large, thick block of Cretaceous age sediments that are surrounded by Franciscan Complex rocks. The Cambrian Slab extends from the Los Osos fault south of the property north to the Oceanic fault.

5.1 Local Geology

Locally, bedrock underlying the site is Unnamed Sedimentary Rocks (Ks) overlain by colluvium as depicted on Plate 1A, Regional Geologic Map. Hall, 1974 has mapped the specific site as underlain by Terrace Deposits (Qt) and Unnamed Sedimentary Rocks (Ks) respectively. Our investigation of the area encountered Unnamed Sedimentary Rocks (Ks) overlain by colluvium (the subsurface investigation did

not trench in the flat area of the property). Information derived from subsurface exploration was used to classify subsurface soil and formational units and to supplement geologic mapping.

Three trenches were excavated in the slope area to determine the depth to formational units, structural characteristics, and determine the quality of the formational material. Information from trenching is exhibited on the cross-sections within the slope stability analysis portion of this report.

5.1.1 Surficial Units

As determined from laboratory data, surface materials at the site generally consist of olive brown silty SAND termed colluvium. The thickness of colluvium at the site is approximately 2-6 feet as observed within the trenches.

5.1.2 Unnamed Sedimentary Rocks

Hall, 1974 mapped the specific site as underlain by Unnamed Sedimentary Rocks (Ks/Kss). Hall, 1974 describes the Unnamed Sedimentary Rocks as “feldspathic greywacke or arkosic wacke sandstone and interbedded greenish-brown or black micaceous shale and siltstone. Thick-bedded tan to dark-brown medium-grained sandstone composed of quartz, 50% to 70%; altered plagioclase and K-feldspar, 20% to 30%; claystone, chert fragments, and biotite, 2% to 7%. Convolute and cross bedding or lamination and graded bedding locally common”. The thickness of Unnamed Sedimentary Rocks at the Site is unknown, but Hall, 1974 suggest the unit is approximately 6,000 feet thick.

The Unnamed Sedimentary Rocks at the site consisted of olive brown medium-grained sandstone. As modeled in the slope stability analysis, the upper approximately 3-feet of the sandstone is intensely to moderately weathered, soft, and saturated (from recent rains). This weathered sandstone appears to act as a soil and is not as cemented as the underlying rock, and is hackly fractured. Underlying the weathered sandstone is indurated (hard) sandstone that is hackly fractured, moderately to slightly weathered, with fractures that are closely spaced, discontinuous, both ends can be seen in the exposure, slightly to moderately open, very thin, moderate healing, slightly rough, with evidence of water flow. Main fractures were oriented N64E/9S and N30E/18N.

6.0 SITE INVESTIGATION

To ascertain the geologic characteristics of the subsurface within the slope, three trenches were excavated within the slope to observe subsurface conditions. Native slope configuration upslope of the existing cut slope is approximately 40 degrees (1.2:1 horizontal:vertical). The cut slope varies from 55 to 60 degrees in cut (approximately 0.5:1 horizontal:vertical). Vertical height of the cut slope is approximately 17 feet high. The cut slopes expose surface soils (colluvium), weathered sandstone, and competent sandstone. The recent slope failure appears to be within the surface colluvium and weathered sandstone. Samples of material was collected from the colluvial material and the weathered sandstone for laboratory analysis.

In addition to the recent slope failure, buildings at the site are within close proximity of the cut slope. The building utilized by employees as sleeping quarters is only several feet from the existing cut slope. The potential for an unstable slope to affect this building is very high.

7.0 NUMERICAL SLOPE STABILITY

A slope stability analysis was performed on three sections of the cut slope to determine the stability of the current cut slope. As no topographic map is available that depicts local conditions, the undersigned modeled the slope utilizing a tape and compass. Utilizing the results of laboratory testing performed on representative samples of soil material collected from the slope, the numerical slope stability analysis was performed utilizing SLOPE/W, a computer-modeling program by Geo-Slope International, Limited (Geo-Slope, 2012). SLOPE/W is a computer software program that uses limit equilibrium theory to compute the factor of safety of earth slopes. The engineering standard for permanent slopes is a factor of safety of 1.5 (static or non-seismic) and 1.15 for pseudo-static (seismic) conditions. A factor of safety less than unity (1.0) is considered unstable.

7.1 Slope/W Discussion

SLOPE/W was utilized to determine the critical factor of safety. SLOPE/W performs the stability analysis by passing a slip surface through the earth mass and dividing it into vertical slices. To compute the factor of safety, SLOPE/W utilizes the theory of limit equilibrium of forces and moments. The limit equilibrium method may be utilized to analyze circular and noncircular failure surfaces and assumes that:

1. The soil behaves as a Mohr-Coulomb material.
2. The factor of safety of the cohesive component of strength and the frictional component of strength are equal for all soils involved.
3. The factor of safety is the same for all slices.

The General Limit Equilibrium formulation and solution may be used to simulate most of the commonly used methods of slices. The characteristics of Spencer's method are identified as an "satisfies all conditions of equilibrium; applicable to any shape of slip surface; assumes that inclinations of side forces are the same for every slice; side force inclination is calculated in the process of solution so that all conditions of equilibrium are satisfied; accurate method; 3N equations and unknowns" (Duncan, 1996).

Each potential slip surface results in a different value for factor of safety. The smaller the factor of safety (the smaller the ratio of shear strength to shear stress required for equilibrium), the greater the potential for failure to occur by movement on that surface. Movement is most likely to occur on the slip surface with the minimum factor of safety. This is referred to as the critical slip surface. However, for movement to occur the ratio must be below 1.0.

7.2 Laboratory Test Results

Shear samples were collected from a "torpedo" sample tube pushed into the slope via a backhoe. The purpose of this data was to determine the soil resistance to deformation (shear strength), interparticle attraction (cohesion), and resistance to inter-particle slip (angle of internal friction). Angle of internal friction and cohesion values were utilized from laboratory test results for the model.

Moisture density relation curves, developed in accordance with ASTM D1557-91, five-layer method, were performed on representative samples obtained from the slope area. The purpose of the relation curve is to determine the maximum density and optimum moisture contents, as well as evaluate the stability of the soils. The dry unit weight of soil and have been converted to the unit weight (γ) for use in the stability analysis. Table 1 show laboratory results.

Table 1: Laboratory Results

Engineering Properties	Colluvium (Sample A)	Weathered rock (Sample B)
Unit Weight, γ	131.8 pcf	138.5 pcf
Angle of Internal Friction, $^{\circ}$	49.5 $^{\circ}$	33.0 $^{\circ}$
Cohesion, C	0 psf	174 psf

7.3 Discussion Of Modeling Conditions

Modeling conditions for the following slopes included a cut slope face of approximately 17 feet in height, steepness of 55 to 60 degrees, and a native slope of approximately 40 degrees. Laboratory soils were saturated prior to shearing.

7.4 Static Slope Stability Analysis

Stability analysis was completed on three sections along the slope (areas of Trenches T-1, T-2, and T-3). The analysis resulted in a range of values for factor of safety and their respective slip surfaces. The lowest factor of safety value corresponds to the critical slip surface. This critical slip surface does not necessarily result in the largest slip surface. The critical static factors of safety values are presented in Table 2. The potential critical slip surfaces for static and pseudo-static (seismic) conditions are presented on Figures 5, 6 and 7.

Table 2: Factors of Safety Results

Profile	Static Factor of Safety (standard is 1.5)	Pseudo-Static Factor of Safety (standard is 1.15)
Trench T-1	1.18	0.95
Trench T-2	1.18	1.09
Trench T-3	1.26	1.03

The static stability analyses performed for the existing cut slope configurations as encountered at the site with material collected from three trenches (within the cut slope) shows that the **critical static factor of safety values are below the minimum standard, indicating that they reflect unstable conditions as the slope is now configured.** The minimum engineering standard for static factors of safety is 1.5.

7.5 Pseudo-Static Slope Stability Analysis

As the slope may be affected by seismic events, a dynamic loading condition was applied to the slope model (pseudo-static conditions). As stated in *Guidelines for Evaluating and Mitigating Seismic Hazards in California* (CDMG, 1997), "In California, many state and local agencies, on the basis of local experience, require the use of a seismic coefficient of 0.15, and a minimum computed pseudo-static factor of safety of 1.0 to 1.2 for analysis of natural, cut, and fill slopes. Basic guidelines for making preliminary evaluations of embankments to ensure acceptable performance...were: using a pseudo-static coefficient of 0.10 for magnitude 6.5 earthquakes and 0.15 for magnitude 8.25 earthquakes, with an acceptable factor of safety of the order of 1.15." Calculations for pseudo-static numerical analysis within these iterations utilized a seismic coefficient of 0.15 g.

The numerical slope stability analysis resulted in a range of values for factor of safety. The lowest factor of safety value corresponds to the critical slip surface. This critical slip surface does not necessarily result in the largest slip surface. The critical static factors of safety values are presented in Table 2. The potential critical slip surfaces for pseudo-static conditions are presented on Figures 5, 6, and 7.

The pseudo-static (seismic) stability analyses performed for the slope configurations shows the **critical pseudo-static factor of safety values are below the minimum standard (1.15), indicating that they reflect unstable conditions.**

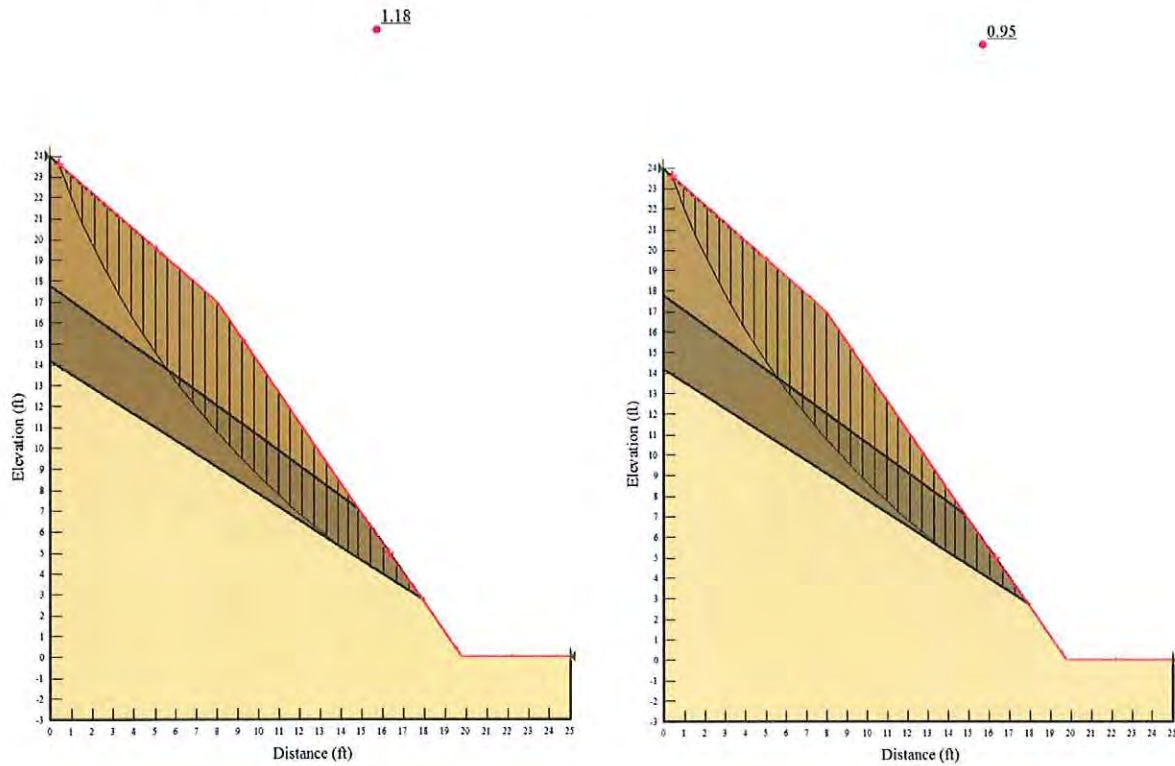


Figure 5: Trench T-1, (Static, value of 1.18, pseudo-static value of 0.95)

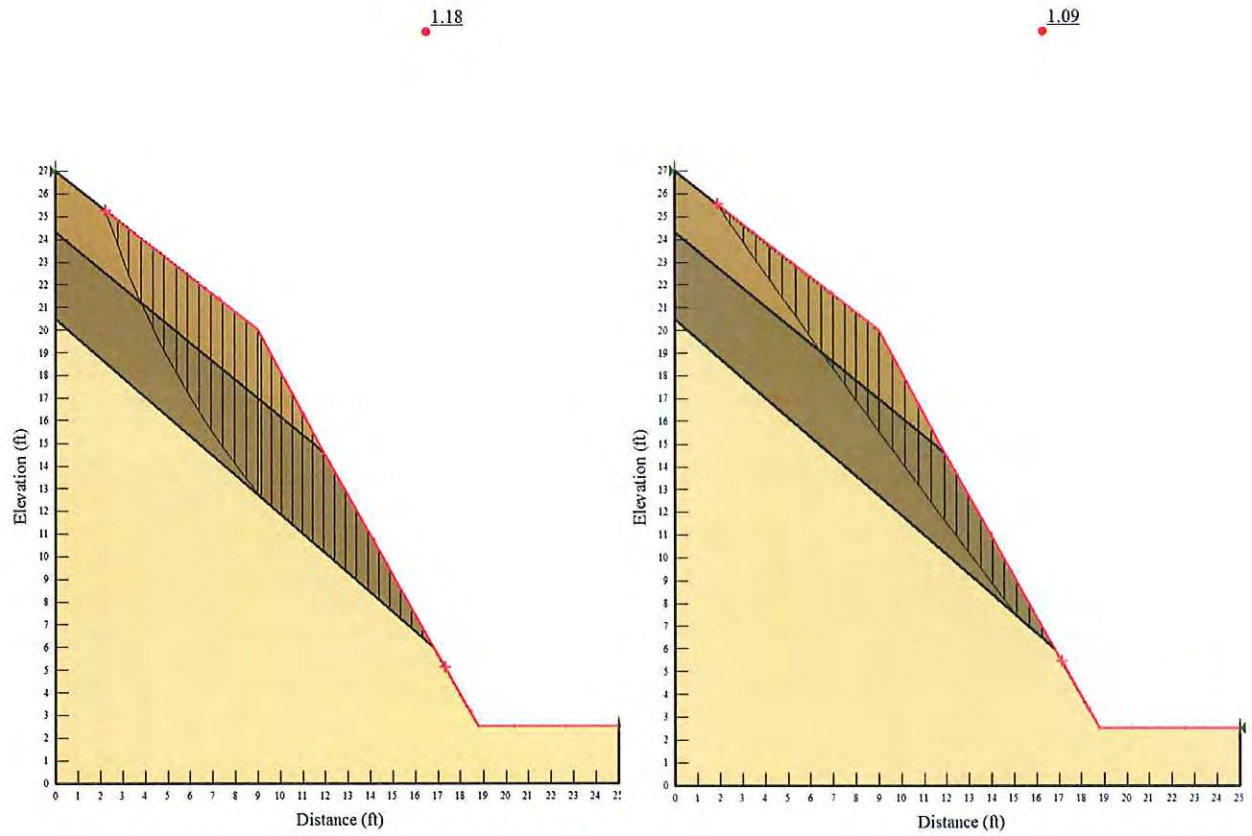


Figure 6: Trench T-2 (Static, value of 1.18, pseudo-static value of 1.09)

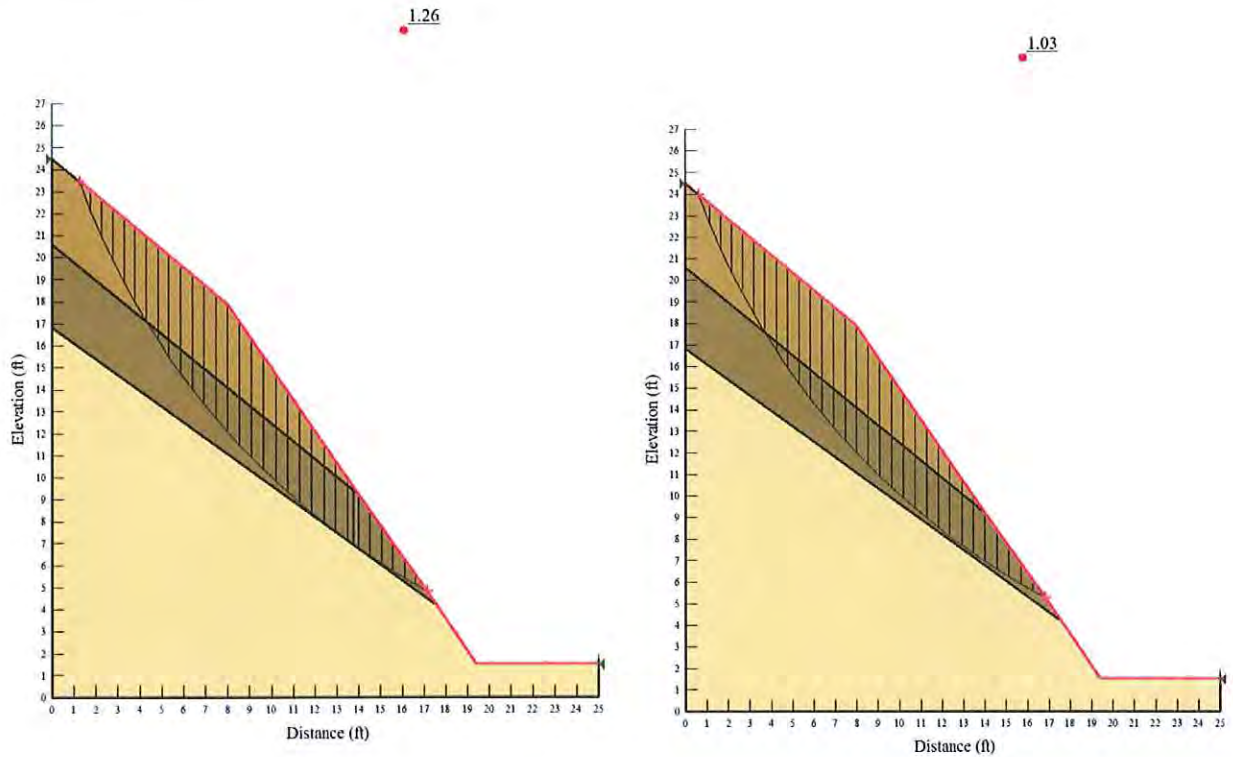


Figure 7: Trench T-3 (Static, value of 1.26, pseudo-static value of 1.03)

Based on the results of the analysis, the cut slope is not stable the current configuration (static values less than 1.5 or pseudo-static values less than 1.15).

8.0 LIMITATIONS

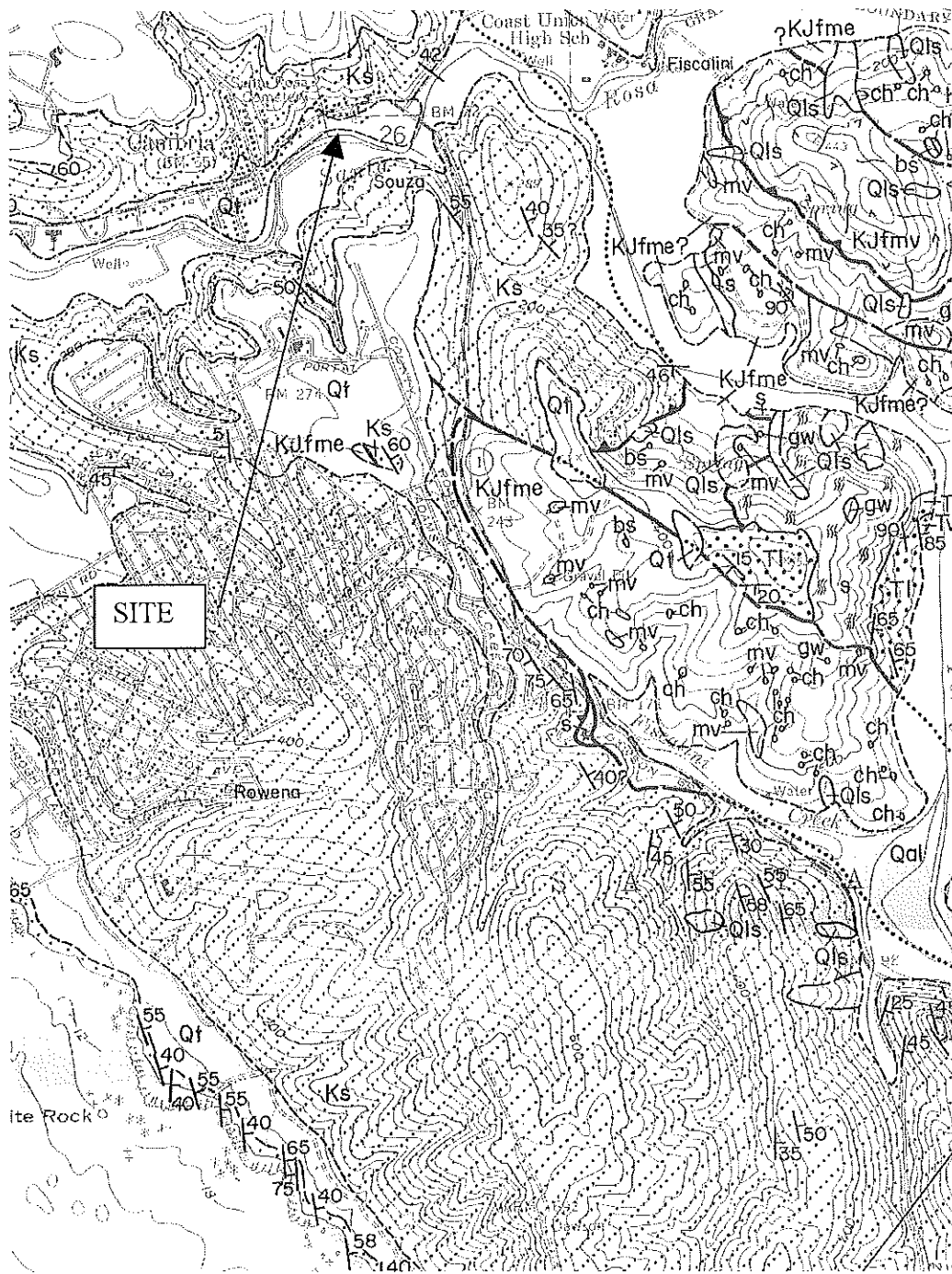
As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of one year without our review nor should it be used or is it applicable for any properties other than those studied. This is a not an engineering geology investigation, soils engineering report, environmental assessment, or geologic hazards assessment.

GeoSolutions, Inc.

John Kammer
Certified Engineering Geologist #2118
Principal



\\Nas-cl-df-18\s\SL10000-SL10499\SL10078-2 - 2535 Main St Cambria\Geology\SL10078-2 Numerical Slope Stability Analysis.docx
Attachments: Laboratory Test Results (4 pages)



SCALE 1:24 000



CONTOUR INTERVAL 20 AND 40 FEET
DATUM IS MEAN SEA LEVEL

APPENDIX C-11

GeoSolutions, Inc.
220 High Street
San Luis Obispo, California 93401
(805) 543-8539 fax: (805) 543-2171



REGIONAL GEOLOGIC MAP
HALL, 1974

2535 MAIN STREET, CAMBRIA AREA,
SAN LUIS OBISPO COUNTY, CALIFORNIA

PLATE
1A

PROJECT NO.:
SL10078-2

Quaternary

Holocene

Qol
Alluvial deposits
Cobble-pebble gravel, sand, silt, and clay

Qls
Landslide deposits
Composed of rock and mudflow debris that moved downslope by gravity. Lithology dependent on source material. Not all landslide deposits are shown in areas where Franciscan rocks crop out or where too small to map. Qls(s); dominantly serpentinite debris

Q1
Terrace deposits
Composed of stream and marine terrace deposits. Stream terrace deposits consist of unconsolidated cobble-pebble gravel, sand, silt, and some clay. Approximately 3 to 10 feet thick. Marine terrace deposits consist of loosely consolidated white to buff sandstone and conglomerate. Clasts subrounded to angular, as large as four feet in diameter; consist of Franciscan rocks, Cambrian Foliate, or Monterey Shale. In older marine terrace deposits strata are relatively flat lying or dip as much as 20 degrees. Marine terrace deposits occur at elevations of 20 to 100 feet and near 200, 400, and 600 feet. Approximately 2 to 10 feet thick. Ages unknown, but inferred to be Pleistocene and Holocene. Marine terrace deposits near Coyones are late Pleistocene, 130,000±30,000 and 140,000±30,000 B.P. (Valentine, 1958; Veih and Valentine, 1967). Youngest marine terrace deposits and some stream deposits are presumably Holocene

Upper Cretaceous

UNCONFORMITY

Unnamed sedimentary rocks
Feldspathic graywacke or arkosic wacke sandstone and interbedded greenish-brown or black micaceous shale and siltstone. Thick-bedded tan to dark-brown medium-grained sandstone composed of quartz, 50% to 70%; altered plagioclase and K-feldspar, 20% to 30%; claystone, chert fragments, and biotite, 2% to 7%. Convolutions and cross bedding or laminites and graded bedding locally common. Included in Anacostia Formation by Tallero (1944); broken formation A, Type III graywacke of Hsu (1969). Probably the same unit as the unnamed sedimentary rocks in Fort San Luis quadrangle (Hall, 1973b). Exposed thickness in area is approximately 6000 feet. Late Cretaceous (Hsu, 1969). Marine

Upper Jurassic and Lower Cretaceous

Toro Formation
Interbedded shale or claystone and sandstone. Dominantly thin-bedded greenish-brown or brown micaceous shale; contains calcareous lenses and concretions. Sandstone is composed of quartz, 60%; plagioclase, 20% to 30%; orthoclase, 5%; and lithic fragments, biotite, and hornblende, 2%. Assigned to Toro Formation by Folberks (1904) and Page (1970, 1972); to *Marcolajo* by Tallero (1944) and Hsu (1969). Retention of formation name "Toro" seems warranted because of priority. Type section is along Toro Creek, sections 22, 27, and 33, T. 28 S., R. 11 E., Mono Bay North quadrangle. Section well exposed near Cienega Creek, southeastern Cypress Mountain and southwestern York Mountain quadrangles. Exposed thickness more than 1500 feet; elsewhere in the region; more than 2100 feet. Late Jurassic and Early Cretaceous (Folberks, 1904; Page, 1970, 1972). Marine

Serpentinite and serpentinitized ultrabasic rocks

Franciscan rocks

KJfg, very fine-grained graywacke or claystone and greenish-brown graywacke. Easily weathered relatively soft sandstone. Composed of quartz, 60% to 70%; plagioclase, 15% to 25%; K-feldspar, 2% to 5%; biotite, 2% to 5%; and rock fragments of dark-gray siltstone. Sandstone is commonly massive and shaly, but locally it is well bedded or interbedded with siltstone. Exotic fragments or clasts absent or rare.

KJfv, metavolcanic rocks, greenstone, and some weathered diabase commonly associated with red chert (ch). Contacts between the metavolcanic rocks and other units of the Franciscan rocks are everywhere inferred to be faults.

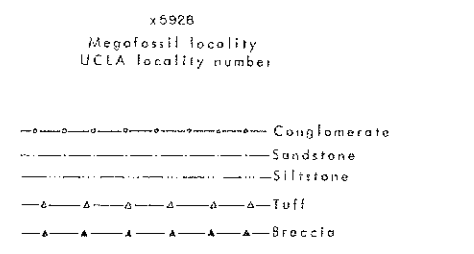
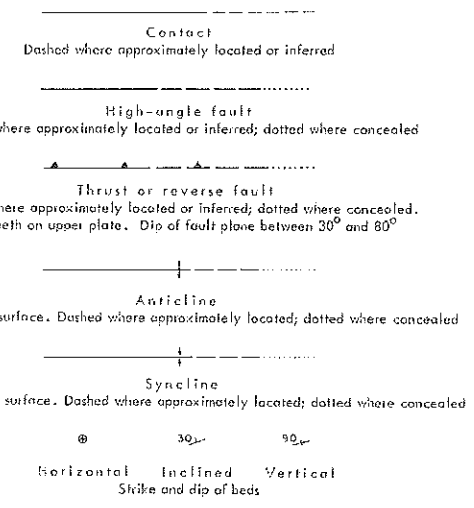
KJfm, mélange of graywacke (gg), passively sheared and in large part composed of sheared greenish-black claystone. Includes exotic fragments or clasts of conglomerate (cg); blueschist (bl); schist (sch); metavolcanic rocks or gneissite (mg); white, red, or green chert (ch); serpentinite (s); shale (sh); silica-carbonate rocks (sc); and gabbro (g).

No stratigraphic order can be determined for the mélange, metavolcanic rocks, and graywacke. Because the mélange contains exotic fragments or clasts of blueschist and schist and is passively sheared, the inference is that the age of tectonism of the Franciscan mélange is older than the other units of the Franciscan rocks that lack such clasts. If, however, the graywacke, metavolcanic rocks, and chert clasts are from the KJfg and KJfv, then the age of tectonism would be younger than all of the Franciscan rocks. The Franciscan rocks are probably of Jurassic or Cretaceous age.

QUATERNARY

CRETACEOUS

JURASSIC AND CRETACEOUS



APPENDIX C-12

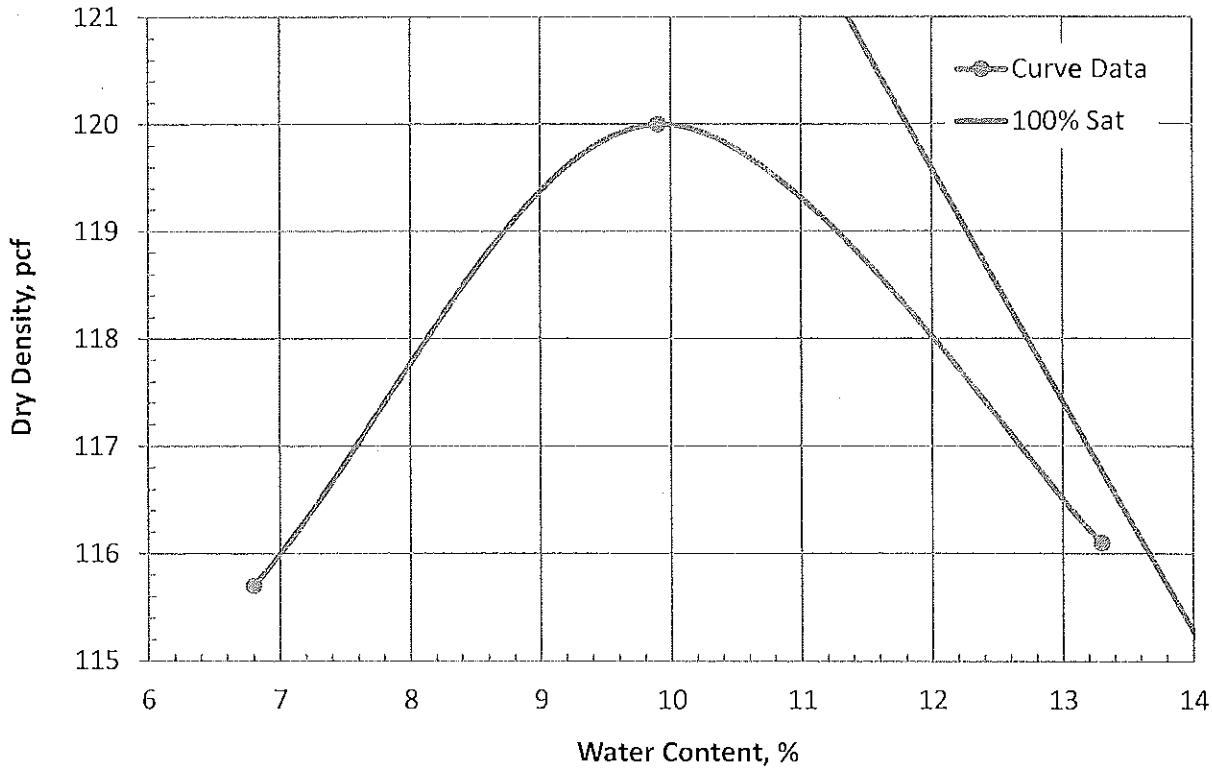
GeoSolutions, Inc.
220 High Street
San Luis Obispo, California 93401
(805) 543-8539 fax: (805) 543-2171



GEOLOGIC EXPLANATIONS
HALL, 1974
2535 MAIN STREET, CAMBRIA AREA,
SAN LUIS OBISPO COUNTY, CALIFORNIA

PLATE
IB
PROJECT NO:
SL10078-2

Project:	2535 Main Street - Cambria	Date Tested:	January 30, 2017
Client:		Project #:	SL10078-2
Sample #:	A	Depth:	2.0 Feet
Source:	T-1	Lab #:	16778
Material:	Olive Brown Silty SAND	Sample Date:	January 25, 2017
		Sampled By:	JK



ASTM Test Designation: D 698 D 1557
Method (sieve size): A (#4) B (3/8") C (3/4")
% Passing, Pf: _____ *% Retained, Pc:* _____ Estimated Measured
Type of Rammer: Mechanical Manual
Preparation Method Moist Dry
100% Saturation Curve-Estimated Gs: 2.48

Laboratory Test Results

Trial #	1	2	3	4
Water Content, %	6.8	9.9	13.3	
Dry Density, pcf	115.7	120.0	116.1	

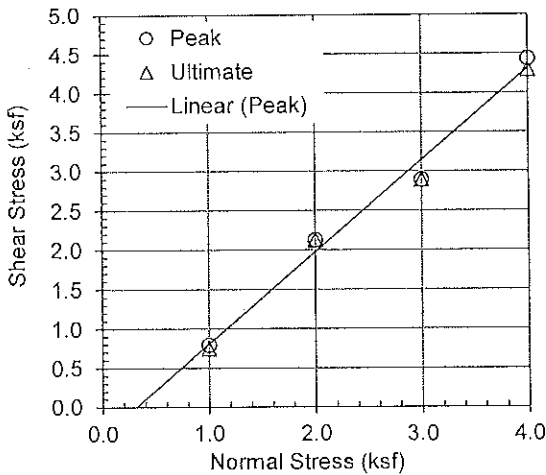
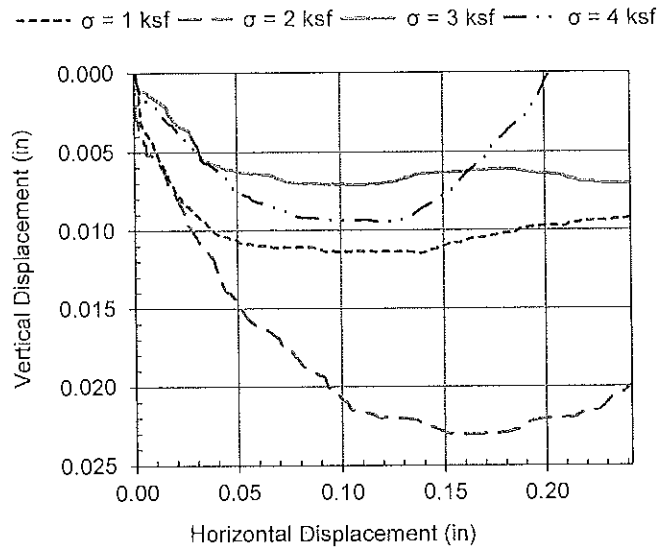
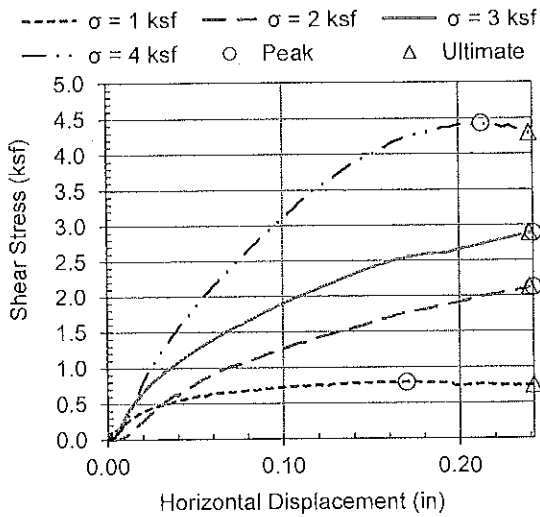
MAXIMUM DRY DENSITY, pcf:	120.0	OPTIMUM MOISTURE, %:	9.9
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Report By: Aaron Eichman

Project:	2535 Main Street - Cambria	Project No.:	SL10078-2
Client:		Date Tested:	1/31/2017
Sample No.:	T-1 @ 2' Depth: 2.0 Feet	Lab No.:	16778
Location:	T-1	Checked By:	AE

MATERIAL DESCRIPTION	LL	PL	PI	% passing No. 200	G _s *	Sample Type
Olive Brown Silty SAND	nm	nm	nm	nm	2.48	in-situ (rings)

* G_s = assumed; nm = not measured



Initial Conditions	Specimen No.			
	1	2	3	4
Dry Density	112.9	112.9	116.2	116.4
Water Content (%)	7.2	7.2	7.2	7.2
Diameter (in)	2.42	2.42	2.42	2.42
Sample Height (in)	1.00	1.00	1.00	1.00

Test Data	Specimen No.			
	1	2	3	4
Normal Stress (ksf)	1.00	2.00	3.00	4.00
Peak Shear Stress (ksf)	0.79	2.12	2.89	4.43
Horiz. Displacement at Peak Shear (in)	0.17	0.24	0.24	0.21
Ultimate Shear Stress (ksf)	0.74	2.12	2.89	4.29
Horiz. Displ. at Ult. Shear (in)	0.24	0.24	0.24	0.24
Rate of Deformation (in/min)	0.024	0.024	0.024	0.024

Angle of Internal Friction, ϕ_{peak} (degrees):	49.5
Cohesion, C_{peak} (psf)	0

Remarks:

Samples were saturated prior to shearing

Project: 2535 Main Street - Cambria

Project No.: SL10078-2

Client:

Date Tested: 1/31/2017

Sample No.: B Depth: 8.0 Feet

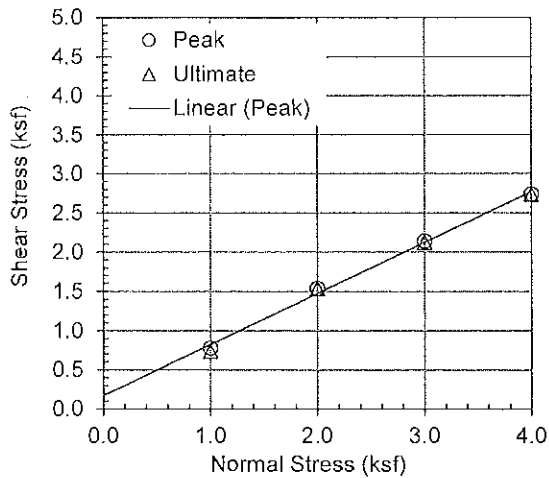
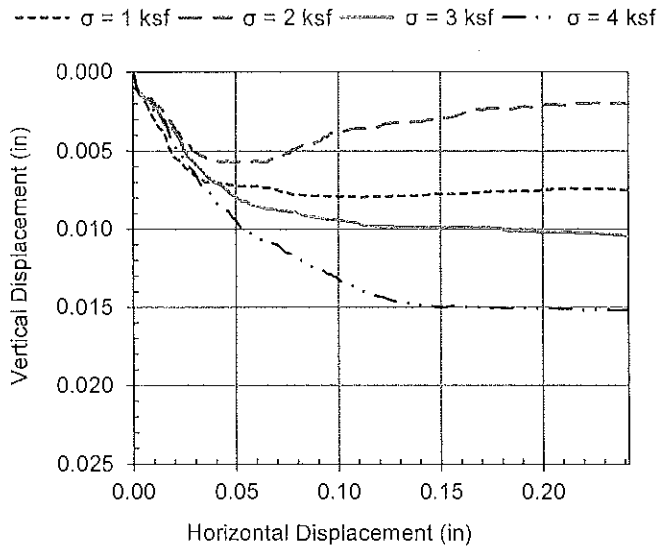
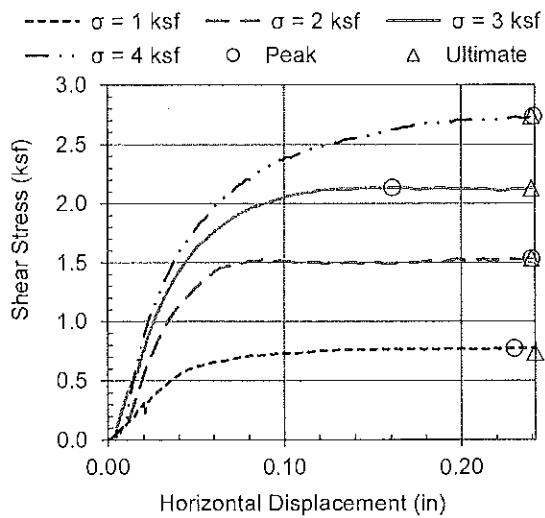
Lab No.: 16778

Location: T-1

Checked By: AE

MATERIAL DESCRIPTION	LL	PL	PI	% passing No. 200	Gs *	Sample Type
Olive Brown Clayey SAND with Gravel	nm	nm	nm	nm	2.57	in-situ (rings)

* Gs = assumed; nm = not measured



Angle of Internal Friction, ϕ_{peak} (degrees):	33.0
Cohesion, C_{peak} (psf)	174

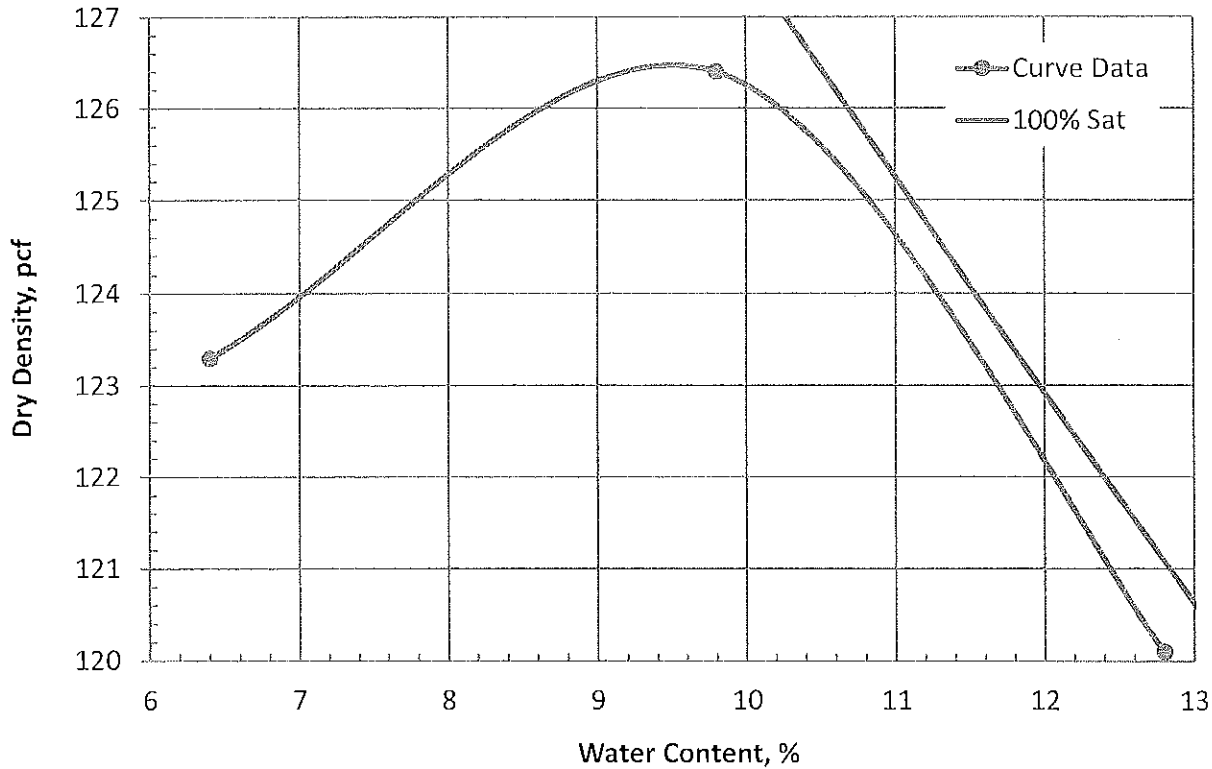
Initial Conditions	Specimen No.			
	1	2	3	4
Dry Density	106.3	106.3	106.3	106.3
Water Content (%)	11.9	11.9	11.9	11.9
Diameter (in)	2.42	2.42	2.42	2.42
Sample Height (in)	1.00	1.00	1.00	1.00

Test Data	Specimen No.			
	1	2	3	4
Normal Stress (ksf)	1.00	2.00	3.00	4.00
Peak Shear Stress (ksf)	0.78	1.53	2.14	2.74
Horiz. Displacement at Peak Shear (in)	0.23	0.24	0.16	0.24
Ultimate Shear Stress (ksf)	0.74	1.53	2.13	2.74
Horiz. Displ. at Ult. Shear (in)	0.24	0.24	0.24	0.24
Rate of Deformation (in/min)	0.024	0.024	0.025	0.024

Remarks:

Samples were saturated prior to shearing

Project:	2535 Main Street - Cambria	Date Tested:	January 30, 2017
Client:		Project #:	SL10078-2
Sample #:	B	Depth:	8.0 Feet
Source:	T-1	Lab #:	16778
Material:	Olive Brown Clayey SAND with Gravel	Sample Date:	January 25, 2017
		Sampled By:	JK



ASTM Test Designation: D 698 D 1557
Method (sieve size): A (#4) B (3/8") C (3/4")
% Passing, Pf: _____ *% Retained, Pc:* _____ Estimated Measured
Type of Rammer: Mechanical Manual
Preparation Method Moist Dry
100% Saturation Curve-Estimated Gs: 2.57

Laboratory Test Results

Trial #	1	2	3	4
Water Content, %	6.4	9.8	12.8	
Dry Density, pcf	123.3	126.4	120.1	

MAXIMUM DRY DENSITY, pcf:	126.5	OPTIMUM MOISTURE, %:	9.5
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Report By: Aaron Eichman

To: Cambria Community
Health Care District

July 2017

From: Todd Robinson, P.E.
Coast Engineering & Survey, Inc.

RE: Retaining Wall Recommendations
2535 Main Street, Cambria CA

The purpose of this report is to provide an overview of the design recommendations for the subject property located at 2535 Main Street in Cambria California owned by Cambria Community Health Care District (CCHD). As a result of recent heavy rains, a surficial slope failure has occurred within the subject property causing failure to the existing wood retaining wall and slope failure extending into the existing parkway. As a result of this failure, a geological analysis was conducted to determine the numerical slope stability of the site. Based on results of this evaluation, it was determined that the critical static and pseudo-static factor of safety values are below the minimum standards which indicates an unstable condition on the slope at its current natural state (refer to Numerical Slope Stability Evaluation prepared by GeoSolutions, Inc., dated February 7, 2017 for more information).

In order to fully evaluate the current conditions and provide recommendations, Coast Engineering & Survey, Inc. (Coast, Inc.) has performed the following tasks:

- Meet with CCHD staff to discuss options and design alternatives
- Meet with project geologist to discuss project design requirements
- Review GeoSolutions, Inc. Numerical Slope Stability Evaluation, dated February 7, 2017
- Perform a topographic survey and mapping of the subject property and adjacent hill side
- Perform multiple site visits
- Stake property corners

Coast, Inc. has reviewed and analyzed several design options which are presented in the following sections:

- Section 1: Redi-Rock Retaining Wall Design
- Section 2: Conventional Retaining Wall Design
- Section 3: CALTRANS Standard Retaining Wall Option
- Section 4: Additional Slope Stability Options
- Section 5: Drainage Considerations and Recommendations
- Section 6: Building Relocation – No Retaining Wall
- Section 7: Summary and Conclusions

APPENDIX D-1

Section I: Redi-Rock Retaining Wall Design

Due to the existing unstable slope, it has been recommended by the engineering geologist that a retaining structure be constructed where site slopes exceed 2:1 (horizontal: vertical). In lieu of a conventional poured in place wall, a stacked wall may offer mitigation of the retaining slope. For the purpose of this analysis, a Redi-Rock stacked retaining wall system was analyzed. An initial alignment was analyzed that follows the approximate existing wood retaining wall and existing toe of slope. The proposed wall alignment and typical section view are shown below in Figure 1 and Figure 2 for reference. Structural wall calculations were performed using MSEW wall software and the Redi-Rock retaining wall design software provided by the manufacturer.

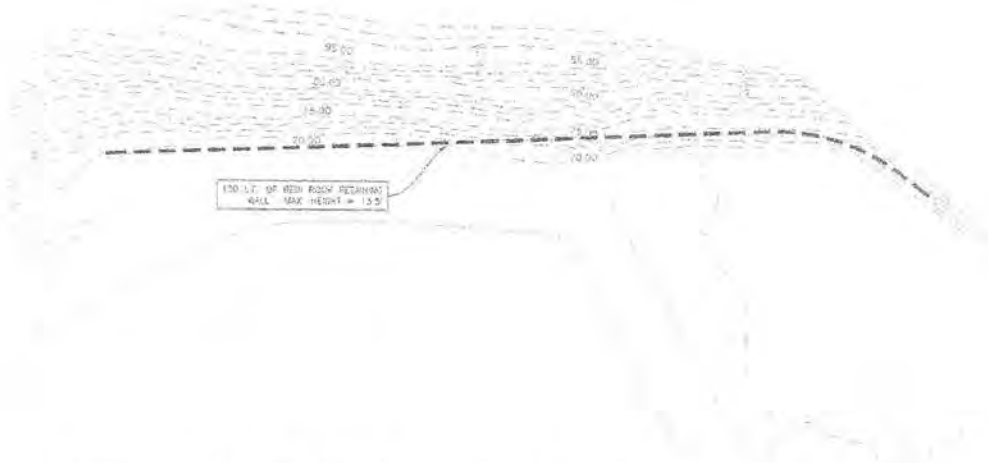


Figure 1. 13.5' Redi-Rock retaining wall alignment with minimal setback.

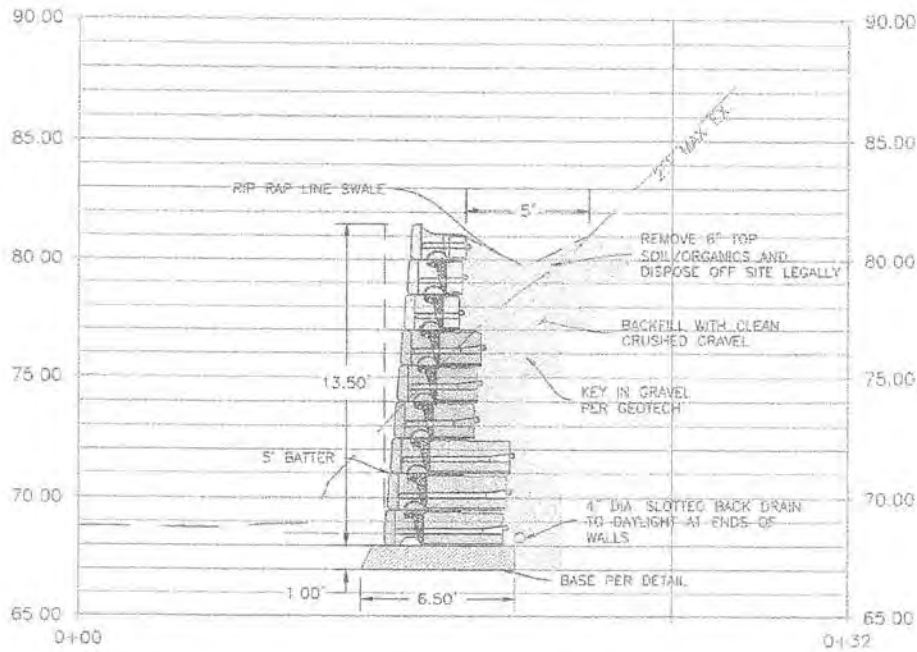


Figure 2. 13.5' Redi-Rock retaining wall section view.

The proposed 13.5' tall Redi-Rock retaining wall design satisfies code calculation requirements and allows for a 5' wide bench above the wall before matching existing grade. The intention of the 5' bench is to capture minor surficial slope failures that may occur above the wall. The swale behind the wall would need to be maintained and adequate drainage provided. A dense, impermeable, graded gravel base can be used that minimizes major excavation at the base of the wall which would be typical of conventional footings.

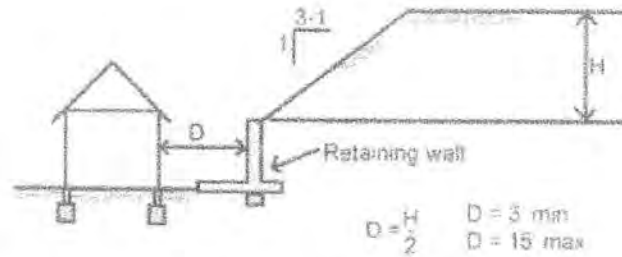


Figure 3. Retaining wall setback requirements.

Figure 3 above illustrates the setback distance behind the existing building. This minimum setback is not consistent with CBC requirements (shown in Figure 3) which requires the distance between the building and the toe of a wall to be a minimum distance of $H/2$ which in the area is approximately 9' feet.

Further, the numerical slope stability analysis recommends the top of wall be no less than 2' above the top of the previous slope failure, this wall does not satisfy that requirement and is not recommended. The top of the bank and required offset, shown in Figure 4, would require a 22.5' tall Redi-Rock wall.

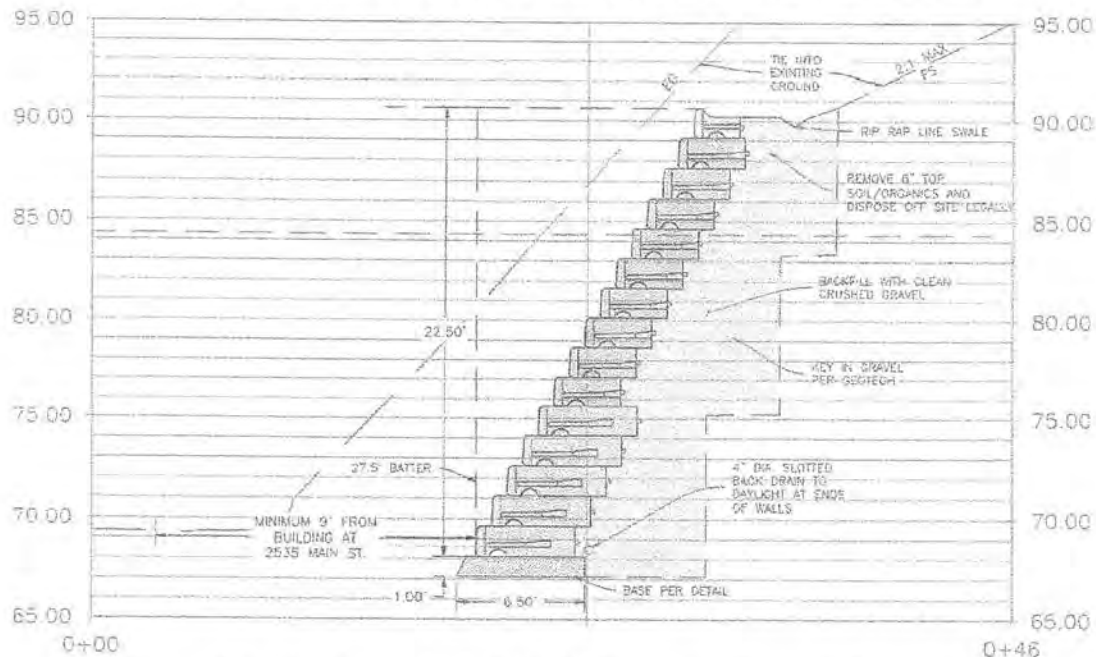


Figure 4. 22.5' Redi-Rock wall with 9' offset and matching top of failure slope.

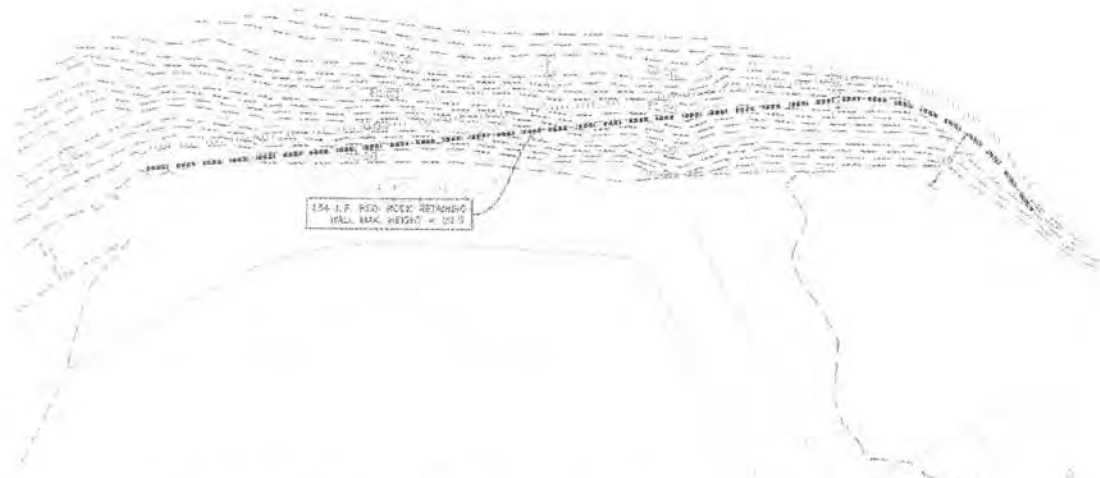


Figure 5. 22.5' Redi-Rock retaining wall alignment with 9' setback.

For the purposes of maintaining the necessary setback from the existing building, a 22.5' tall Redi-Rock wall with a 9' setback is analyzed which would notably allow for vehicle clearance between existing buildings and the retaining wall. Most notably, this design option would require major excavation of the slope due to an increased wall batter of 27.5° necessary based on our structural calculations.

Due to increased wall batter and extensive earth disruption to the existing hillside, this design is not recommended, extensive excavation and grading would be required.

Section 2: Conventional Retaining Wall Design

In addition to the stacked block wall system, Coast, Inc. reviewed and analyzed the feasibility of a conventional poured in place retaining wall design. The alignment shown below in Figure 6 illustrates a setback distance of 9' away from existing structures as dictated by CBC.

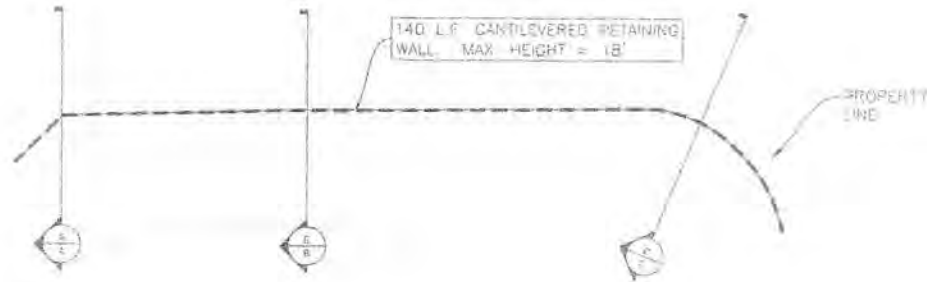
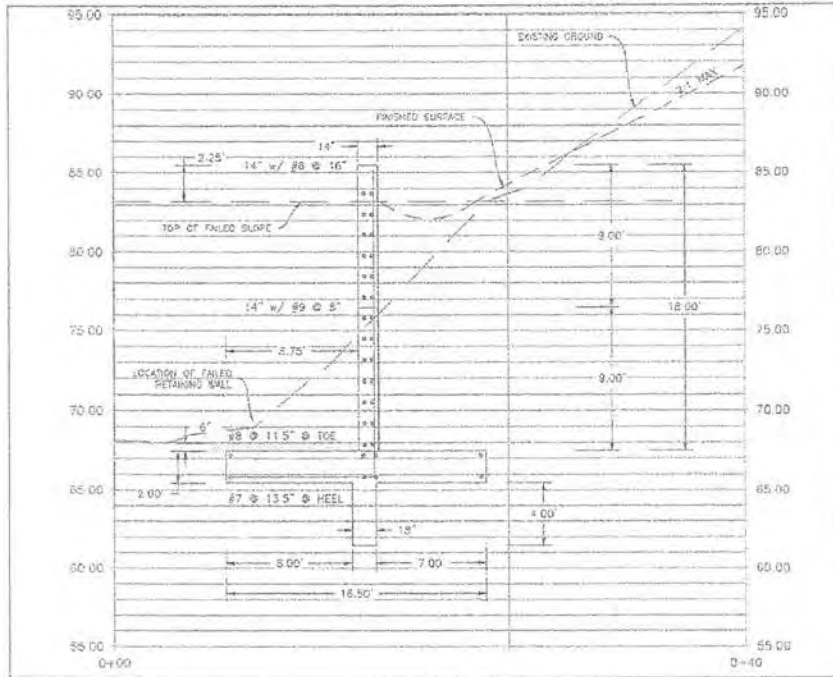


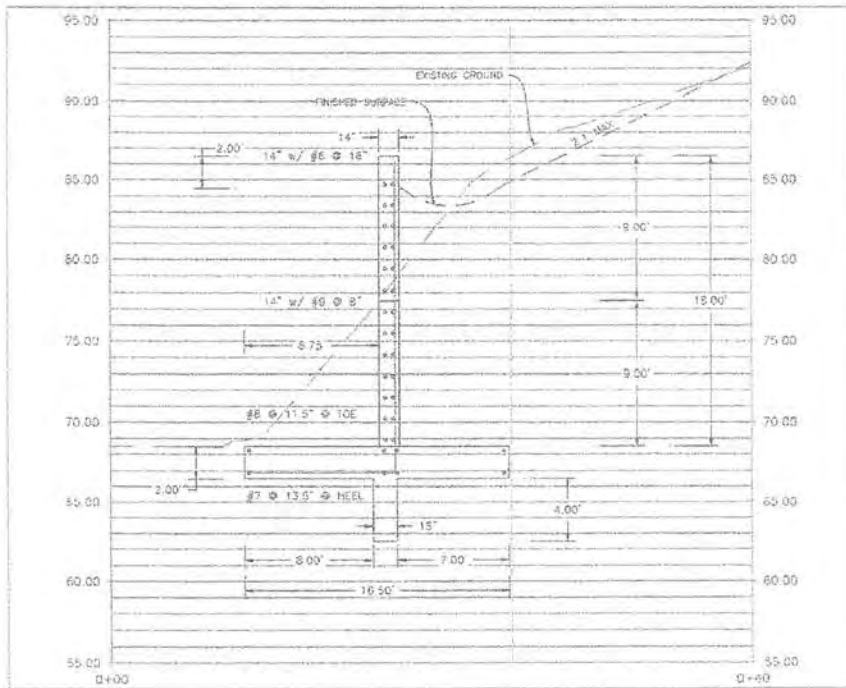
Figure 6. Proposed cantilever retaining wall location relative to existing structures.

Based on our analysis, an 18' tall cantilever concrete retaining wall would be required. Based on the geological analysis recommendations, the wall shall extend approximately 2' above the top of slope to provide additional free board protection from any slope failures which may overtop the wall. This design provides a 6' wide swale behind the top of wall which will tolerate minor slope failures and can be more easily remedied and/or maintained. It is imperative for this design (and all other design alternatives) that proper drainage be installed and swales be kept clear of debris to avoid potential drainage issues. Prior to final design, a soils analysis detailing in situ soil properties is necessary.

Figure 7 below illustrates the proposed retaining wall configuration and its incorporation into existing topography at the sections shown in Figure 6 above. As seen from the dashed red line, significant removal of material would be required in order to excavate the location of the retaining wall footing.



WALL SECTION
SCALE AS SHOWN



WALL SECTION
SCALE AS SHOWN

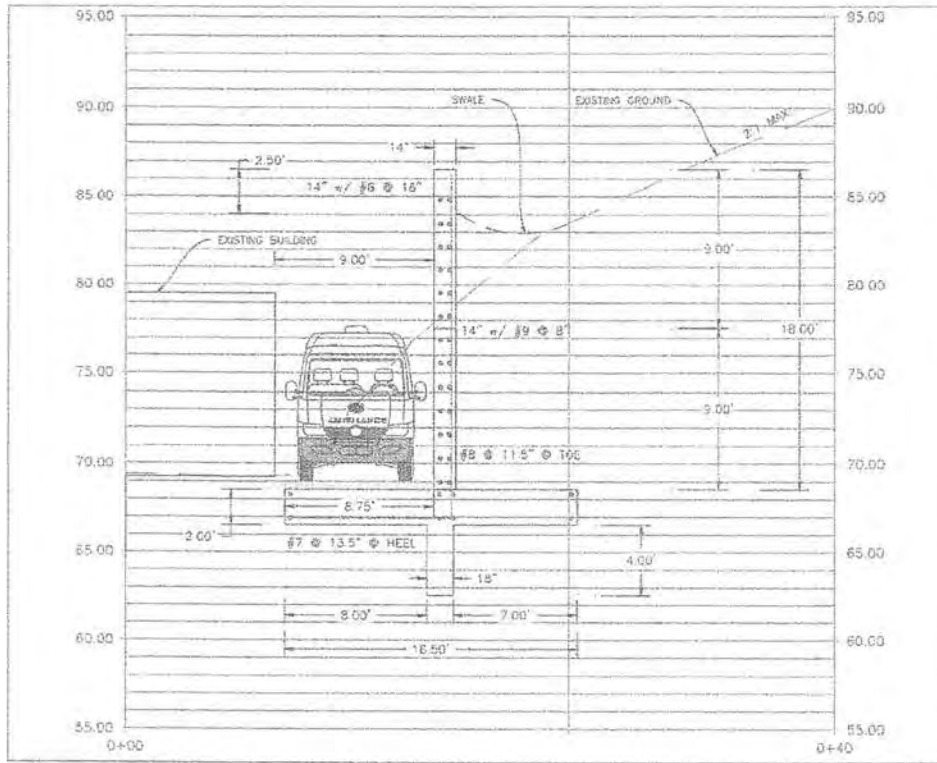


Figure 7. Cantilever retaining wall section views.

Section 3: CALTRANS Standard Retaining Wall Option

Coast, Inc. reviewed the feasibility of an alternate poured in place tapered concrete wall using an 18' CALTRANS Type 1 (Case 2) retaining wall. The standard wall detail would require a minimum of 13' - 9" to be excavated beyond the back of wall to accommodate the heel of the footing and would require the top of the footing be buried a minimum of 2', adding further excavation requirements on the site.

Due to the extensive excavation and costs required to construct this design and the proximity to the existing adjacent property line, a CALTRANS type wall is not recommended.

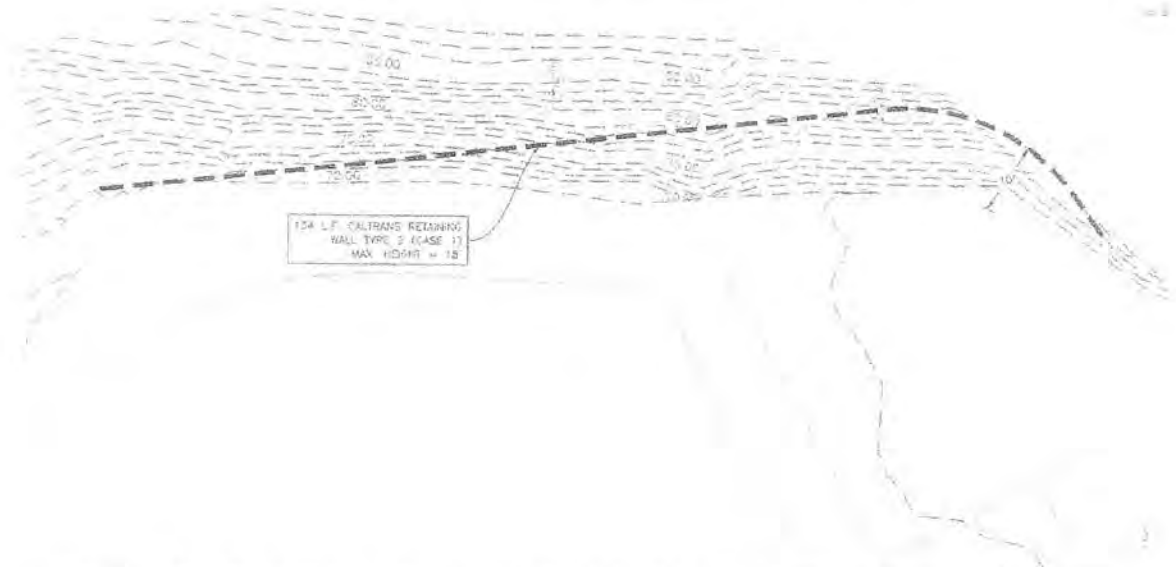


Figure 8. Wall alignment analyzed for CALTRANS typical tapered retaining wall design.

Section 4: Additional Slope Stability Options

The recommended swales behind the retaining walls offer some relief from small slope failures in the future, but adding a slope stability system above the wall could provide additional support for the hillside by reducing erosion and retaining small slope failures before they reach the swales.

The TECCO® SYSTEM³ is an engineered slope protection and stabilization system which is used to stabilize steep slopes of unconsolidated or rocky material and to prevent loose or weathered material from settling further down the protected slope. The mesh is attached to the ground by system spike plates. By tightening the nuts on the spike plates, the slope stabilization system is pretensioned to a predefined force. This system can be installed around larger trees but some vegetation removal may be required.

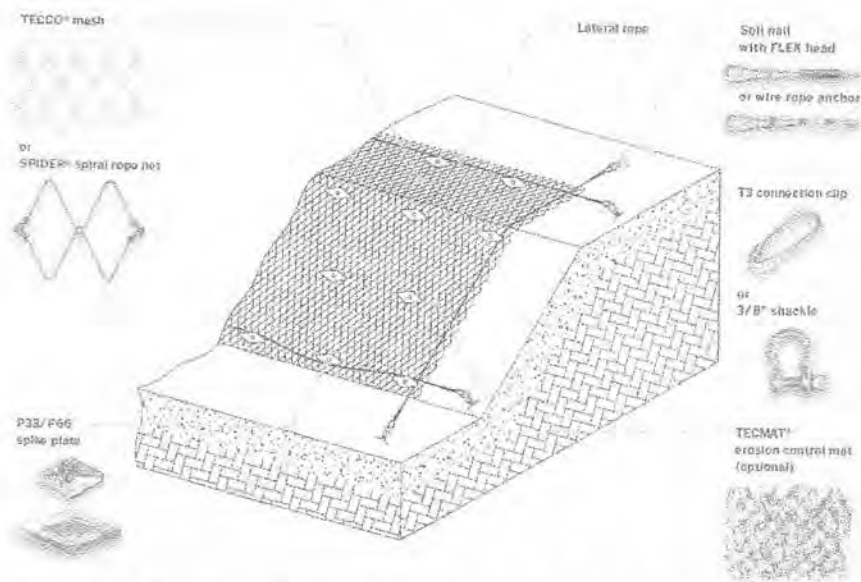


Figure 10. Example of slope stabilization with the TECCO® SYSTEM³

Section 5: Drainage Considerations and Recommendations

A principal cause of retaining wall/slope failure is the additional loading imposed by an increase in the water content in the material behind the wall or slope. These conditions can greatly increase the lateral loads behind the wall/slope and reduce the soil shear strength resulting in failure. To alleviate this, adequate drainage in the forms of subsurface drains, behind wall swales, and interceptor swales higher up the slope should be implemented. These swales are most often rip rap lined earthen channels but can be concrete channels. Collected water is then distributed down and away from the slope through energy dissipation. Concentrated over-slope drainage should be avoided and any collected water should be diverted and discharged away from the slope.

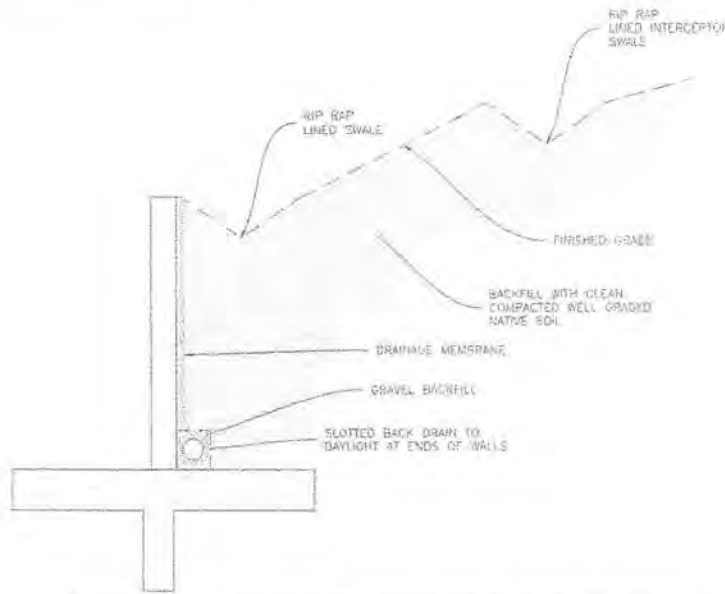


Figure 11. Retaining wall drainage considerations.

Section 6: Building Relocation – No Retaining Wall

Based on the building setback distance from descending slopes, a minimum setback distance of 15 feet is necessary from the toe of the slope if a retaining structure is not utilized. Coast, Inc. has identified two options:

- 1) Complete removal of the building and or relocation of the building to the parking lot area.
- 2) Remove a portion of the building to meet the requirements of CBC.

Figure 12 illustrates the percentage of building within the 15' offset from the existing toe of bank. Approximately 37% (270 sq.ft.) of the existing building would be required to be removed in order to satisfy the building code requirements in lieu of a retaining structure as shown in Figure 13.



Figure 12. 15' offset from toe of bank to existing building.

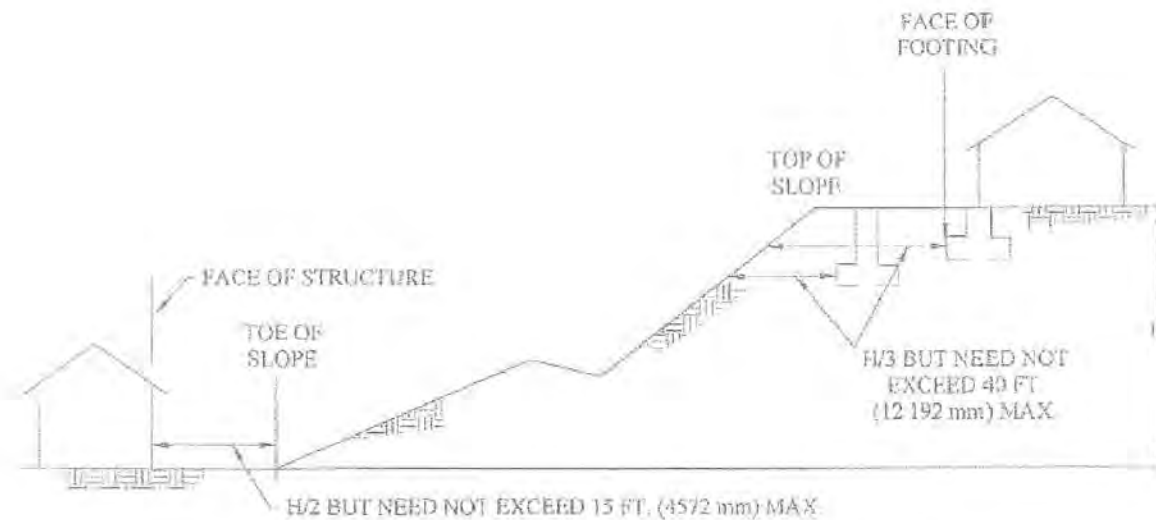


Figure 13. Building setback distance with no retaining wall.

Section 7: Summary and Conclusions

Coast, Inc. reviewed and analyzed the following alternatives:

- Redi-Rock retaining wall design
- Conventional poured in place reinforced concrete retaining wall
- CALTRANS standard tapered concrete retaining wall
- TECCO slope stability “blanket”
- Additional drainage requirements/recommendations
- Relocation of the existing building

It is understood that the structure closest to the slope has historically been used to house and sleep emergency personnel. For this reason, Coast, Inc. recommends that if the building’s purpose is to sleep emergency personnel, it should be relocated at least 15 feet away from the existing toe of slope.

Alternately, if the building is to be re-purposed, a conventional poured in place wall is recommended. The alternate options such as a smaller Redi-Rock retaining wall (13.5’) meet building code design requirements, but it does not meet the recommendations of the geological engineer’s slope stability analysis. A larger Redi-Rock retaining wall (22.5’) complies with the geological engineer’s recommendations, but due to the steepness of the existing slope, building offset requirements, and additional batter required for structural stability, it is the opinion of Coast, Inc. that this option may be economically infeasible. Similar to the Redi-Rock wall, the CALTRANS standard design requires a large footing be poured into the existing slope, which would require significant earthworks and associated costs.

The TECCO® slope stability system is recommended to provide additional slope stability, however, it is noted this type of system would add significant cost to the project since it is recommended that the system be used in conjunction with a retaining structure. Regardless of the retaining wall option decided upon, it is recommended that additional drainage management be implemented that assures adequate drainage off the slope and away from the toe of the slope. These drainage management concepts include: top of slope and mid-slope interceptor swales, and underdrain and underground drainage pipe to properly discharge runoff away from the toe of the slope and any structures.

Below is a summary of engineering cost estimates for material and installation for each option. These values are provided as approximate costs based on conversations with local contractors:

Mitigation Alternatives	Engineers Estimate for Construction
Ready-Rock Retaining Wall	\$200k - \$300k
Conventional Retaining Wall	\$250k - \$350k
CALTRANS Wall	\$300k - \$500k
TECCO "blanket"	\$200k - \$300k
Drainage Improvements	tbd
Building Relocation	tbd

It is noted that further geotechnical investigation will be required to verify key native soil properties such as bearing capacities and earth pressure which will be used during the final design process. Current designs presented in the analysis utilize CBC assumptive minimum values.

Kind Regards,



Todd Robinson, P.E.



August 6, 2019

File No.: 303333-001

Mr. Steve McGrath
Cambria Community Healthcare District
2535 Main Street
Cambria, CA 93428

PROJECT: CAMBRIA COMMUNITY HEALTHCARE DISTRICT
2535 Main Street
Cambria, CALIFORNIA

SUBJECT: Summary of File Review – Recommendations for Slope Assessment

Dear Mr. McGrath:

In accordance with your authorization, we have prepared this letter summarizing our findings and recommendations to address the reported slope distress at the health care facility at 2535 Main Street in Cambria, California (site). The site is an approximately 0.9-acre property located at the toe of a south facing slope that ranges in elevation from about 70 feet at the toe to about 366 feet at the crest (USGS 2019). Our recommendations outline information needed to characterize the slope and compile the geotechnical parameters that will be necessary to design mitigation measures so that the facility can resume unrestricted use as an ambulance staff building. Our recommendations are based on a site visit performed on July 24, 2019 by the undersigned and a review of historical documents listed below:

- Preliminary Geologic Slope Stability Assessment, Cut Slope/Hillside behind Cambria Health Facility, 2535 Main Street, Cambria, CA 93428, by Earth Systems Pacific, dated March 22, 2000, File No.: SL-12200-GA;
- Response to Request for Proposal (RFP) by Cambria Community Healthcare District, Evaluation of Slope Behind Professional Building, 2515 Main Street, Cambria California, by Earth Systems Pacific, dated September 17, 2012;
- Numerical Slope Stability Evaluation, 2535 Main Street, Cambria, California, by GeoSolutions, Inc. dated February 7, 2017, project No. 10078-2;
- Retaining Wall Recommendations, 2535 Main Street, Cambria, CA, by Coast Engineering and Survey Inc., dated July 2017
- 2535 Main Street, Cambria, CA Final Recommendations by Coast Engineering and Survey Inc., dated August 17, 2017

In addition to the documents listed above, we performed a preliminary review of County policies that will need to be considered during the planning and design process (San Luis Obispo County, 2019).

APPENDIX E-1



FINDINGS

- The site consists of a relatively flat developed area at the toe of an approximately 300 foot high slope;
- The bottom 15 feet or so, the toe of the slope, was cut to an inclination of approximately 0.5:1 (horizontal to vertical), probably to increase the buildable area;
- The process of making the cut portion of the slope removed surficial soil and some sandstone bedrock, exposing a soil/bedrock transition;
- Development at the site includes an ambulance staff building that is constructed less than 15 feet from the toe of the slope (non-conforming construction per 2016 CBC 1808.7.1);
- The site has experienced several episodes of soil slips that have been documented in the reviewed historical documents. These failures appear to be where soil above the bedrock moved down slope, and they do not appear to include substantial bedrock material;
- Screening level numerical slope stability analyses were performed for limited portions of the slope, and static and pseudo-static factors of safety are below the required values of 1.5 and 1.1, respectively. The analyses do not extend the full height of the slope, are missing strength data for one layer, and use a screening value for the seismic coefficient. Slope stability analyses will need to be performed to assess the entire slope and a site specific seismic coefficient will need to be calculated to meet County criteria;
- A wooden catchment fence was constructed to constrain debris that ravel from the slope face. Part of the fence was damaged as a result of the slope failure reported in 2017 and concrete barrier beams (k-rail) have been placed adjacent to the damaged section of fence;
- The wooden catchment fence is not sufficient to withstand slope failures, nor does it increase the factor of safety against sliding of the slope; and
- Recommendations to restrict the use of the ambulance staff building were made by GeoSolutions after a soil slip reported in 2017. Their recommendations are stated in their February 7, 2017 report.

RECOMMENDATIONS

To assess the slope and potentially remove the restrictions on the ambulance staff building County approved mitigation measures will need to be put in place, or the building will need to be moved so that it complies with the California Building Code (CBC), which states that buildings must be a minimum of 15 feet from ascending slopes. To address the non-conforming condition and design mitigation measures that permit an alternative setback or increase the factor of safety against sliding to acceptable values, we suggest the following steps be implemented:

- Perform a land survey to establish accurate topography of the property and slope behind the property all the way up to any hilltop or ridgeline that may serve as a high point for



slope stability analyses. The land survey should also delineate property boundaries. It should be considered that mitigation measures may include some form of tieback anchors into the hillside, and the extent of the anchors may be limited by property lines unless agreements can be reached with adjacent property owners;

- Perform geotechnical and geologic explorations to compile data to be used to complete the following sub-tasks:
 - Fulfill the County's geotechnical and geologic report requirements;
 - Perform slope stability analyses that will satisfy County review criteria;
 - Calculate the volume/mass of material that may be mobilized during a slope failure; and
 - Design a mitigation system that will satisfy the County's requirements for alternate setbacks and remedial slope protection devices.
- The geotechnical and geologic exploration will need to include soil and/or rock sampling and laboratory testing of soil and/or rock samples.

The site is within a County designated geologic study area (GSA) and will therefore require an engineering geology report to summarize the geologic hazards, in addition to a geotechnical engineering/soils report (San Luis Obispo County 2019).

CLOSURE

This letter is valid for the conditions, as they exist at this time for the type of project described herein. Our intent was to prepare this letter in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the locality of this project under similar conditions at this time. No representation, warranty, or guarantee is either expressed or implied. This letter is intended for the exclusive use by the client. Application beyond the stated intent is strictly at the user's risk.

The recommendations presented in this letter are intended to serve as a guide for the collection of data that can be used to assess the slope so that mitigation measures can be evaluated. The appropriate mitigation measures cannot be selected until the slope is characterized and the hazard is quantified. Potential mitigation measures may include slope reinforcement that brings the calculated factor of safety against sliding up to acceptable values, construction of a barrier that protects the building and occupants from debris in the event of a slope failure, or relocation or decommissioning of the building.

If changes with respect to the intent of the project become necessary, if items not addressed in this report are incorporated into plans, or if any of the assumptions used in the preparation of this letter are not correct, the engineering geologist shall be notified for modifications to this letter.



This document, the data, conclusions, and recommendations contained herein are the property of Earth Systems Pacific. This letter shall be used in its entirety, with no individual sections reproduced or used out of context. Copies may be made only by Earth Systems Pacific, the client, and the client's authorized agents for use exclusively on the subject project. Any other use is subject to federal copyright laws and the written approval of Earth Systems Pacific.

We appreciate the opportunity to be of service on this project and look forward to assisting in the design and construction of the mitigation measures. If there are any questions concerning this letter, please do not hesitate to contact the undersigned.

Sincerely,

Earth Systems Pacific


Darrin G. Hasham, CEG 2423
Associate Engineering Geologist



Attachments: Technical References

Doc. No.: 1908-013.LTR/cr



TECHNICAL REFERENCES

California Building Code (CBC), 2016, Title 24, Part 2, Chapter 16

San Luis Obispo County, 2019, Land Use View, Interactive mapping application, accessed at <https://gis.slocounty.ca.gov/Html5Viewer/>

United States Geological Survey (USGS), 2019, The National Map, a web based portal to access public domain mapping and GIS data, accessed at <https://viewer.nationalmap.gov/advanced-viewer/>

CAMBRIA COMMUNITY HEALTHCARE DISTRICT

TO: Board of Directors Agenda No. E.2

FROM: Laurie Mileur, PHD - Director

BOARD MEETING DATE: January 25, 2022

AGENDA DESCRIPTION: General Obligation Bonds – Isom Advising

RECOMMENDATION(S): Approve survey to assess community response to CCHD facility replacement and general obligation bond ballot initiative.

FISCAL IMPACT: ~\$10K for survey in FY 2021/2022 and \$25K in FY 2022/2023 if the ballot initiative is successful. Additional fees of \$75K would be rolled into the bond.

DISCUSSION: An additional revenue stream will be required to pay for the renovation or replacement of CCHD facilities. General obligation bonds provide funds for public/government infrastructure projects including essential services buildings for EMS agencies. Jon Isom of Isom Advising is a municipal advisor with over 30 years experience working with school boards, fire depts, and special districts to determine pre-support, developing and filing a bond initiative, and working with financial specialists. John will provide background on general obligation bonds, current District demographics, and a timeline to the November 2022 election.

ATTACHMENTS:

1) Attachment A – Isom Bond Presentation

BOARD ACTION:

DATE OF VOTE:

UNANIMOUS: ____

FEDOROFF___ RICE___ MILEUR___ MONTALVO___ KUBAT___



District G.O. Bond Analysis

by

Isom Advisors,
a Division of Urban Futures, Inc.

January 2022



1470 Maria Lane, Ste. 315 - Walnut Creek, CA 94596 (925) 478-7450

About the Firm

Introduction

Meeting your financial challenges and saving you money



- ❖ #1 in new bond programs for municipalities in California
- ❖ The leading financial advisor to school districts since 2011
- ❖ Isom Advisors is a full-service planning, campaign, and financial advisory firm that serves California municipalities
- ❖ Our staff has over 75 years experience providing honest advice and the highest level of service
- ❖ Relevant experience includes:
 - Cayucos ESD
 - Chico RPD
 - Coalinga-Huron RPD
 - Coast USD
 - El Dorado Hills CSD
 - Fair Oaks RPD
 - Fulton-El Camino RPD
 - Lucia Mar USD
 - Orangevale RPD
 - Paso Robles USD
 - Pleasant Hill RPD
 - San Luis Coastal USD
 - Woodside FPD



2018 Bond Program Successes



There was a lot of support for CA school bonds in 2018

- ❖ Isom Advisors worked on **56** successful K-12 bond measures in June and November 2018, which was approximately 45% of all bond programs.

June 2018 Isom Advisors G.O. Bond Successes		
District	County	Amount ⁽¹⁾
Alexander Valley ESD	Sonoma	\$6.0
Brittan ESD	Sutter	\$4.0
Cabrillo USD	San Mateo	\$99.0
El Tejon USD	Kern	\$16.0
Fortuna ESD	Humboldt	\$10.0
Freshwater ESD	Humboldt	\$2.1
Harmony ESD	Sonoma	\$9.6
Hueneme ESD	Ventura	\$34.2
Laton USD	Fresno	\$7.0
Loma Prieta ESD	Santa Clara	\$9.6
Mountain ESD	Santa Cruz	\$2.3
Mtn View-Los Altos HSD	Santa Clara	\$295.0
Oxnard HSD	Ventura	\$350.0
Pacific ESD	Santa Cruz	\$5.6
Pacifica ESD	San Mateo	\$55.0
Pleasant Valley ESD	Ventura	\$119.0
Redding ESD	Shasta	\$28.0
Rio Dell ESD	Humboldt	\$1.6
San Lorenzo USD	Alameda	\$130.0
West Sonoma County HSD	Sonoma	\$91.0

⁽¹⁾ In Millions

November 2018 Isom Advisors G.O. Bond Successes (A)		
District	County	Amount ⁽¹⁾
Borrego Springs USD	San Diego	\$8.6
Brawley HSD	Imperial	\$18.0
Cloverdale USD	Sonoma	\$46.0
Cutten ESD	Humboldt	\$4.0
Durham USD	Butte	\$19.7
El Monte HSD	Los Angeles	\$190.0
Enterprise ESD	Shasta	\$26.0
Fremont HSD	Santa Clara	\$275.0
Hamilton USD	Glenn	\$7.0
Heber ESD	Imperial	\$4.0
Hilmar USD	Merced	\$31.0
Holtville USD	Imperial	\$10.0
Lemoore ESD	Kings	\$26.0
Madera USD	Madera	\$120.0
Mesa ESD	Ventura	\$9.9
Monroe ESD	Fresno	\$1.0
Monte Rio ESD	Sonoma	\$3.3
Northern Humboldt HSD	Humboldt	\$24.0
Oak Grove ESD	Sonoma	\$9.5
Old Adobe ESD	Sonoma	\$38.5
Palo Verde USD	Riverside	\$24.8
Paradise USD	Butte	\$61.0
Parlier USD	Fresno	\$9.0
Pine Ridge ESD	Fresno	\$5.3
Red Bluff ESD	Tehama	\$12.0
Rio ESD	Ventura	\$59.2

⁽¹⁾ In Millions

November 2018 Isom Advisors G.O. Bond Successes (B)		
District	County	Amount ⁽¹⁾
Round Valley USD	Mendocino	\$4.5
San Bruno ESD	San Mateo	\$79.0
Santa Monica Malibu USD SFID SM	Los Angeles	\$485.0
Santa Monica Malibu USD SFID M	Los Angeles	\$195.0
Stone Corral ESD	Tulare	\$800
Sunnyvale ESD	Santa Clara	\$100.0
Thermallito ESD	Butte	\$4.5
Three Rivers ESD	Tulare	\$4.0
Westside ESD	Fresno	\$3.5
Winters USD	Yolo	\$20.0

⁽¹⁾ In Millions

Source: Isom Advisors

2020 Bond Program Successes



Strong support for school bonds despite the COVID-19 pandemic

- ❖ A continued leader in new bond election programs, even during the COVID-19 pandemic.

March 2020 Isom Advisors G.O. Bond Successes		
District	County	Amount ⁽¹⁾
Bellevue ESD	Sonoma	\$28.0
Bridgeville ESD	Humboldt	\$1.2
Brisbane SD	San Mateo	\$27.0
Burlingame ESD	San Mateo	\$97.0
El Nido ESD	Merced	\$3.2
El Nido ESD	Merced	\$3.4
Fort Bragg USD	Mendocino	\$35.0
Franklin-McKinley ESD	Santa Clara	\$80.0
Geyeserville USD	Sonoma	\$22.0
Hope ESD	Santa Barbara	\$47.4
Lawndale ESD	Los Angeles	\$33.8
Mcfarland USD	Kern	\$30.0
Mendocino USD	Mendocino	\$31.0
Mountain View ESD	Los Angeles	\$56.0
Roseland ESD	Sonoma	\$9.4
San Lorenzo Valley USD	Santa Cruz	\$75.0
Sebastapool ESD	Sonoma	\$17.5
Ukiah USD	Mendocino	\$75.0
Waukena Joint ESD	Tulare	\$1.65
Westside Union ESD	Sonoma	\$7.5

⁽¹⁾ In Millions

November 2020 Isom Advisors G.O. Bond Successes		
District	County	Amount ⁽¹⁾
La Mesa Spring Valley ESD	San Diego	\$136.0
Legrand HSD	Merced	\$6.0
Oakland USD	Alameda	\$735.0
Ojai USD	Ventura	\$45.0
South Bay ESD	Humboldt	\$5.0
Sunnyside ESD	Tulare	\$2.0
Washington USD	Fresno	\$46.0
Winters USD	Yolo	\$19.0

⁽¹⁾ In Millions

Source: Isom Advisors

Assessed Value History & G.O. Bond Analysis

District Bond & A.V. History



District's tax base has grown by 43% since 2013

Cambria Community Healthcare District Historical Assessed Value		
Fiscal Year Ending	Total Value	% Change
2013	\$2,027,283,951	
2014	\$2,100,000,354	3.59%
2015	\$2,199,812,029	4.75%
2016	\$2,291,261,309	4.16%
2017	\$2,387,614,378	4.21%
2018	\$2,486,872,596	4.16%
2019	\$2,595,535,930	4.37%
2020	\$2,695,822,192	3.86%
2021	\$2,810,245,368	4.24%
2022	\$2,895,485,808	3.03%
Average		4.04%

❖ District has not attempted a G.O. bond measure

Source: California Municipal Statistics

- ❖ District's 2021-22 assessed value is approximately \$2.9 billion; ten-year average assessed value growth rate is 4.04%
- ❖ District has no outstanding G.O. bond debt

G.O. Bond Proceeds



District can easily generate \$7.95 million

Cambria Community Healthcare District Bond Proceeds at Varying Tax Rates ⁽¹⁾	
Tax Rate per \$100,000	Total Bond Proceeds
\$8.25	\$6,500,000
\$9.85	\$7,950,000

*(1) Assumes AV growth of 3.50% and 30-year bond terms; Preliminary – Subject to change
Source: Isom Advisors*

- ❖ With projected annual assessed value growth of 3.50%, the District can generate up to \$7.9 million with a 30-year term
- ❖ Ad valorem taxes are not based on a flat per parcel tax or SFE rate, but ad valorem; this means the tax rate is calculated based on a property's assessed value using the same methodology that is currently in place for the 1% county levy (assessed value is the value placed on a property by the county assessor and typically lower than market value)

Voter Demographics

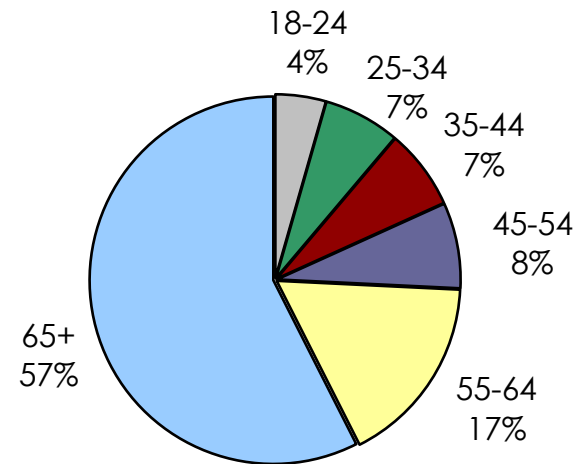
Voter Demographics



Voter demographics are favorable to bond programs

- ❖ District has 5,002 total voters
- ❖ Democrats are the largest segment (50%), followed by Republicans (26%) and Other (24%)
- ❖ 83% of voters vote-by-mail
- ❖ District has an older voting population with 74% of voters aged 55 and over

Voter Age Demographics



District Voter Demographics		
	<u>Total</u>	<u>Percent</u>
Democrats	2,492	50%
Republicans	1,294	26%
Other	1,216	24%
<hr/>		
VBM Voters	4,167	83%

Source: Political Data

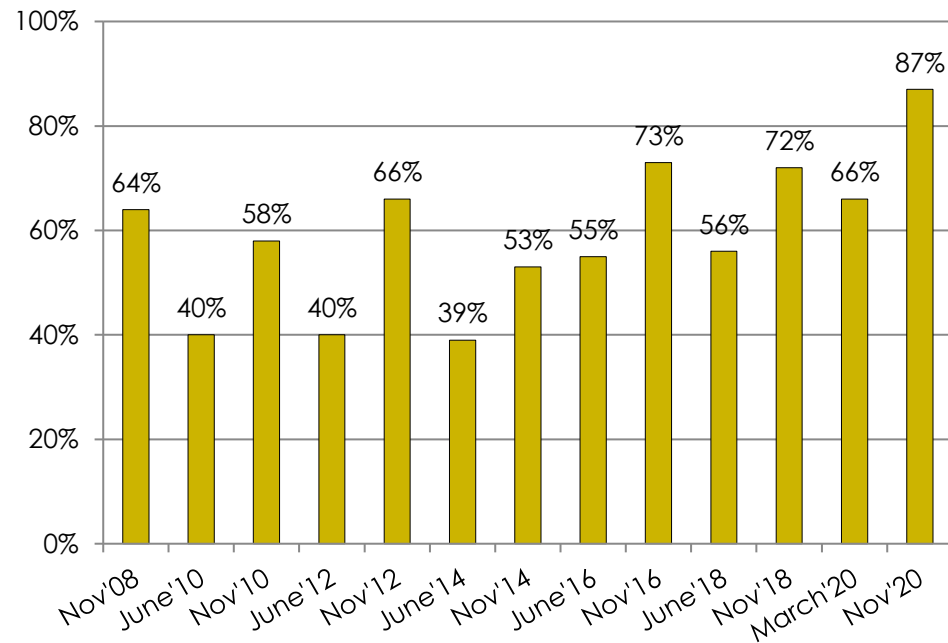
Voter Turnout

Turnout can have a significant bearing on success



- ❖ Historical voter turnout has ranged from a low of 39% in June of 2014 to a high of 87% in November 2020
- ❖ Voter turnout varies considerably by election date and type of election and must be considered as different voters show up for different elections
- ❖ November 2022 turnout is estimated to be 75%

Recent District Voter Turnouts



Source: Political Data

Next Steps

November 2022 Election



Following these steps are key to District's success

Task	Responsible Party	November 2022
Update needs list/master plan	District	Ongoing
Board Meeting - Approve "exploring" feasibility of a Bond	District	February
Prepare and Conduct Survey	Consultant	March
Board Meeting – Survey Results Presentation	Consultant	March/April
Initiate public information program, speaking with elected officials, stakeholders, teachers/staff, community service groups to discuss proposed tax measure	District	March – July
Prepare Resolution for Calling Election, including Ballot Language, and Project List to reflect community feedback	Consultant/ Attorneys	May
Finalize Capital and Financing Plan based on Community Outreach	Consultant	May - June
Board Meeting – Adopt Resolution Calling Election	District	June
Deadline to Submit Resolution Calling Election	District	August
Prepare and Submit Argument in Favor of Measure	Consultant/District	August
Form campaign committee and conduct campaign kick-off meeting	Campaign Committee	August
Run Campaign	Campaign Committee	Aug. – Nov.
Election Day		November 8

CAMBRIA COMMUNITY HEALTHCARE DISTRICT

TO: Board of Directors Agenda No. E.3

FROM: Michael McDonough - Administrator

BOARD MEETING DATE: January 25, 2022

AGENDA DESCRIPTION: Mid-Year Budget Review

RECOMMENDATION(S): Mid-year budget review for Board consideration and possible adoption.

FISCAL IMPACT: As described in discussion.

DISCUSSION: Justification for proposed changes to existing FY2021-2022 Budget:

- Adjust General and Special Tax revenue to balance actual/budget.
- Decrease Bad Debt Recovery to \$100 as typical average.
- Increase Full-Time Para/EMT/Ops to \$52,475/mo. to reflect average for July-December. The vacation payments in June 2021 were for Simone’s vacation. Employee vacation cash out was minimal. Most use their vacation instead of payout.
- Increase Part-Time EMT Medics to \$18,406/mo. as six-month average.
- Increase PERS expense to \$22,800/mo. reflective of past 12-month average. Current budget is \$22,200/mo.
- Increase Medical/Dental to \$15,270/mo. as reflective of monthly average and with the 2022 increases in Medical Dental cost, would be appropriate.
- Increase Retiree Health to \$5,330 to reflect increased cost in 2022 and addition of one new retiree to lifetime medical benefit.
- Combine Training with Education/Travel. Delete as a separate item moving forward.
- Increase Office Supplies by \$100/mo. to \$1,100/mo. as average has been \$1,193/mo.
- Increase Fleet Fuel by \$934/mo. to reflect increase in fuel costs.
- Increase Medical Supplies by 2,125/mo. due to increases in medical supply costs and averages over past 6 months.
- Increase Miscellaneous expense to \$1,000/mo. to better reflect actual costs estimates. (Demographer)
- Transfer \$50,000 in February and \$50,000 in June to Contingency Reserve (LAIF).

ATTACHMENTS:

- 1) Attachment A – Budget 2021-2022 Mid-year draft revision.
Supplemental amendment.

BOARD ACTION:

DATE OF VOTE:

UNANIMOUS: ____

FEDOROFF ____ RICE ____ MILEUR ____ MONTALVO ____ KUBAT ____

CAMBRIA COMMUNITY HEALTHCARE DISTRICT

TO: Board of Directors Agenda No. E.4

FROM: Michael McDonough - Administrator

BOARD MEETING DATE: January 25, 2022

AGENDA DESCRIPTION: 5 Year Capital Plan

RECOMMENDATION(S): 5 Year Capital Plan for Board consideration and possible adoption.

FISCAL IMPACT: As described.

DISCUSSION:

A. Introduction

This Capital Plan (Plan) report has been prepared with collaboration from the CCHD Strategic Planning Committee, Operations staff and Administrative staff. This serves as a guiding dynamic document supporting the budgeting process and long-term planning of the District. The intent is to determine if the District’s capital capacity will meet the organization’s needs.

B. Identified Needs Assessment

The Plan identifies major needs for tangible items to support the mission of the District. This was developed to show the replacement and acquisitions of infrastructure and equipment. For the purposes of the current Plan, a \$1,000 value was used as a minimum benchmark.

C. Determined Financial Impacts

In estimating costs and potential revenues, the scope and timing of planned projects was used to define the amounts. This was projected ahead in subsequent years without an estimate for approximate anticipated inflation. The expected life cycle of tangible property and equipment was also considered in the timing of expenditures.

D. Facility Replacement Project Assumptions

The current District facility renovations are on an immediate need basis only as there is a project in development to address potential replacement of the structure(s).

E. Development of a Comprehensive Financial Plan

Moving forward, the Plan will be updated as part of annual fiscal year budgeting.

ATTACHMENTS:

- 1) Attachment A – 5 Year Capital Plan

BOARD ACTION:

DATE OF VOTE:

UNANIMOUS: ____

FEDOROFF____ RICE____ MILEUR____ MONTALVO____ KUBAT____

**Cambria Community Healthcare District
Five Year Capital Plan (Without Inflation)**

Proposed

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	TOTAL
USES						
Ambulance Fleet Replacement						
Replace Unit 16		\$ 210,000				\$ 210,000
Remount Unit 18			\$ 150,000			\$ 150,000
Replace Unit 20				\$ 250,000		\$ 250,000
Remount Unit 21					\$ 150,000	\$ 150,000
Power Cot Loading Systems (2)	\$ 88,638					\$ 88,638
Replace Stair Chairs (4)	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 32,000
EKG Monitors (4) (Note A)						\$ -
H/T Motorola Radios (8)					TBD	\$ -
Computer Equipment/IT - Operations (Note B)	\$ 16,000	\$ 2,500				\$ 18,500
Computer Equipment/IT - Administration		\$ 1,500	\$ 3,500	\$ 1,800	\$ 2,000	\$ 8,800
Safety Equipment				\$ 10,000		
TOTAL	\$ 104,638	\$ 222,000	\$ 161,500	\$ 269,800	\$ 160,000	\$ 917,938
SOURCES						
Operating Cash Flow	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Community Grants						
Project Heartbeat (Project HB)	\$ 2,027					
Cambria Community Council (CCC)	\$ 8,000					
Federal/State Grants	\$ 119,129					
Assistance to Firefighters (AFG)	\$ 76,190					
CCHD Trust/Donations	\$ 4,722					
TOTAL	\$ 230,068	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 310,068
NET SURPLUS/DEFICIT	\$ 125,430	\$ (202,000)	\$ (141,500)	\$ (249,800)	\$ (140,000)	\$ (607,870)

Notes:

A) Leased

B) CCC & Project HB Grants

CAMBRIA COMMUNITY HEALTHCARE DISTRICT

TO: Board of Directors Agenda No. E.5

FROM: Cecilia Montalvo - Director

BOARD MEETING DATE: January 25, 2022

AGENDA DESCRIPTION: 2022 Committee Assignments

RECOMMENDATION(S): 2022 Committee Assignments for Board consideration and possible adoption.

FISCAL IMPACT: None.

DISCUSSION:

ATTACHMENTS:

1) Attachment A – Committee Assignments for 2022.

BOARD ACTION:

DATE OF VOTE:

UNANIMOUS: ____

FEDOROFF____ RICE____ MILEUR____ MONTALVO____ KUBAT____

Attachment A
Cambria Community Healthcare District
Committee Composition
for Calendar Year 2022 Effective 1-1-2022

Executive Committee (Ad Hoc)

Cecilia Montalvo, Chair
Bill Rice, Member

Finance Committee (Standing)

Bill Rice, Chair
Diane Kubat, Member

Property and Facilities Committee (Standing)

Laurie Mileur, Chair
Iggy Fedoroff, Member

Grants Committee (Standing)

Laurie Mileur, Chair
Bill Rice, Member

Healthcare Advocacy and Outreach Committee (Standing)

Diane Kubat, Chair
Laurie Mileur, Member

Strategic Planning Committee (Ad Hoc)

TBD

Facility Project Committee (Ad Hoc)

Laurie Mileur, Chair
Iggy Fedoroff, Member
Miguel Hernandez, Community Member
Bruce Beery, Community Member
Gary Moyer, Community Member

Trust Fund Marketing Committee (Ad Hoc)

Iggy Fedoroff, Chair
Bill Rice, Member

Committee Chairs are encouraged to add community members as deemed necessary to carry out the work of their committee. I thank each Director for stepping up to chair these committees.

Please schedule meetings as necessary using conference calling during the novel coronavirus public meeting restrictions and remember meetings must be properly coordinated with Mike McDonough who will assure committee meetings do not overlap and are noticed to the public 24 hours or more in advance. Simone Rathbun stands ready to provide such notice once chairs provide her with the date, time, place and agenda.

CCHD Board Committee Responsibilities

Executive Committee (Ad Hoc)

The purpose of this committee is to address sensitive matters of general Board interest such as Human Resources matters.

Finance Committee (Standing)

The Finance Committee is constituted to devise annual budgets and monitor the financial performance to Board-approved budgets. This committee will be consulted by the Administrator and Directors on all financial matters as they arise and the Committee will provide the full Board its recommendations.

Property and Facilities Committee (Standing)

This committee will review and provide the Board with recommendations on matters related to real property and capital assets not within the decision authority of the Administrator. Typical subjects addressed include major real property repair, insurance coverage of assets, acquisition of ambulances and major ambulance accessories, real property leases and acquisition or disposition of major assets.

Grants Committee (Standing)

This committee is charged with identifying sources of grant funding to pay for identified District needs and writing and submitting grant applications.

Healthcare Advocacy and Outreach Committee (Standing)

The purpose of this committee is to advocate for healthcare resources such as physicians, mental health professionals, dentists and urgent care. In addition, the Committee is charged with providing community education on health-related matters

Strategic Planning Committee (Ad Hoc)

This committee generates and periodically updates a strategic plan to uphold the CCHD mission to improve the health of our district residents by providing emergency services, enhancing access to care, and promoting wellness.

Facility Project Committee (Ad Hoc)

This committee was formed to study short and long-term options to improve/replace the existing District buildings at 2515 and 2535 Main Street in Cambria. These currently house the ambulance crews, the Community Health Center Clinic, CCHD administrative offices, as well as provide parking for ambulances, crews, CHC staff and patients and CCHD administrative personnel. The committee will make its recommendations to the full Board and be charged with seeing the Project to completion including developing design options, obtaining funding managing source selection and overseeing construction.

CAMBRIA COMMUNITY HEALTHCARE DISTRICT

TO: Board of Directors Agenda No. E.6

FROM: Michael McDonough - Administrator

BOARD MEETING DATE: January 25, 2022

AGENDA DESCRIPTION: PERS Expense Explanation

RECOMMENDATION(S): Presented for Board information.

FISCAL IMPACT:

DISCUSSION: With regards to a recent request to examine our PERS expense, I researched the issues and here are my findings:

- Data was collected from the PERS online account, payroll records as well as the District historical documents.
- I also contacted PERS and received a phone consultation that collaborated with what I was finding in my research.
- Our “traditional” green bar line item “PERS” is a combination of the PERS employer expense and the PERS Unfunded Accrued Liability (UAL).
- On our green bar report, the expense for Administration is for Simone and myself. The Full Time and Part Time is their regular and overtime costs.
- PERS pension expense utilizes regular time, not overtime, in calculating our pension costs. Thus, we need to look at the income expense without utilizing overtime costs.
- All of our Full-Time employees, including Administration, get PERS pension. Some, but not all, of our Part Time get PERS, if they are enrolled elsewhere.
- With regards to our percentages for calculating pension costs, we have five separate classification agreements:

	<u>Member Category</u>	<u>Benefit Level</u>	<u>Effective Date</u>	<u>Rate Identifier</u>	<u>Effective Employer Rate</u>
o	Miscellaneous	First	05/01/1987	1523	10.34%
o	Miscellaneous	PEPRA	01/01/2013	27080	7.59%
o	Safety - Fire	First	05/01/1987	8843	23.71%
o	Safety - Fire	Second	08/01/2010	8844	21.79%
o	Safety - Fire	PEPRA	01/01/2013	25670	13.13%

- Depending on which employee, in which category, works in each pay period – that determines our total PERS pension cost.
- I created a new spreadsheet and chart (attached) with details that reflect the accurate numbers for calculating our PERS expenses.
- In the spreadsheet I describe each months regular time costs for only those employee who get PERS, not including overtime.
- The PERS pension expense and the PERS UAL expense are broken out separately. Their totals are provided as well.
- The spreadsheet produces an accurate depiction of our overall PERS as a percent of wages (bottom right total).
- To make it relevant to the most current state, it covers the past two calendar years – not FY.
- Attachment B does depict the last FY 2020/2021.
- The erratic swings up and down on our line graphs reflect the past issues where we were paying some months late into the next month. Some months had “extra” payments while others before or after them were “low” due to those early/late payments recorded. Part of this issue was due to how the payroll

system was not lined up within a calendar month. As PERS pension expense is charged on each payroll upload, this was an issue. We also were paying the PERS UAL at the end of each month and sometimes it would not record in the system until the first of the following month, resulting in no payment one month and an extra payment showing in the following month. As we are now transitioning to a new payroll date system where the pay periods line up within a calendar month and the UAL is now being paid prior to the 25th of each month (a change recently implemented), we expect to see a more stable payment schedule. My chart does show a trending line for last year and this year that demonstrates the flattening out of our payments over time.

This provides a good description of the problems stated as well as the appropriate corrective action.

ATTACHMENTS:

- 1) Attachment A – PERS Expense – January 2020 to December 2021
- 2) Attachment B – PERS Expense - PERS Expense Re-Calculated vs. Actually Recorded

BOARD ACTION:

DATE OF VOTE:

UNANIMOUS: ____

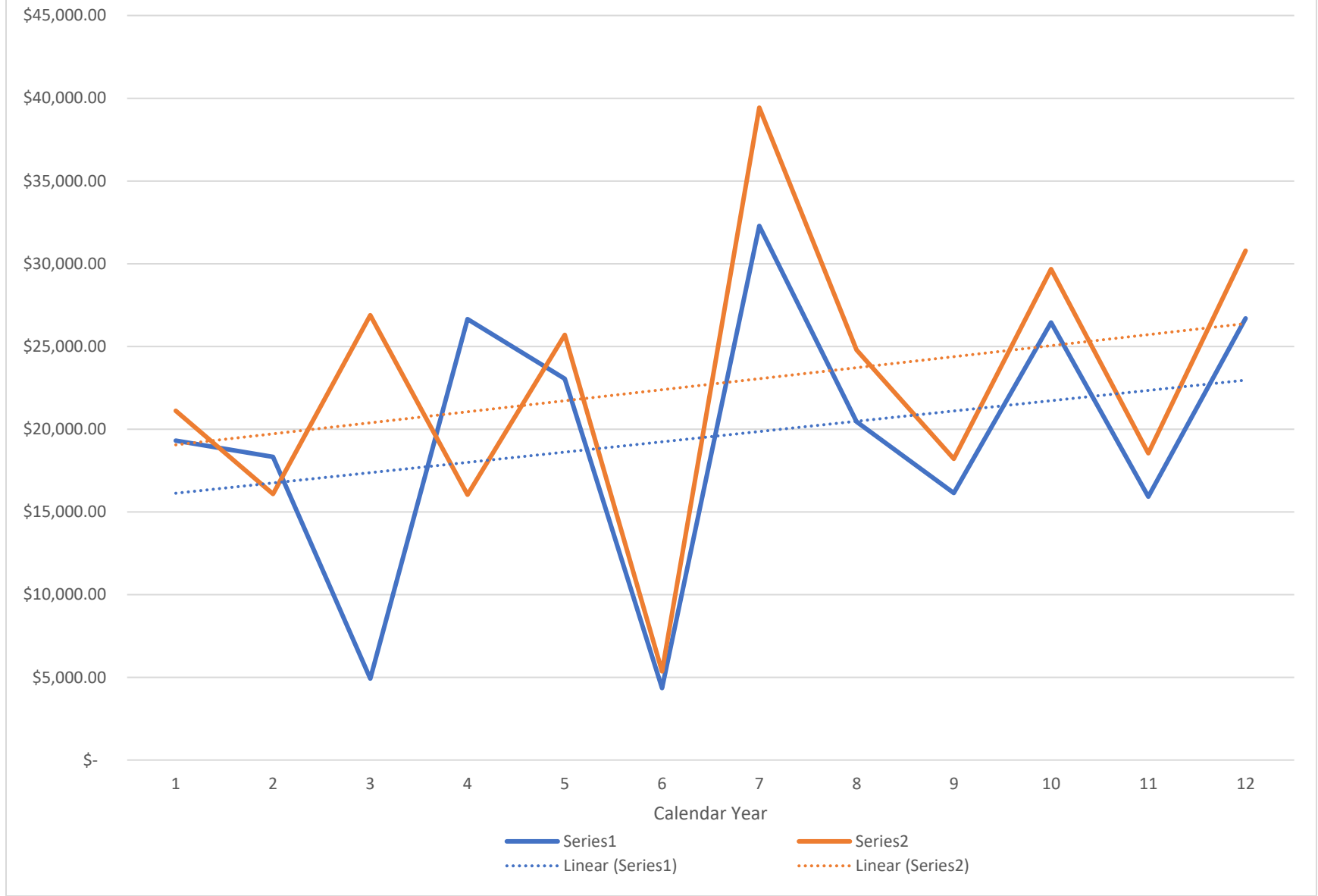
FEDOROFF____ RICE____ MILEUR____ MONTALVO____ KUBAT____

Cambria Community Healthcare District
PERS Expense - Cash Basis
January 2020 to December 2021

	Cash Basis												Total
	January '20	February '20	March '20	April '20	May '20	June '20	July '20	August '20	September '20	October '20	November '20	December '20	
Admin	\$ 14,714.00	\$ 14,695.00	\$ 17,063.00	\$ 19,706.00	\$ 14,530.00	\$ 14,898.00	\$ 14,529.60	\$ 14,705.60	\$ 16,465.44	\$ 16,126.40	\$ 16,791.68	\$ 16,605.12	\$ 190,829.84
FT/PT Time (Regular-PERS)	\$ 26,167.64	\$ 25,562.52	\$ 26,018.52	\$ 26,906.70	\$ 25,226.28	\$ 24,347.19	\$ 27,149.14	\$ 28,679.60	\$ 29,250.19	\$ 29,558.93	\$ 27,566.96	\$ 27,566.96	\$ 324,000.63
Total PERS Wages	\$ 40,881.64	\$ 40,257.52	\$ 43,081.52	\$ 46,612.70	\$ 39,756.28	\$ 39,245.19	\$ 41,678.74	\$ 43,385.20	\$ 45,715.63	\$ 45,685.33	\$ 44,358.64	\$ 44,172.08	\$ 514,830.47
PERS Expense - Pension	\$ 10,914.32	\$ 9,931.70	\$ 4,929.16	\$ 9,857.27	\$ 14,655.37	\$ 4,350.30	\$ 13,296.32	\$ 9,861.31	\$ 5,545.23	\$ 15,858.65	\$ 5,320.72	\$ 16,100.47	\$ 120,620.82
PERS Expense - UAL	\$ 8,395.36	\$ 8,395.36	\$ -	\$ 16,790.72	\$ 8,395.36	\$ -	\$ 18,987.09	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 113,922.54
PERS Expense Total	\$ 19,309.68	\$ 18,327.06	\$ 4,929.16	\$ 26,647.99	\$ 23,050.73	\$ 4,350.30	\$ 32,283.41	\$ 20,453.04	\$ 16,136.96	\$ 26,450.38	\$ 15,912.45	\$ 26,692.20	\$ 234,543.36
PERS as Pct. Of Wages	26.7%	24.7%	11.4%	21.1%	36.9%	11.1%	31.9%	22.7%	12.1%	34.7%	12.0%	36.4%	23.4%

	Cash Basis												Total
	January '21	February '21	March '21	April '21	May '21	June '21	July '21	August '21	September '21	October '21	November '21	December '21	
Admin	\$ 16,506.00	\$ 16,861.64	\$ 16,336.94	\$ 16,506.11	\$ 16,605.12	\$ 16,826.66	\$ 16,232.00	\$ 16,791.68	\$ 16,605.12	\$ 16,541.76	\$ 17,049.28	\$ 16,653.76	\$ 199,516.07
FT/PT Time (Regular-PERS)	\$ 31,458.42	\$ 29,966.50	\$ 29,783.50	\$ 37,574.17	\$ 30,781.56	\$ 33,195.89	\$ 36,000.81	\$ 31,256.10	\$ 32,772.55	\$ 28,291.66	\$ 24,663.62	\$ 28,711.17	\$ 374,455.95
Total PERS Wages	\$ 47,964.42	\$ 46,828.14	\$ 46,120.44	\$ 54,080.28	\$ 47,386.68	\$ 50,022.55	\$ 52,232.81	\$ 48,047.78	\$ 49,377.67	\$ 44,833.42	\$ 41,712.90	\$ 45,364.93	\$ 573,972.02
PERS Expense - Pension	\$ 10,511.56	\$ 5,484.34	\$ 16,288.83	\$ 5,439.07	\$ 15,112.58	\$ 5,359.00	\$ 16,477.50	\$ 12,427.30	\$ 5,853.42	\$ 17,317.43	\$ 6,183.78	\$ 18,419.85	\$ 134,874.66
PERS Expense - UAL	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ -	\$ 22,952.22	\$ 12,360.49	\$ 12,360.49	\$ 12,360.49	\$ 12,360.49	\$ 12,360.49	\$ 137,713.32
PERS Expense Total	\$ 21,103.29	\$ 16,076.07	\$ 26,880.56	\$ 16,030.80	\$ 25,704.31	\$ 5,359.00	\$ 39,429.72	\$ 24,787.79	\$ 18,213.91	\$ 29,677.92	\$ 18,544.27	\$ 30,780.34	\$ 272,587.98
PERS as Pct. Of Wages	21.9%	11.7%	35.3%	10.1%	31.9%	10.7%	31.5%	25.9%	11.9%	38.6%	14.8%	40.6%	23.5%

PERS Expense by Month
 January/December 2020 & January/December 2021



Cambria Community Healthcare District
PERS Expense Re-Calculated vs. Actually Recorded
Fiscal Year 2020 - 2021

	July '20	August '20	September '20	October '20	November '20	December '20	January '21	February '21	March '21	April '21	May '21	June '21	Total
Admin	\$ 14,529.60	\$ 14,705.60	\$ 16,465.44	\$ 16,126.40	\$ 16,791.68	\$ 16,605.12	\$ 16,506.00	\$ 16,861.64	\$ 16,336.94	\$ 16,506.11	\$ 16,605.12	\$ 16,826.66	\$ 194,866.31
FT/PT Time (Regular-PERS)	\$ 27,149.14	\$ 28,679.60	\$ 29,250.19	\$ 29,558.93	\$ 27,566.96	\$ 27,566.96	\$ 31,458.42	\$ 29,966.50	\$ 29,783.50	\$ 37,574.17	\$ 30,781.56	\$ 33,195.89	\$ 362,531.82
Total PERS Wages	\$ 41,678.74	\$ 43,385.20	\$ 45,715.63	\$ 45,685.33	\$ 44,358.64	\$ 44,172.08	\$ 47,964.42	\$ 46,828.14	\$ 46,120.44	\$ 54,080.28	\$ 47,386.68	\$ 50,022.55	\$ 557,398.13
PERS Expense - Pension	\$ 13,296.32	\$ 9,861.31	\$ 5,545.23	\$ 15,858.65	\$ 5,320.72	\$ 16,100.47	\$ 10,511.56	\$ 5,484.34	\$ 16,288.83	\$ 5,439.07	\$ 15,112.58	\$ 5,359.00	\$ 124,178.08
PERS Expense - UAL	\$ 18,987.09	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ 10,591.73	\$ -	\$ 124,904.39
PERS Expense Total	\$ 32,283.41	\$ 20,453.04	\$ 16,136.96	\$ 26,450.38	\$ 15,912.45	\$ 26,692.20	\$ 21,103.29	\$ 16,076.07	\$ 26,880.56	\$ 16,030.80	\$ 25,704.31	\$ 5,359.00	\$ 249,082.47
PERS as Pct. Of Wages	31.9%	22.7%	12.1%	34.7%	12.0%	36.4%	21.9%	11.7%	35.3%	10.1%	31.9%	10.7%	22.3%
Recorded PERS Expense	\$ 32,383.00	\$ 20,553.00	\$ 17,987.00	\$ 26,550.00	\$ 16,012.00	\$ 26,792.00	\$ 21,203.00	\$ 16,176.00	\$ 26,981.00	\$ 16,131.00	\$ 27,699.00	\$ 5,459.00	\$ 253,926.00
Over/(Under) Payment	\$ 99.59	\$ 99.96	\$ 1,850.04	\$ 99.62	\$ 99.55	\$ 99.80	\$ 99.71	\$ 99.93	\$ 100.44	\$ 100.20	\$ 1,994.69	\$ 100.00	\$ 4,843.53

CAMBRIA COMMUNITY HEALTHCARE DISTRICT

TO: Board of Directors Agenda No. E.7

FROM: Michael McDonough - Administrator

BOARD MEETING DATE: January 25, 2022

AGENDA DESCRIPTION: KPI Second Quarter Report data submitted for Board review as part of the Quality Improvement (QI) program.

RECOMMENDATION(S): Presented for Board information.

FISCAL IMPACT: None.

DISCUSSION: This is the second KPI quarterly report. It covers data from October 1, 2021 through December 31, 2021. As this is the second quarterly report there is some historical trending comparison provided, but as we move forward to subsequent quarters and the annual report, there will be more complete trending information included.

The attached data has been updated to reflect District data percentages where appropriate, instead of whole numbers. The prior data from SLO County EMSA has been retracted as they are working on their system and will update us when they are able to provide accurate and relevant data. The County is also the source of California state EMSA CEMSiS data and which is not currently available. Both will hopefully be updated in the near future.

ATTACHMENTS:

1) Attachment A – KPI Second Quarter Report, FY 2021/22.

BOARD ACTION:

DATE OF VOTE:

UNANIMOUS: ____

FEDOROFF____ RICE____ MILEUR____ MONTALVO____ KUBAT____

Attachment A

First Quarter

Generated On: 11/25/2021

Item	Description	CCHD	SLO Co.	State	National
1	Total patients not transported (AMA and Treat/Release)	20.88%			8.71%
2	Total patient care reports generated (with patient contact)	182			1,545,713
3	Total medical patients	134			
4	Total trauma patients	11			
5	Total trauma patients meeting trauma triage criteria	2.75%			0.85%
6	Total cardiac patients	16			
7	Total pediatric (<18) patients	1.1%			5.15%
8	Total number of advanced airways attempted	1			7,197
9	Total number of advanced airways successful	0%			78.42%
10	Total number of field 12 lead EKGs performed	30.77%			19.81%
11	Total number of 'field diagnosed' STEMI	2			
12	Total number of patients transported to a STEMI Receiving Center	2			
13	Total number of patients treated for pain	4.40%			2.93%
14	Percentage of signatures obtained on PCRs	100%			n/a

Second Quarter

Generated On: 1/20/2022

Item	Description	CCHD	SLO Co.	State	National
1	Total patients not transported (AMA and Treat/Release)	18.03%			8.97%
2	Total patient care reports generated (with patient contact)	183			1,372,105
3	Total medical patients	141			
4	Total trauma patients	8			
5	Total trauma patients meeting trauma triage criteria	7.65%			0.79%
6	Total cardiac patients	9			
7	Total pediatric (<18) patients	3.3%			5.46%
8	Total number of advanced airways attempted	1			7,201
9	Total number of advanced airways successful	0%			78.67%
10	Total number of field 12 lead EKGs performed	28.96%			20.17%
11	Total number of 'field diagnosed' STEMI	1			
12	Total number of patients transported to a STEMI Receiving Center	1			
13	Total number of patients treated for pain	10.93%			3.08%
14	Percentage of signatures obtained on PCRs	100%			n/a

CAMBRIA COMMUNITY HEALTHCARE DISTRICT

TO: Board of Directors Agenda No. E.8

FROM: Michael McDonough - Administrator

BOARD MEETING DATE: January 25, 2022

AGENDA DESCRIPTION: Accounts Receivable Scorecard Update

RECOMMENDATION(S): Consideration for delaying acceptance of the AdvanceClaim A/R Scorecard as an accurate KPI metric, until such time that system errors can be corrected.

FISCAL IMPACT: None.

DISCUSSION: Previously Staff had noted continued discrepancies between reported data from AdvanceClaim on their Accounts Receivable Scorecard, and actual findings by Staff. The Board subsequently had made a request for a detailed review.

The data on several criteria was suspect when compared to actual. Especially noted was the Rejection Rate Average. In response to the discrepancies, a notification was made to the vendor's customer service department at MP Technologies.

In the interim, staff has prepared a comparative report card based on actual data. When upgrades are made by the vendor that are deemed reliable, staff will appraise the Board.

ATTACHMENTS:

1) Attachment A – A/R Scorecard December 2021 Amended.

BOARD ACTION:

DATE OF VOTE:

UNANIMOUS: ____

FEDOROFF____ RICE____ MILEUR____ MONTALVO____ KUBAT____

Attachment A

Daily Scorecard - December 2021 (Ammended)

TaskDesc	Best	Satisfactory	Ammended Agency Status	MP Advance Claim Agency's Status	Notes
Cambria Community Healthcare District					
Average Number of Days for Trip to be Imported	1 day from DOS	2-3 days from DOS	3	3	Average number of days from DOS to Date of Import, Based on last 30 days
Average Number of Days until Trip Validated	1-2 Days	3-4 Days	0	0	Average days from when Claim is imported to when the claim was Validated, Based on last 30 days
Average Number of Days until Claim is Submitted to Payer	1-2 Days	3-4 Days	0	0	Average Number of Days From Claim Validation to when Claim was submitted to Payer, Based on Last 30 Days.
Days to Post Payment	1 day	2 days	0	0	Average number of days from when Payment was imported or entered to when Payment was posted, Based on Last 30 Days.
Rejection Rate Average	Less than 1%	1-3%	0	3	Percentage of Claims that were submitted and received a Rejection, based on Last 30 days.
Denial Rate Average	Less than 3%	3-6%	0	0	Percentage of Claims that were submitted that received a Denial, based on Last 30 Days
Average Days to Pay - Medicare	14 Days	20 Days	14	39	Average Days from Claim Create Date to First Payment. Based on 365 Days.
Average Days to Pay - Non-Non-Medicare	28 Days	45 Days	34	78	Average Days from Claim Create Date to First Payment. Based on 365 Days.
Average Days in A/R - Medicare	15-20 Days	20-28 Days	14	24	Last 90 days Net Charges minus 90 Days Net Payments Divided by 90 days = Daily Average Charge. Total Receivables Divided by Daily Average Charge.
Average Days in A/R - Non-Medicare	29-45 Days	45-60 Days	14	73	Last 90 days Net Charges minus 90 Days Net Payments Divided by 90 days = Daily Average Charge. Total Receivables Divided by Daily Average Charge.
Percentage of A/R outstanding over 90 days old	12% or Less	13-25%	20	20	Based on Date of Service
Net Collection Percentage	90 to 95%	85 to 90%	93	93	Payments Divided By (Charges minus Contractual Adjustments), for ALL Claims