

BOARD OF TRUSTEES
SPECIAL JUNE MEETING MINUTES
TUESDAY, JUNE 1, 2021 4:00 PM

MEMBERS PRESENT: David Smith, Dr. Timothy Scott, Andrea Mellinger, Shirley Coulter, Gene Davis

MEMBERS ABSENT: Joe Wright and Kevin Bailey

OTHERS PRESENT: Mike McCafferty, Cody Sinclair, Ada Kirven, Richard Garber, Dr. Addlesperger, Cathy Bealer, Nyle Morgan, Rob Forister, and Nathan Stutte (via phone)

CALL MEETING TO ORDER

David Smith, Chairman, called the meeting to order at 4:00 p.m.

APPROVAL OF AGENDA

Shirley Coulter motioned to approve the agenda as written. Andrea Mellinger seconded the motion. Motion carried.

PUBLIC COMMENTS, INTRODUCTIONS

Stephen Dow with the Sheridan Press attends this meeting.

MEDICAL STAFF

The purpose of this meeting is to review and discuss the Guaranteed Maximum Price estimate proposal from O'Dell Construction and submitted to Sheridan Memorial Hospital for the Transitional Care Unit expansion project. The spreadsheet that the board members have in front of them provides a quick breakdown of the project costs, and was submitted for their review the week prior to this meeting.

Upon review and discussion, we are asking for board consideration and action of the following:

- Approval of the GMP, which is the construction portion of the project
- Approval of the balance to finish the project, outside of the actual construction

Rob Forister reports that the original budget done at the onset of the TCU project from January 2019 was based on an estimate for square footage costs, core upgrades and demolition. Some of the pricing in the GMP includes an electrical upgrade, which would be managed internally and can be done at a separate time, but should be done in the near future. Other items listed includes a generator, which will be paid for by a separate funding source.

O'Dell Construction, the Construction Manager at Risk (CMAR), will manage the project. This delivery method of CMAR has the contractor assuming the risk for any additional costs that were not anticipated. O'Dell has guaranteed the price will not exceed the dollar amount stated. If the project comes in under what has been projected, the hospital will only pay the actual cost to complete. As stated, any amount over the dollar amount listed will be the responsibility of O'Dell Construction.

Sheridan Memorial Hospital has received \$1,481,880.00 from the SLIB Funding through the CARES Act, which was utilized for demolition and infrastructure improvements on the second and third floors.

Total project cost estimate is \$6,582,951.00.

Total project cost estimate, including what has been spent to date, is \$8,320,068.00.

Material costs have risen an estimated 15% in the last 12 months, and are continuing to rise significantly.

We will not receive any additional funding from the Cares Act.

The Foundation fundraising goal is \$4.4 million. The hospital will have the responsibility to fund any remaining balances.

Shirley Coulter motioned to approve the GMP construction proposal of \$4,635,951.00. Gene Davis seconded the motion. Motion carried.

Gene Davis motioned to approve the remaining balance of the project outside of construction costs totaling \$1,947,000.00 (line items B, C, D and the elevator upgrade). Dr. Scott seconded the motion. Motion carried.

Mike McCafferty recognized and thanked Richard Garber, Cody Sinclair and Ada Kirven with the Foundation for the tremendous job they have done along with Dr. Doughty, promoting this project and talking with the community. Sheridan Memorial Hospital could not do these projects with what we generate from operations, without the support of our community. The efforts of the Foundation to contribute \$4.4 million dollars to the project is incredible. Mike extends his thanks for the community leadership and being so supportive.

ADJOURNMENT

With no further matters to come before the board, the meeting adjourned at 4:27 p.m.

Patty Forister, Recorder

Shirley Coulter, Secretary