



BOARD OF DIRECTORS MEETING  
January 25, 2021 @ 6:30 pm  
Via Zoom  
**Board of Directors Minutes**

1. **Call to order** By President Pittson @ 6:34 pm
2. **Pledge of Allegiance**
3. **Board of Directors Roll Call.**

**Directors Present:** Director, Steve Pittson  
Director, Becky Campo  
Director, Anne Stokman  
Director, Luis Avila  
Director, George Galloway Mac Master

**Directors Absent:** None

**Staff Present:** Administrative Director/CEO, Karin Hennings  
Ambulance Director, Paul Willette  
Health Center Manager, Suzie Benitez  
Accounting Finance Manager, Maria Reyes-Palad  
Clerk of the Board, Cheryle Pickle

**District Legal Council:** Derek Cole, Attorney, Cole Huber, LLP

We have a Quorum.

4. **Reading of the Mission Statement**

*"The District's primary mission is to provide the highest quality health care services through Patterson District Ambulance and Del Puerto Health Center, while continuing to expand healthcare availability to the citizens of the Del Puerto Health Care District."*

5. **Public Comment Period**

**Present:**

Chance Condit, Supervisor – Supervisor Condit let the Board know healthcare on the west side of Stanislaus County is a top priority for him, and he will continue the Westside Healthcare Task Force.

Dave Imus

Michael Courtney

Joshua Brace

6. **Declarations of Conflict:** There were no conflicts of interest.

7. **Approval of Agenda:**

**M/S/C To accept the agenda.** Director Stokman / Director Mac Master

**Ayes:** Directors Pittson, Campo, Stokman, Avila, Mac Master

**Nays:** None

**Abstain:** None

**Passed**



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8. **Consent Calendar** \* [Routine committee reports, minutes, and non-controversial items]

- A. \*Approve December 7, 2020 Special Board Meeting Minutes
- B. \*Adoption of Board Meetings Regular Calendar for CY 2021
- C. \*Approve Finance Committee Meeting Minutes for October 21, 2020
- D. \*Accept Month End Financials & Warrants for October, November & December 2020
- E. \*Adopt Resolution to change to Credit Card Issuer to Umpqua Bank
- F. \*Adopt Policy on Disposal of Surplus Equipment & Real Estate
- G. \*Adopt Policy on Electronic Device Replacement
- H. \*Adopt Policy on Statement of Investment

Director Mac Master requested that item F be pulled out of the consent calendar.

**M/S/C That the Board of Directors accept the Consent Calendar minus Item 8F. /Director Campo / Director Avila**

**Ayes:** Directors Pittson, Campo, Stokman, Avila,  
Mac Master

**Nays:** None

**Abstains:** None

**Passed**

9. **Regular Calendar**

- A. \* (Item 8.F) Adopt Policy on Disposal of Surplus Equipment & Real Estate

Director Mac Master is concerned that the Staff would be able to sell Real Estate without the Boards involvement. Ms. Henning referred to the draft policy wording. The first item under sale of real estate states that the Board takes action to declare the property surplus and authorizes District staff to obtain an appraisal. Later the Board has to act to accept or reject the highest bid.

**M/S/C To adopt Policy on Disposal of Surplus Equipment & Real Estate /Director Mac Master / Director Campo**

**Ayes:** Directors Pittson, Campo, Stokman, Avila,  
Mac Master

**Nays:** None

**Abstains:** None

**Passed**

- B. FYE June 30, 2020 Audited Financial Statements Report & Request for Acceptance

David Imus with WIPFLI presented the audit report for FYE June 30, 2020. (attached copy of slide presentation)

**M/S/C That the Board of Directors accept and adopt the Audited Financial Statements Report as presented /Director Stokman / Director Campo.**



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**Ayes:** Directors Pittson, Campo, Stokman, Avila,  
Mac Master  
**Nays:** None  
**Abstains:** None  
**Passed**

C. Annual Election of Board Officers.

Ms. Hennings reviewed the election process:  
Nominations from the floor.  
Chair announces nominees.  
Chair calls for vote by show of hands.  
Clerk counts and announces winner.

The results were as follows:

President – Director Steve Pittson  
Vice President – Directory Becky Campo  
Secretary – Director Luis Avila  
Treasurer – Directory Anne Stokman

Finance Committee – Chair Director Anne Stokman  
Director Becky Campo

West Side Task Force – Director Gallo Mac Master

Ad hoc Committee – Community Assessment – Director Anne Stokman

All Offices are immediately effective.

D. Annual Banking Access Resolution #21-03

Ms. Hennings explained that each year, after the election of officers, the Board requires annual adoption of operational policy and procedure for Banking Access and Security. The following names will be added to the Banking Security and Access Matrix granting access and security according to the matrix.

Board President	Steve Pittson
Board Vice-Pres	Becky Campo
Board Treasurer	Anne Stokman
Board Secretary	Luis Avila
Board Member	George Gallo Mac Master

**M/S/C To adopt Resolution #21-03: 2021 Banking  
Access and Security Resolution /**Director Campo /  
Director Stokman

**Ayes:** Directors Pittson, Campo, Stokman, Avila,  
Mac Master

**Nays:** None  
**Abstains:** None  
**Passed**





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E. Selection of (2) Board members to Meet Quarterly with the Patterson City Council

Ms. Hennings explained that this came about because of a recommendation Director Campo made that we try and communicate with other agencies in the area. Director Campo shared that these meetings will be casual. It is a chance for the city to be aware of what we are doing. Director Mac Master expressed interest in attending these meeting. Director Avila expressed that he would like to attend because he lives in Diablo Grande and it would be a good opportunity to connect this part of the District with the City Council. Director Campo wants to be involved especially at the first meeting. It was suggested that they could rotate the responsibility. The month before each meeting they could assign who would attend.

The first month Director Campo and Director Mac Master would attend. Director Avila would be in line for the second meeting.

F. District & Ambulance Headquarters update

Ms. Hennings gave a report to update the Board on the status of the District & Ambulance headquarters.  
See attached copy of the slide presentation.

G. Review of Ambulance Acquisition Plan

Ms. Henning reviewed the status of the ambulance fleet and the schedule to replace them.  
See attached copy of the slide presentation.

**10. Reports**

A.	<u>Employee Anniversaries &amp; New Hires</u>	<u>December/January</u>	<u>Years</u>
	Ambulance:	Dennis Flannery	19 Years
		Chantale Pakosz	1 Year
	Health Center:	Eneida Barrera	17 years
	Administration	None	

B. District Wide Community Assessment – Director Stokman

Director Stokman said that the Survey had been mailed. There were 53 questions. She had done her survey online and it took about 8 minutes. Another board member had mailed theirs and it took about 10 minutes to complete. As of last Friday, there had been 12 people who had completed the survey. Sacramento State updates the District on Fridays. Ms. Hennings will update the board after she receives the information on Friday.

Ms. Hennings added that there had been two ads in the Patterson Irrigator and an article. It had also been placed on "Peach Jar, the social media site used by the schools. Director Avila will put it on "Next Door", the social media for Diablo Grande.

Ms. Hennings said there is also 3 \$200.00 gift card incentives that will be issued. The deadline for the incentive is January 31, 2021. After that Sacramento State will continue to make follow up calls to secure the number of surveys that we need. (300-400 responses)





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- C. West Side Health Care Task Force - George Galloway Mac Masters  
There has not been a meeting.
- D. CEO Annual Performance Evaluation – Director Becky Campo  
Director Campo explained that the reason this item is on the agenda is to remind the Board to be on time. There is nothing to report at this time.
- E. Ambulance – Paul Willette, Director of Ambulance Operations  
Mr. Willette reviewed his reports for the months of November and December. He pointed out they have been very busy. There were several mutual aid responses into the district. Also, PDA handled several responses in the Modesto/Turlock district.

He also updated the board on the project that they are helping the county health department with the Covid-19 Vaccination site. They are scheduled to open on Friday. They will be opened from 9:00 am to 6:00 pm Tuesday through Saturday. They will start Friday with 500 doses.

PDA, Benitez the Health Center, Westside, Newman, and the school district are all participating.

Health Center - Suzie Benitez, Health Center Manager

Ms. Benitez reviewed the report for November and December. There have been lots of issues with staffing due to Covid and various reasons. The providers have had their schedules effected as well. Telehealth has played a large part in being able to see our patients during this time.

They have worked very hard at becoming a Vaccine Provider. They received their first vaccines only to find out it was in the recalled Moderna vaccine batch. After receiving the clearance, they were able to give 90 vaccines and are scheduled to give an additional 40 tomorrow. Will find out from public health how many more doses they will be allotted.

Administration – Karin Hennings, Administrative Director / CEO

Ms. Hennings announced that Dr. Blythe will be returning to Florida to live closer to extended family. She will be assisting in the recruiting process by making recommendation of a candidate she knows to take her place.

Jose Vigil accepted a position as a clinic manager in a Drug Treatment facility. This clinic is part of an 18 clinic group out of Stockton. So, we will be looking for additional help for Ms. Benitez.

Yesenia Sanchez will be rejoining the health center. She left due her mother's illness. Her mother has since passed away and we are happy to welcome Yesenia back on February 02.

**11. Director Correspondence, Comments, Future Agenda Items – None**



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**12. Upcoming Regular Board and Standing Committee Meeting Dates**

Finance – Wed, Feb 17, 2021 @ 8:00 am	Board – Mon, Feb 22, 2021 @ 6:30pm
Finance – Wed, Mar 24, 2021 @ 8:00 am	Board – Mon, Mar 2, 2021 @ 6:30pm
Finance – Wed, Apr 21, 2021 @ 3:00 pm	Board – Mon, Apr 26, 2021 @ 6:30pm

Adjourned to Closed Session @ 8:34 pm

13. **Closed Session** [Board of Directors may recess to closed session for discussion of certain matters as legally permitted. Any action taken shall be reported in open session.]

A. Gov't Code § 54956.9(b) Conference with Legal Counsel – Anticipated litigation or significant exposure to litigation: Two (2) potential cases.

A. **Reconvene to Open Session – Report of Closed Session @8:51 pm**  
No reportable items. Instructions given to staff.

**Adjourn @ 8:52 pm**

Respectfully Submitted by;

Luis Avila, Board Secretary

Date;

3/2/21

# Del Puerto Health Care District

## Presentation to the Board of Directors

For the Year Ended June 30, 2020

WIPFLI

### Table of Contents

- Required Communications
- Financial Statement Review
- Financial Analysis
- Accounting Standards Updates

The following information is solely for the use of the Board of Directors and management. The financial information was derived from the audited financial statements for the years ended June 30, 2020 and 2019 and from other information obtained through the course of our audits.





## Required Communications

### Scope of the Audit Report

- Issued an unmodified opinion on the financial statements as of and for the year ended June 30, 2020.
- We issued a separate letter communicating significant information related to the audit process. This is referred to as the “Required Communications Letter.”

## Required Communications

### Our Responsibilities under generally accepted auditing standards (GAAS)

- Express an opinion about whether the financial statements are presented in conformity with accounting principles generally accepted in the United States (GAAP).
- Plan and perform the audit to obtain reasonable, not absolute, assurance the financial statements are free of material misstatement.
- Consider internal control for purposes of designing our audit procedures, not for the purpose of expressing an opinion on their effectiveness.
- Communication of significant matters related to the audit.

## Required Communications

### Planned Scope and Timing of the Audit

- We performed the audit according to the planned scope and timing previously communicated in the engagement letter and related discussions with management.

### Other Information in Documents Containing Audited Financial Statements

- Our responsibility is to read other documents and consider whether such information is materially inconsistent with information, or the manner of presentation, appearing in the audited financial statements.
- We are not aware of, nor were we requested to devote attention to, any documents containing audited financial statements.

## Required Communications

### Significant Accounting Policies

- Management is responsible for selection of accounting policies.
- Significant accounting policies are described in Note 1 to the financial statements.
- No transactions were noted for which there is a lack of authoritative guidance or consensus.
- No new accounting policies were adopted in 2020.



## Required Communications

### Significant Accounting Estimates Affecting the Financial Statements

- Accounting estimates are an integral part of the financial statements prepared by management.
- The most sensitive estimates affecting the financials statements are:
  - ▶ Valuation of patient receivables, including the contractual allowances and an allowance for doubtful accounts
  - ▶ Third-party settlements
  - ▶ CARES funding revenue recognized
- We evaluate key factors and assumptions to determine if estimates are reasonable in relation to the financial statements as a whole.

## Required Communications

### Corrected and Uncorrected Misstatements

- Summary of audit adjustments proposed and accepted by management:

	Assets	Liabilities	Revenue in Deficiency of Expenses
To agree the opening balance of net position	\$ -	\$ -	\$ (106)
To adjust contractual adjustments and allowance for bad debt	(184,278)	-	(184,278)
To adjust PPS	47,152	-	47,152
<b>Totals:</b>	<b>\$ (137,126)</b>	<b>\$ -</b>	<b>\$ (137,232)</b>

- Management adjustments were made throughout the audit engagement. However, the net effect on the financial statements as a whole was minimal

## Required Communications

### Management Representations

- Management has provided a representation letter dated the same date as our audit opinion.
- A copy of the representation letter is attached to the required communications letter.

### Other

- No significant difficulties were encountered in performing the audit.
- No disagreements were noted regarding accounting or auditing matters.
- To our knowledge, management has not obtained opinions from other independent accountants regarding the application of GAAP.
- We may discuss a variety of matters, including application of GAAP, with management in the normal course of our professional relationship. Our responses, in our judgment, were not a condition of our retention as independent auditors.

## Required Communications

### Internal Controls

- The required communications letter identified certain accounting and operational matters for the Organization's consideration. Further detail regarding the items summarized below, including recommendations to improve controls, can be found in the required communications letter dated the same date as the audit report, to the Board of Directors.
- The following internal control matter was considered to be a significant deficiency:
  - Financial Accounting and Reporting –
    - Wipfli is relied upon to draft the financial statements and the notes and disclosures included with the financial statements in the audit reports.
    - This is a common finding, since many hospitals rely on their audit firms for specialized knowledge of disclosure requirements.

# Financial

# Statement

# Review

## Financial Statement Review – Statements of Net Position

- Overall cash increased as result of increased patient revenue collections and grants.
- Patient accounts receivables decreased due to increased collections.
- Third-party settlement receivables decreased as previous years' Medicare and Medi-Cal cost report settlements were processed.

<b>Assets</b>	<b>2020</b>	<b>2019</b>	<b>\$ Change</b>	<b>% Change</b>
	<i>(in thousands)</i>			
<b>Current assets:</b>				
Cash and cash equivalents:				
Cash	\$ 3,058	\$ 2,273	\$ 785	35%
Restricted cash	119	107	12	11%
Receivables:				
Patient accounts - Net	284	490	(206)	-42%
Third-party settlements	124	288	(164)	-57%
Other receivables	8	3	5	195%
Inventory	40	44	(4)	-9%
Prepays	47	26	22	85%
<b>Total current assets</b>	<b>3,680</b>	<b>3,230</b>	<b>450</b>	<b>14%</b>
<b>Noncurrent assets:</b>				
Board designated cash and cash equivalents	146	335	(189)	-56%
Capital assets - Net	5,392	5,284	108	2%
<b>Total noncurrent assets</b>	<b>5,538</b>	<b>5,619</b>	<b>(81)</b>	<b>-1%</b>
<b>TOTAL ASSETS</b>	<b>\$ 9,218</b>	<b>\$ 8,849</b>	<b>\$ 370</b>	<b>4%</b>



## Financial Statement Review – Statements of Net Position (Continued)

- Accounts payable decreased due to less amounts being owed to vendors at year-end than in prior year.
- Unearned revenue was incurred as a result of Provider Relief Funds received.
- Long-term liabilities decreased as the District continued to pay down their current debt without adding any significant new debt.

Liabilities and Net Position	2020	2019	\$ Change	% Change
<i>(in thousands)</i>				
Current liabilities:				
Current portion of long-term debt	\$ 107	\$ 100	7	7%
Accounts payable	136	174	(38)	-22%
Deposits held for others	10	-	10	100%
Unearned revenue	96	-	96	100%
Accrued compensation and related liabilities	218	175	42	24%
<b>Total current liabilities</b>	<b>566</b>	<b>449</b>	<b>117</b>	<b>26%</b>
Noncurrent liabilities:				
Long-term debt - less current portion	2,550	2,733	(182)	-7%
<b>Total liabilities</b>	<b>3,116</b>	<b>3,182</b>	<b>(66)</b>	<b>-2%</b>
Net position:				
Net investment in capital assets	2,734	2,451	283	12%
Restricted for debt service	119	107	12	11%
Unrestricted	3,249	3,109	140	5%
<b>Total net position</b>	<b>6,102</b>	<b>5,667</b>	<b>435</b>	<b>8%</b>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<b>\$ 9,218</b>	<b>\$ 8,849</b>	<b>\$ 370</b>	<b>4%</b>

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## Financial Statement Review Statements of Revenue, Expenses, and Changes in Net Position

- Patient service revenue – Net of contractual allowances and discounts decreased by about \$165,000 (4%) in 2020.
  - Gross patient revenue increased \$49k.
  - Contractual allowances and write-offs increased \$255k, resulting in a net revenue decrease.
- Salaries and related benefits increased due to a similar FTE increase.
- Depreciation expense increased by approximately 10% as a result of new equipment being placed into service.
- Other expense increased by \$38k (14%) due to new GEMT quality assurance fees.
- The overall net position increased by the revenue in excess of expenses of \$435,000.

Statements of Revenue, Expenses, and Changes in Net Position	2020	2019	\$ Change	% Change
<i>(in thousands)</i>				
Operating revenue:				
Net patient service revenue	\$ 3,805	\$ 3,970	\$ (165)	-4%
Other operating revenue	206	225	(19)	-9%
<b>Total operating revenue</b>	<b>4,011</b>	<b>4,195</b>	<b>(184)</b>	<b>-4%</b>
Operating expenses:				
Salaries and wages	2,456	2,233	223	10%
Employee benefits	677	496	181	37%
Professional fees	790	861	(71)	-8%
Purchased services	476	449	27	6%
Supplies	185	164	21	13%
Utilities	65	64	1	2%
Rental and lease	11	12	(1)	-11%
Insurance	305	376	(71)	-19%
Repairs and maintenance	101	133	(32)	-24%
Depreciation	305	278	29	10%
Other	300	262	38	14%
<b>Total operating expenses</b>	<b>5,671</b>	<b>5,327</b>	<b>345</b>	<b>6%</b>
<b>Loss from operations</b>	<b>(1,661)</b>	<b>(1,131)</b>	<b>(529)</b>	<b>47%</b>
Nonoperating revenue - Net	2,096	1,656	440	27%
Excess of revenues over expenses	435	524	(89)	-17%
Net position - Beginning of year	5,667	5,142	524	10%
<b>Net position - End of year</b>	<b>\$ 6,102</b>	<b>\$ 5,667</b>	<b>\$ 435</b>	<b>8%</b>

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# Financial

# Analysis



## Financial Analysis

“Financial flexibility” - The ability of a business to withstand the financial consequences of significant changes in its situation.

Successful organizations realize “financial flexibility” by achieving superior performance with respect to:

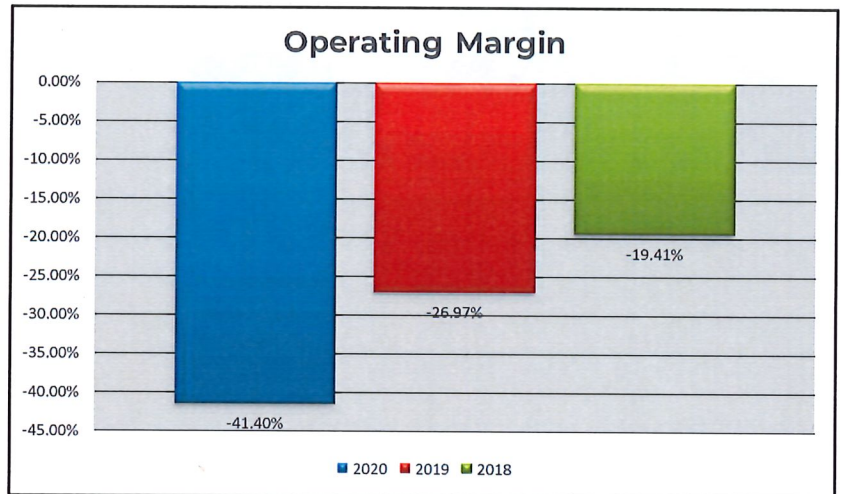
- Profitability
- Liquidity
- Debt capacity
- Securing the condition of the physical facilities

The financial ratios appearing in the following graphs are presented to assist in understanding the “financial health” of the District.



## Financial Analysis

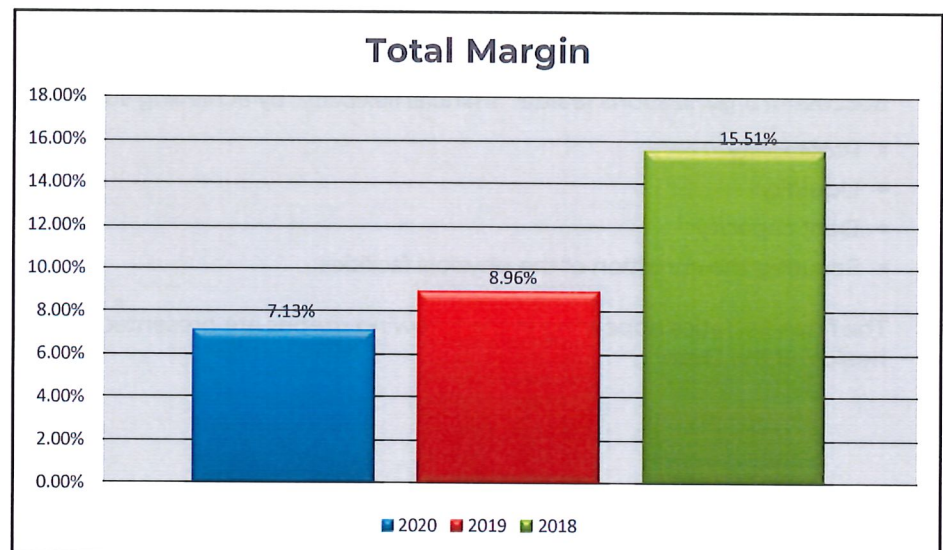
- Operating margin measures income (loss) from operations as a percentage of total operating revenue.
- High values indicate an ability to add new investments in capital assets without adding excessive new debt.
- Ratio decreased in 2020 from (27.0%) to (41.4%) due to increased loss from operations.



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## Financial Analysis

- Total margin includes the effect of nonoperating income, which is the tax subsidy.
- The District's total margin decreased in 2020 due to decreased revenue over expenses.

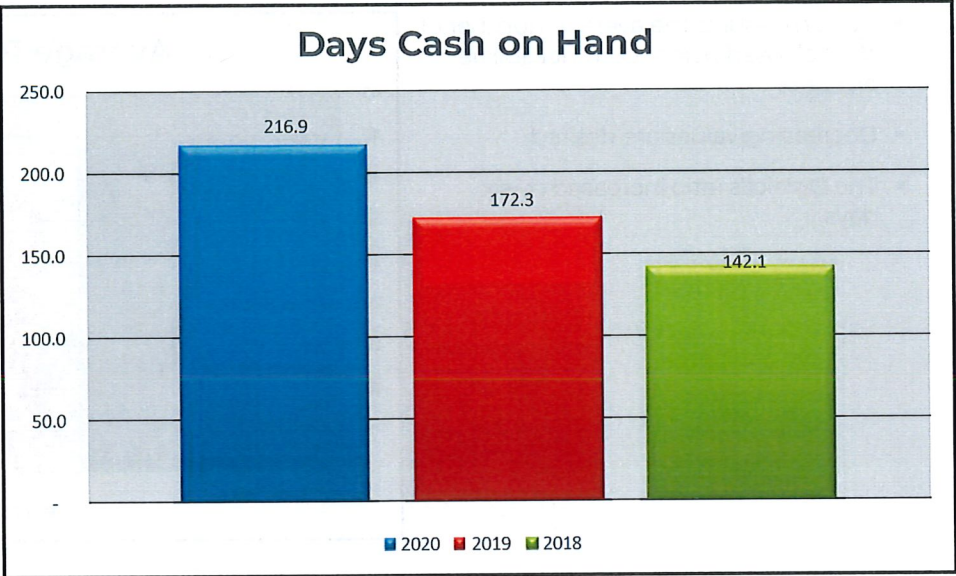


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## Financial Analysis

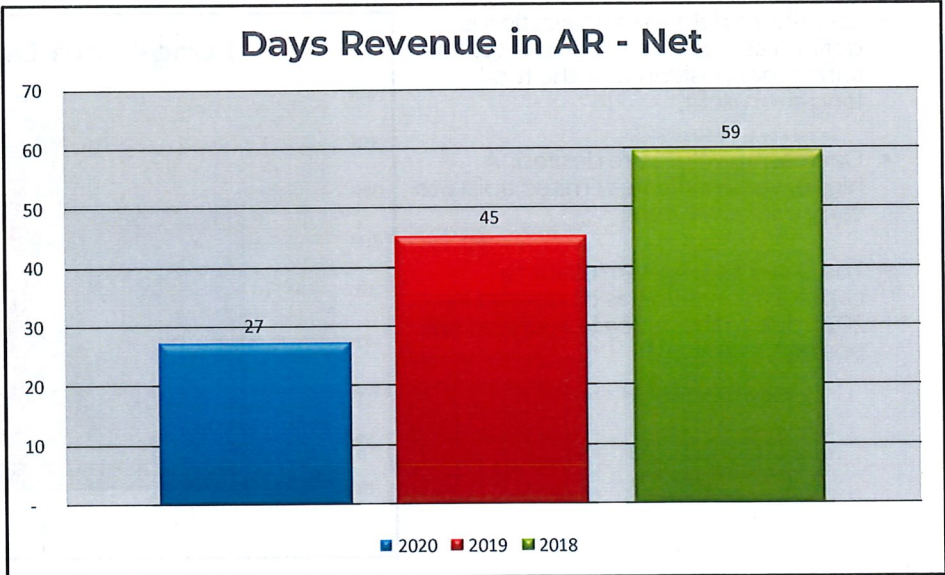
- Ratio measures the number of days of average cash expenses that the Organization maintains in cash and cash equivalents and short-term investments.
- The District's ratio increased in 2020 due to increased cash and cash equivalents from receipt of the increased patient revenue collections, tax related income, impact mitigation fees, and grants.



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## Financial Analysis

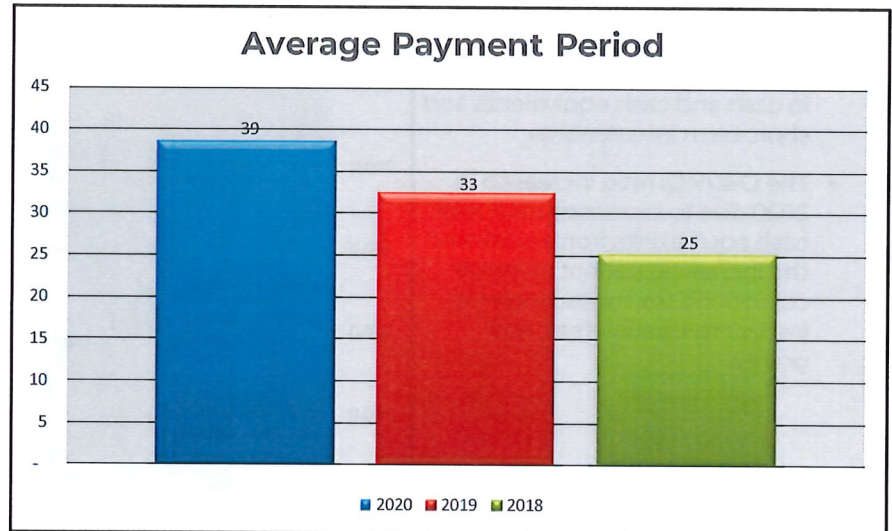
- Days revenue in patient accounts receivable measures the average time it takes to collect accounts.
- Decreasing values are desired.
- The District's ratio has increased significantly over the prior year, improving by 18 days.



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## Financial Analysis

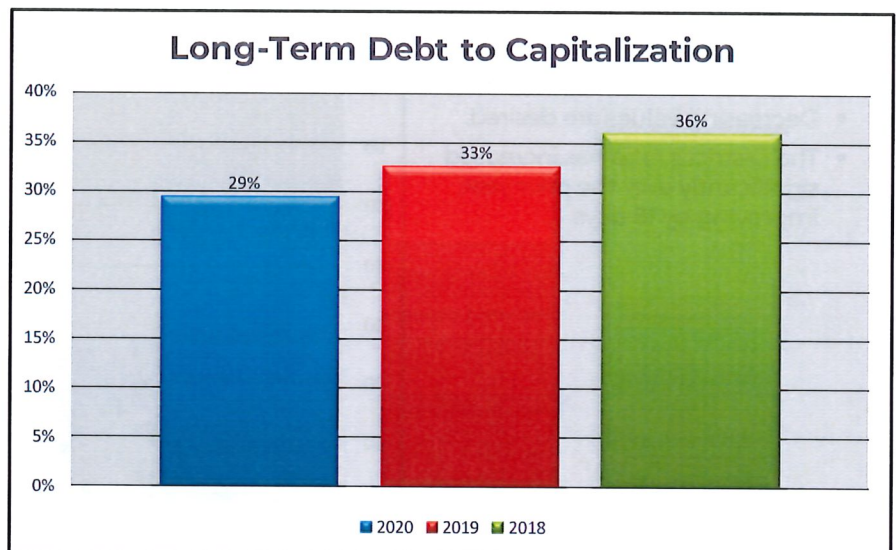
- Ratio measures the average number of days elapsed before current liabilities are paid.
- Decreasing values are desired.
- The District's ratio increased by six days.



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## Financial Analysis

- Long-term debt to capitalization is defined as total long-term debt to the sum of net position plus the total long-term debt.
- Decreasing values are desired. A higher value indicates limited ability to carry additional debt.
- The District's long-term debt to capitalization ratio has decreased in 2020 due to the increase in overall net position.



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Accounting

Standards

Update

## Accounting Standards Updates

Governmental Accounting Standards Board (GASB) Statement No. 84 – *Fiduciary Activities*– Effective for periods beginning after 12/15/19 (FYE 2021 for the Hospital)

Establishes criteria for identifying fiduciary activities of all state and local governments.

- Potential fiduciary activities for governmental health care organizations include:
  - Pension plans (i.e., defined contribution plans).
  - Other post-employment benefit plans.

An activity meeting the criteria should be reported as a fiduciary fund in the financial statements. Criteria focuses on:

- Whether a government is controlling the assets of the fiduciary activity.
- Who the beneficiaries of the fiduciary activity are.

## Accounting Standards Updates

GASB Statement No. 87 – *Leases* – Effective for periods beginning after June 15, 2021 (FYE 2022 for the District).

- ▶ The GASB determined that a similar change in accounting standard was necessary to provide for consistency in reporting for leases.
- ▶ Main components of GASB leases pronouncement:
  - Eliminates operating lease concept.
  - Requires all leases greater than 12 months to be reported on the statement of net position (deficit) as an asset and related liability.
  - Significant additional disclosures will be required by lease type.
- ▶ There will be potential impacts on debt covenants, debt ratings, and operating budget.
- ▶ Organizations should calculate the impact of this exposure draft prior to implementation so annual budget and covenant impacts are understood.

## Accounting Standards Updates

GASB Statement No. 83 – *Certain Asset Retirement Obligations* – Effective for periods beginning after June 15, 2019 (FYE 2021 for the District)

- This Statement addresses accounting and financial reporting for liabilities associated with the legal obligation to perform future asset retirement activities.

GASB Statement No. 88 – *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements* – Effective for periods beginning after June 15, 2019 (FYE 2021 for the District)

- This Statement improves information disclosed related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt.
- This Statement defines debt for purposes of disclosures in notes to financial statements as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established.



## Accounting Standards Updates

GASB Statement No. 89 – *Interest Cost Incurred Before the End of a Construction Period* – Effective for periods beginning after December 15, 2020 (FYE 2022 for the District).

- ▶ The GASB issued guidance for accounting for interest expenses incurred during a construction period for nongovernmental entities.
- ▶ Main components of the GASB pronouncement:
  - Interest cost incurred before the end of a construction period should be recognized as an expense in the period in which the cost is incurred.
  - In previous years, this interest cost was capitalized as part of the historical cost of a capital asset.
- ▶ Implementation is adopted prospectively.

## Thank You

Contact Information:

**Dave Imus, CPA**

*Manager, Healthcare Practice*

*David.Imus@Wipfli.com*

*509.232.2711*

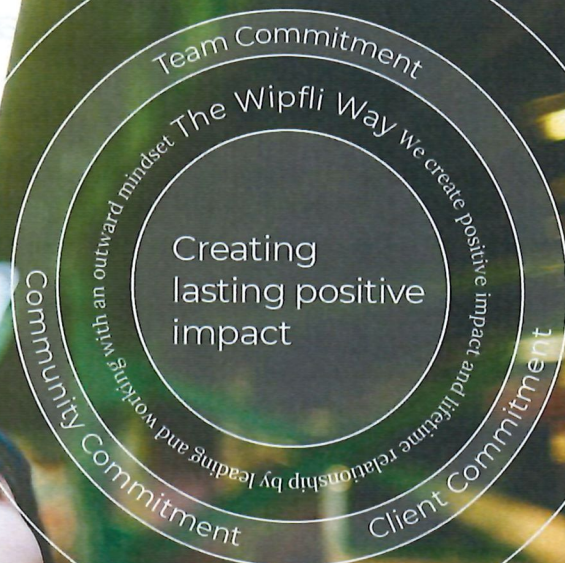
**Jeff Johnson, CPA**

*Partner, Healthcare Practice*

*jjohnson@Wipfli.com*

*509.232.2498*

# The Wipfli Way



# Facilities Planning for




**DEL PUERTO**  
Health Care District

and




**PATTERSON**  
District Ambulance

February 26, 2018  
Updated January 2021





1

# Original Hospital

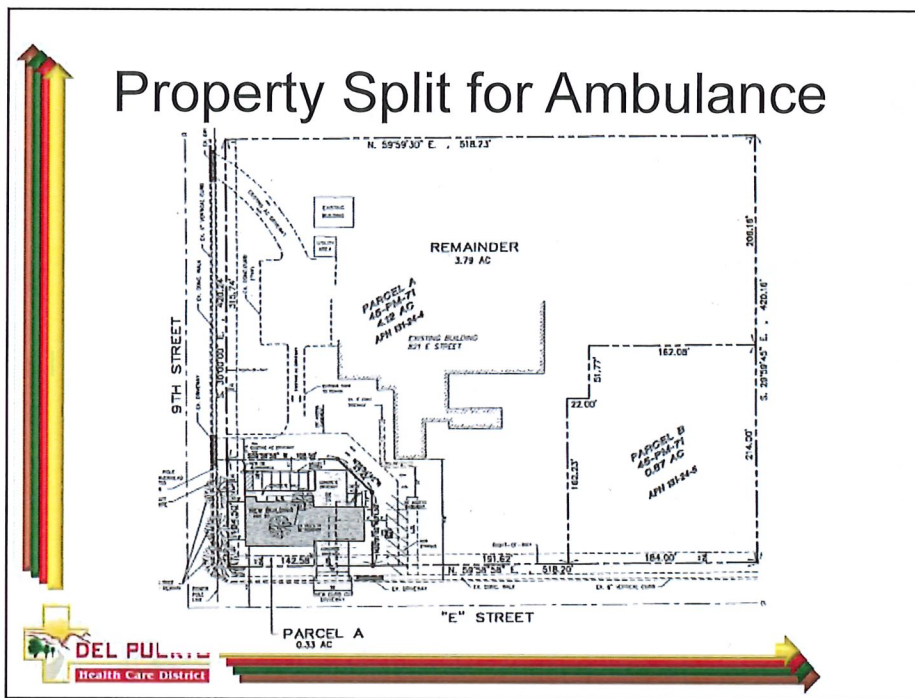


**DEL PUERTO HOSPITAL**  
1950's

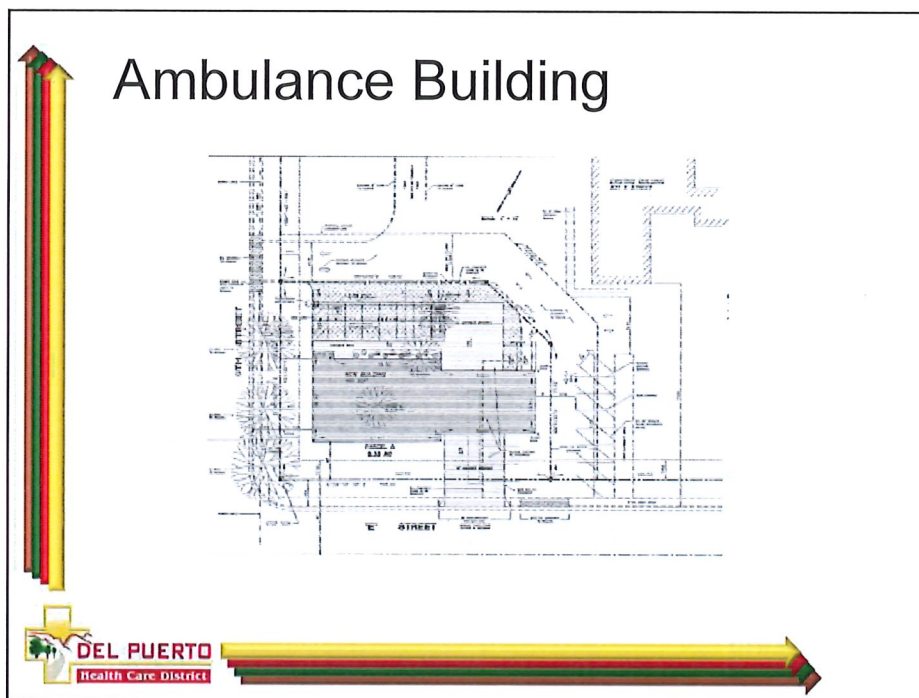


2






3




4

## Facility Breakdown




	Sq Ft
Admin and Crew Quarters	2,986
<u>Apparatus &amp; Equipment</u>	<u>1,675</u>
Total Current Building	4,661
Total Current Lot	14,325

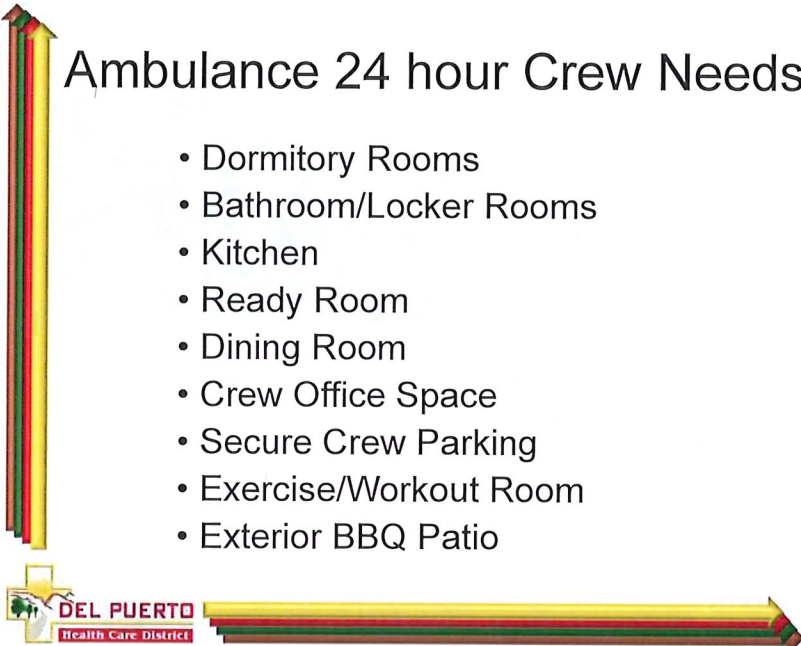


5

## Future Capacity Requirements




6

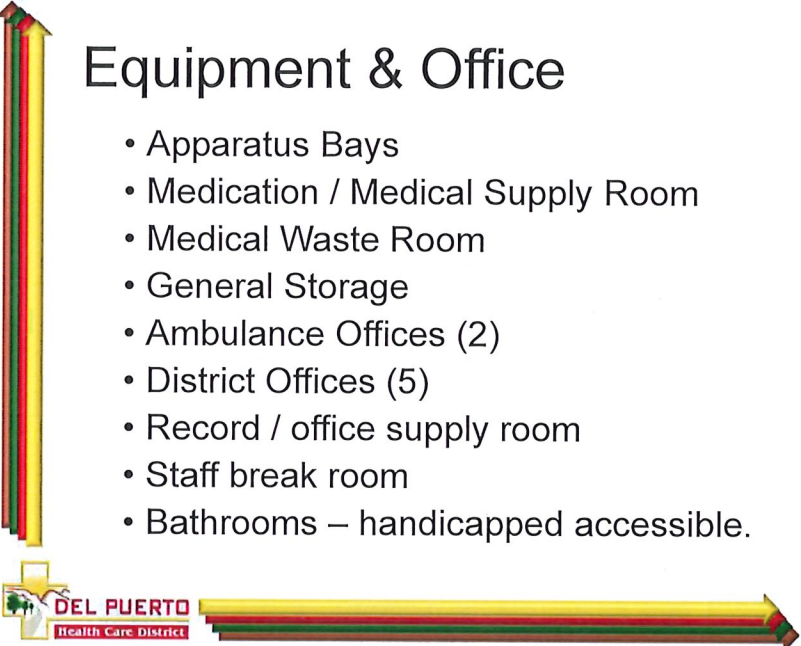


## Ambulance 24 hour Crew Needs

- Dormitory Rooms
- Bathroom/Locker Rooms
- Kitchen
- Ready Room
- Dining Room
- Crew Office Space
- Secure Crew Parking
- Exercise/Workout Room
- Exterior BBQ Patio




7



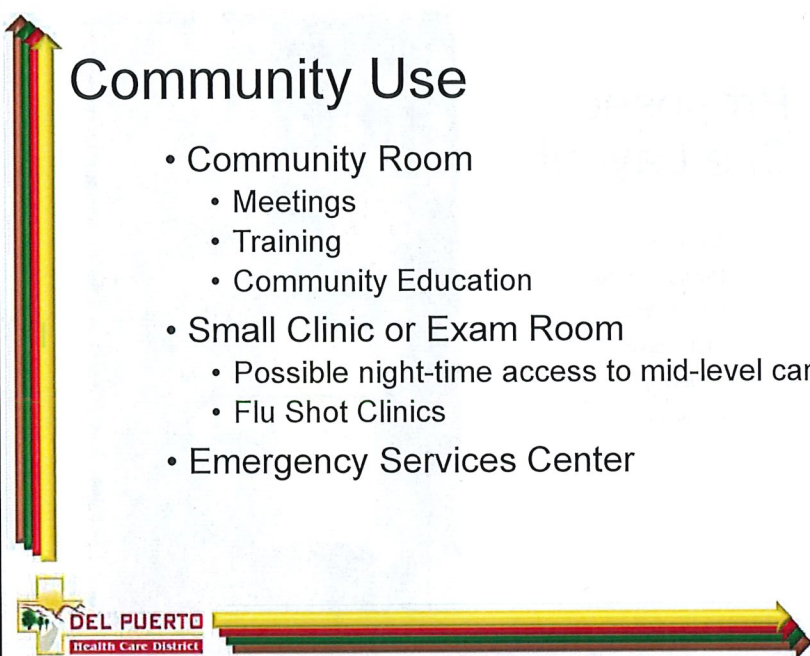
## Equipment & Office

- Apparatus Bays
- Medication / Medical Supply Room
- Medical Waste Room
- General Storage
- Ambulance Offices (2)
- District Offices (5)
- Record / office supply room
- Staff break room
- Bathrooms – handicapped accessible.




8



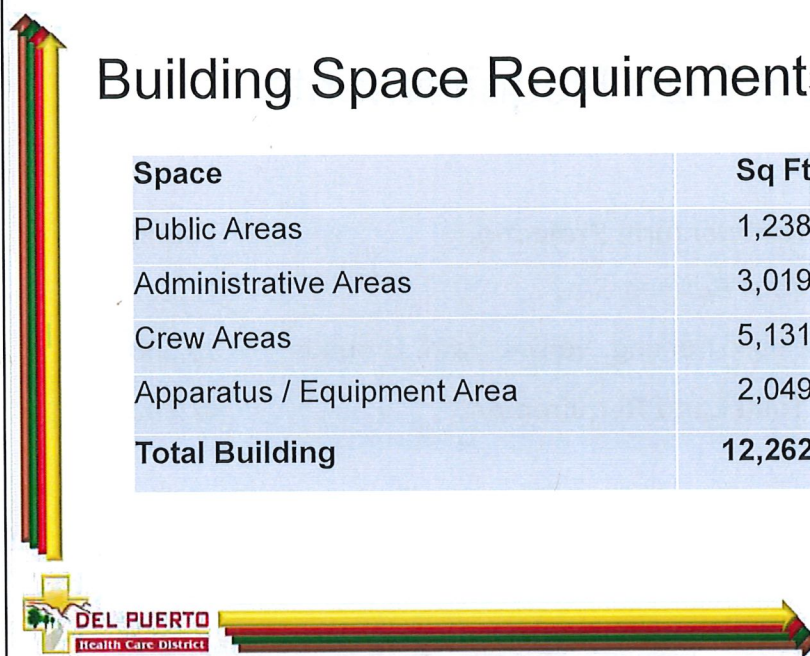


## Community Use

- Community Room
  - Meetings
  - Training
  - Community Education
- Small Clinic or Exam Room
  - Possible night-time access to mid-level care
  - Flu Shot Clinics
- Emergency Services Center




9

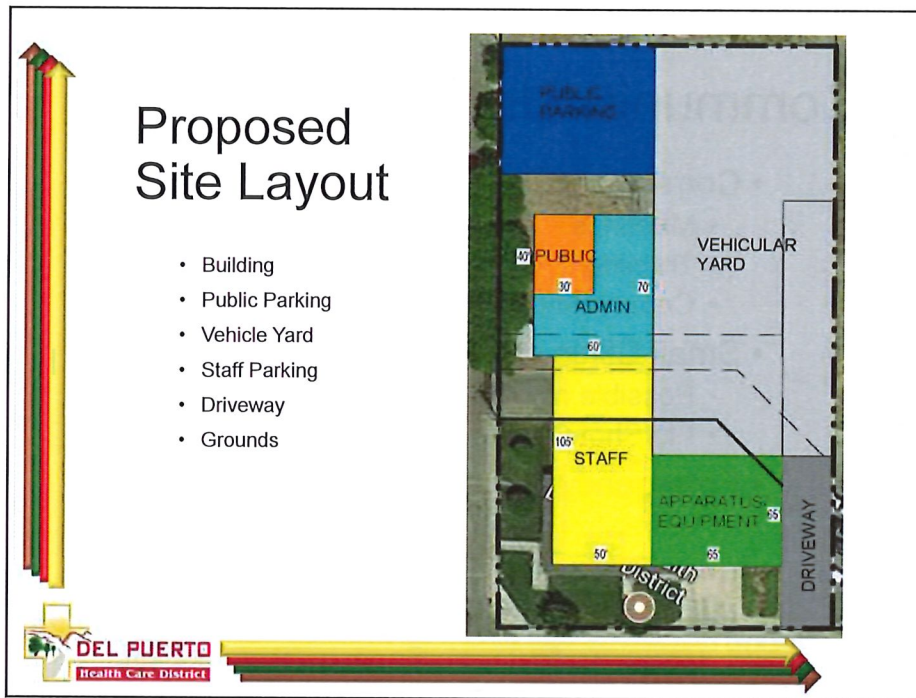


## Building Space Requirements

Space	Sq Ft
Public Areas	1,238
Administrative Areas	3,019
Crew Areas	5,131
Apparatus / Equipment Area	2,049
<b>Total Building</b>	<b>12,262</b>



10



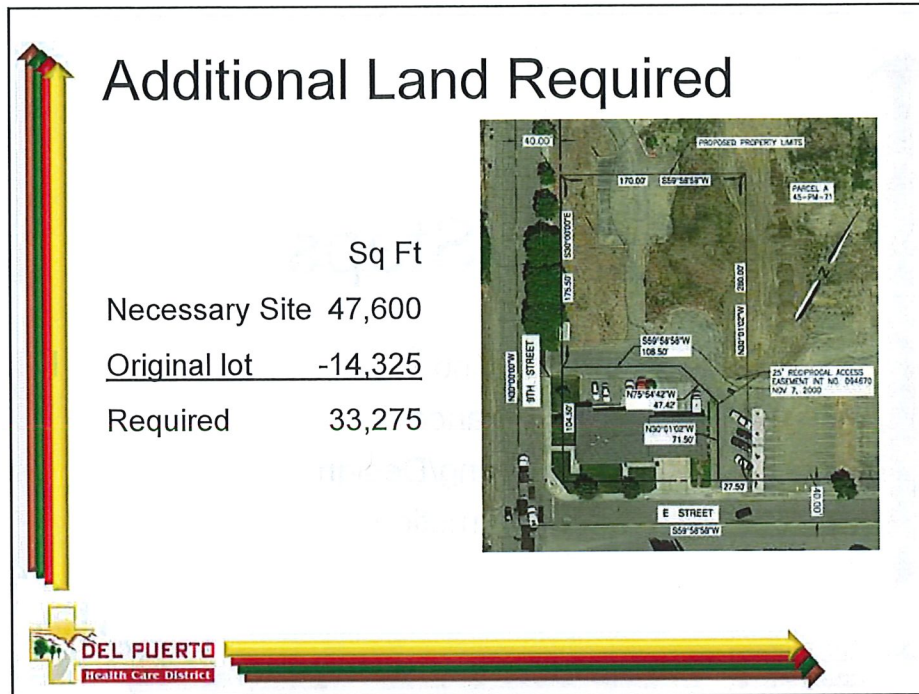
11

## Lot Size Requirements

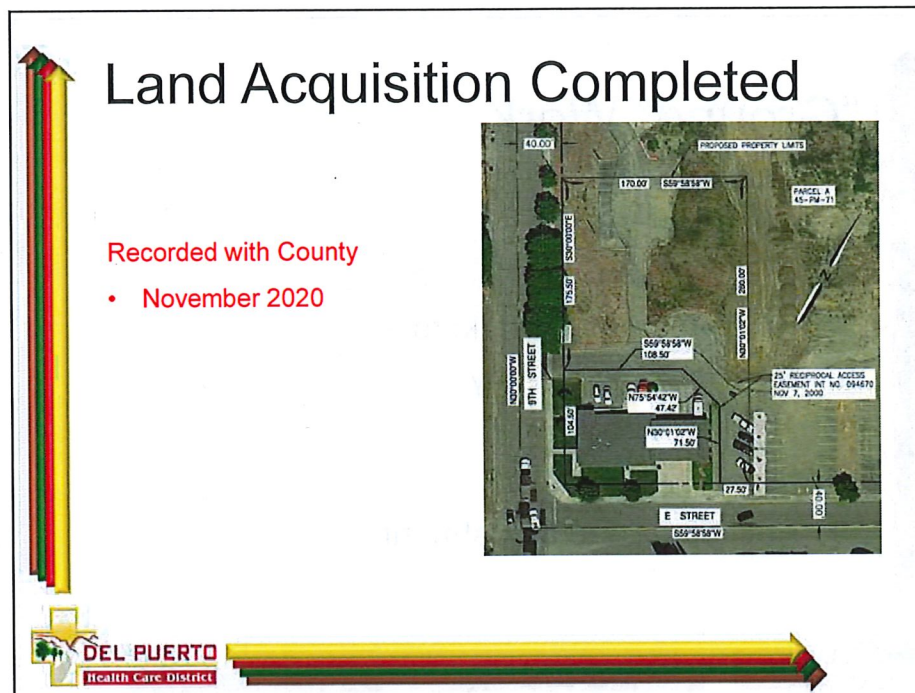
Architectural Projection	Sq Ft
<i>Total Building Size</i>	12,262
Public Parking, Vehicle Yard, Grounds	35,338
<b>Total Land Requirement</b>	<b>47,600</b>

**DEL PUERTO**  
Health Care District

12



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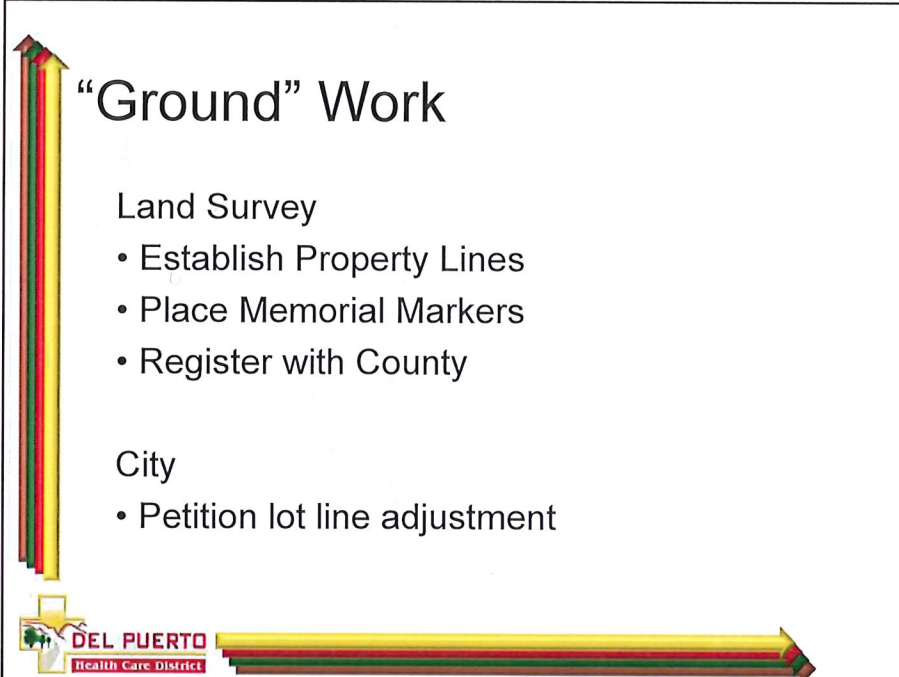




# Next Steps

Land  
Finance  
Engineering/Design  
Construction

15



# “Ground” Work

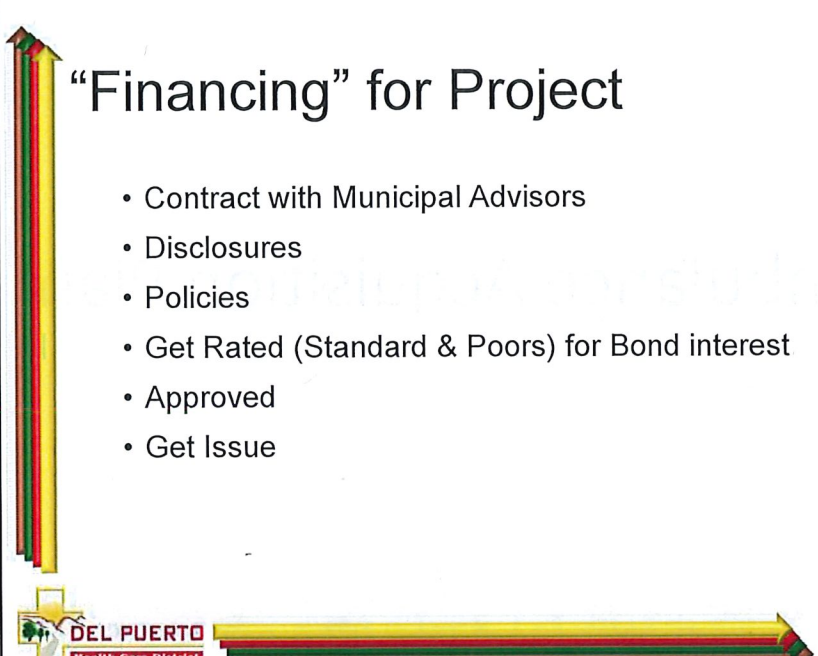
Land Survey

- Establish Property Lines
- Place Memorial Markers
- Register with County

City


- Petition lot line adjustment

16

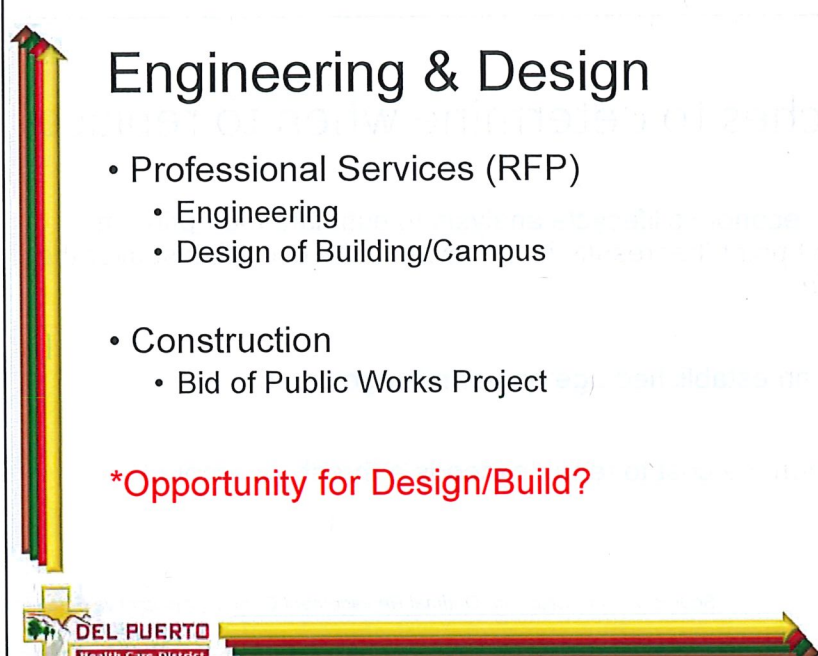


## “Financing” for Project

- Contract with Municipal Advisors
- Disclosures
- Policies
- Get Rated (Standard & Poors) for Bond interest
- Approved
- Get Issue




17



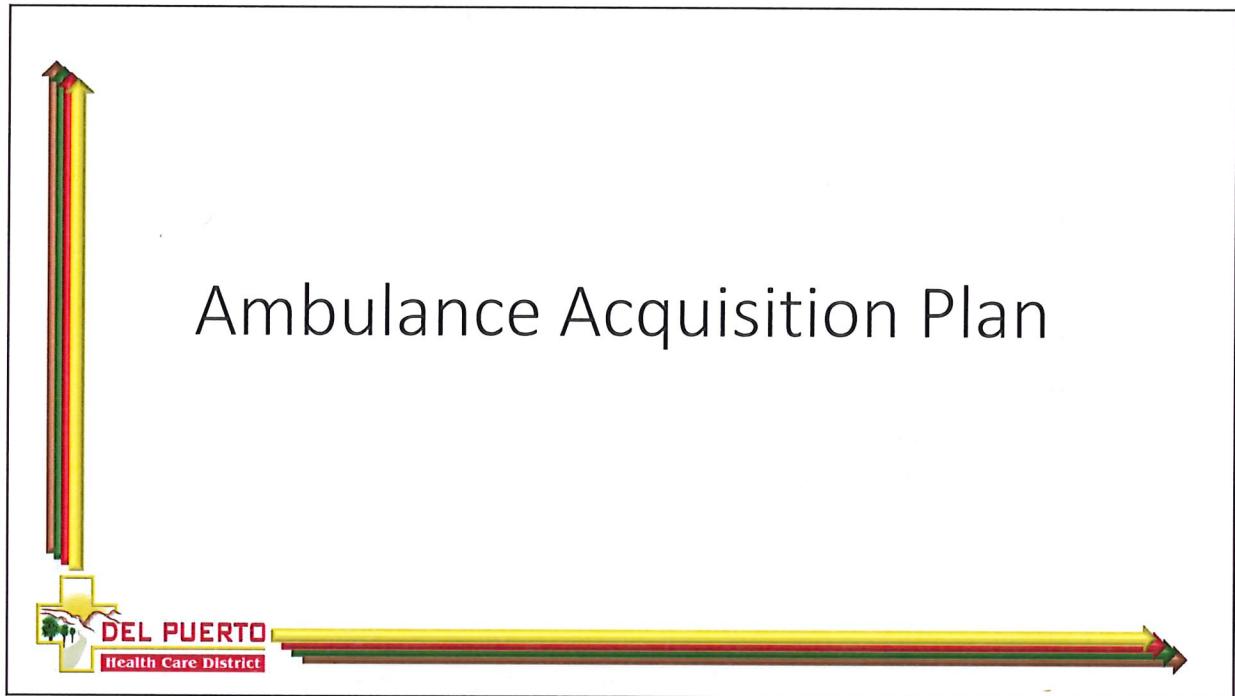
## Engineering & Design

- Professional Services (RFP)
  - Engineering
  - Design of Building/Campus
- Construction
  - Bid of Public Works Project

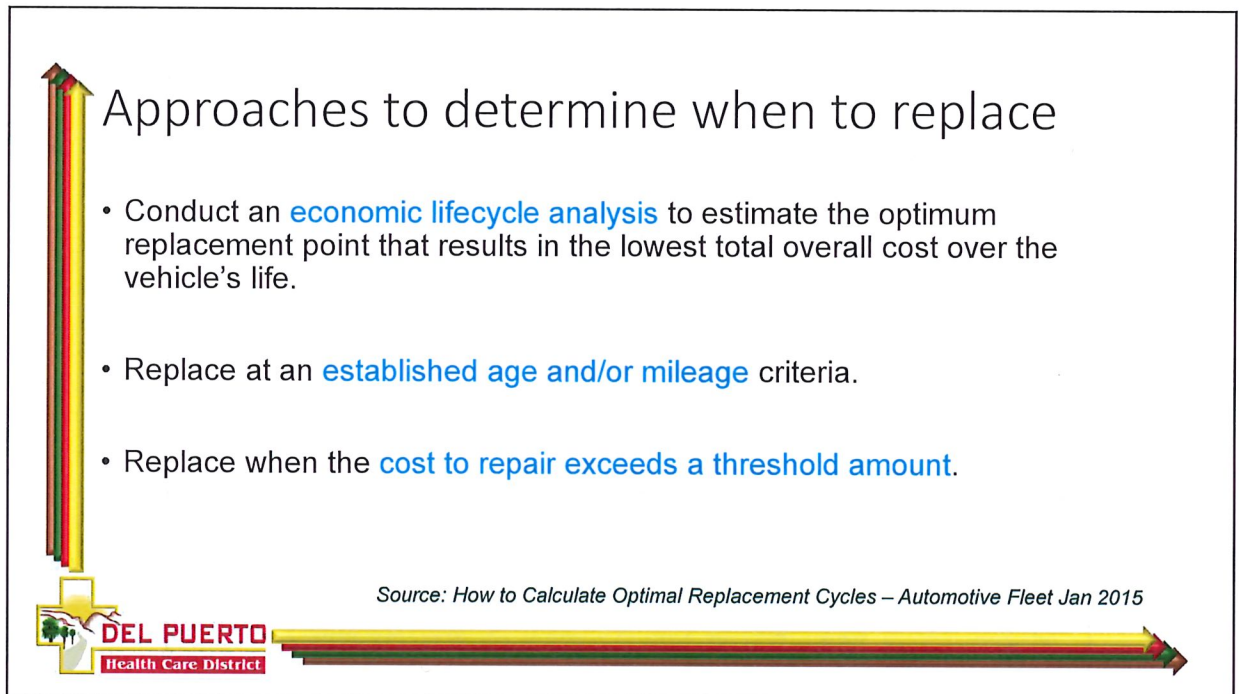
**\*Opportunity for Design/Build?**



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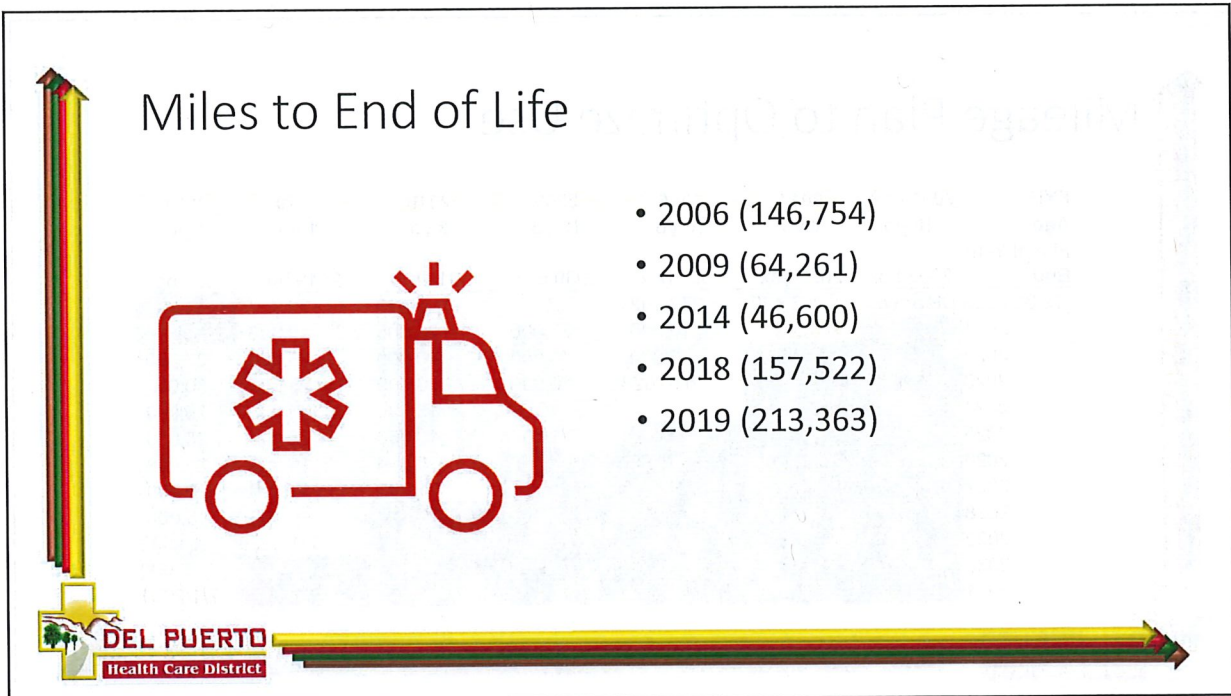
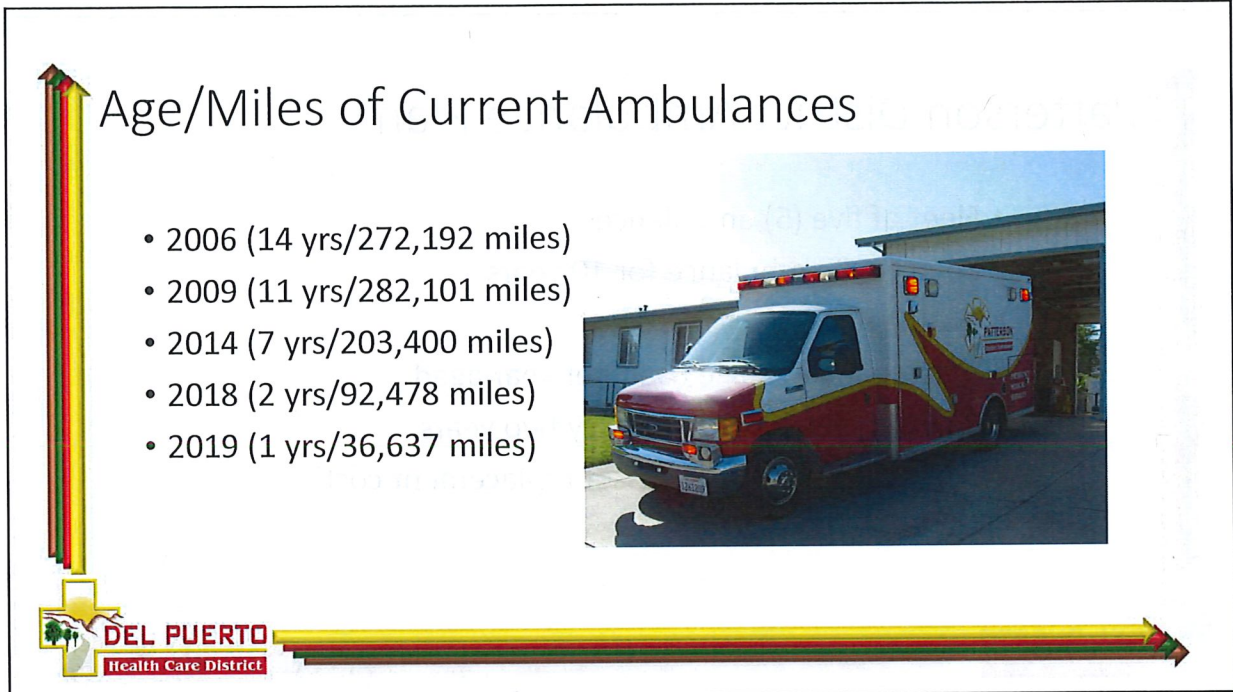


1




2





## Patterson District Ambulance Plan


- Fleet of five (5) ambulances
- Keep each ambulance for 10 years
- Average age of 5 years
- Reduce the mileage used per year aged
- Replace one ambulance very two years
- Depreciation provides asset replacement cost



5

## Mileage Plan to Optimize Use


FYE	2003 ('19)	2014	2006	2009	2018	2019	2021
Age	18 yo	6 yo	15 yo	12 yo	3 yo	1 yo	0 yo
Fiscal Year End	2003 box	2002 box	2006 box	1999 box	2018 box	2019 box	2021 box
12/31/2020	Disposed	203,400	272,192	282,101	92,478	36,637	
2021		7/1/2021	10,000	20,000	25,000	30,000	New
2022			5,000	15,000	20,000	25,000	35,000
2023			7/1/2023	10,000	20,000	25,000	30,000
2024				5,000	15,000	20,000	25,000
2025				7/1/2025	10,000	20,000	25,000
2026					5,000	15,000	20,000
2027					7/1/2027	10,000	20,000
2028						5,000	15,000
2029						7/1/2029	10,000
2030							5,000
2031							7/1/2031



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### End of Life, Mileage, Cost to Repair

AMB Year	12/20 Miles	MVEMSA EOL Mileage	Total M&R Cost	Miles to EOL	Replacement Year	Residual Value
2014	203,400	250,000	\$ 89,954	46,600	2021	\$ 10,000
2009	282,101	346,362	\$ 112,019	64,261	2023	\$ 15,000
2006	272,192	418,946	\$ 75,024	146,754	2025	\$ 40,000
2018	92,478	250,000	\$ 10,985	157,522	2027	\$ 175,000
2019	36,637	250,000	\$ 1,524	213,363	2029	\$ 200,000



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