

PLANNING AND DEVELOPMENT COMMITTEE
September 26, 2017 – 12:00 PM
UMC of El Paso
4815 Alameda, 8th Floor Board Room
El Paso, TX 79905

COMMITTEE MEMBERS PRESENT

Joy Martinez, Committee Chair
Steve Anderson, Board Member
Jacob Cintron, President and CEO
Michael Nunez, Chief Financial Officer
Maria Zampini, Chief Operating Officer
Cindy Stout, Chief Nursing Officer
Gurjeet Shokar, M.D., Medical Staff Representative

COMMITTEE MEMBERS ABSENT

Henry Gallardo., Board Member

OTHERS PRESENT/COMMITTEE RESOURCES

Christina Ford, Chief Legal Officer
Jon Law, Chief Strategic Officer
Cathy Gibson, Chief Compliance Officer
Roberto Valadez, UMC Engineering
Jerry Akin, Broaddus & Associates (via telephone)
Jim Booher, Administrative Director, Engineering
Anthony Martinez, Assistant County Attorney
Carey Antwine, Assistant County Attorney
Bruce Yetter, Assistant County Attorney
Jennifer Maxwell, Executive Assistant to the BOM

AGENDA ITEM	CONCLUSION/RECOMMENDATIONS	ACTION	FOLLOW UP
I. & II. Call To Order and Establish a Quorum.	Ms. Joy Martinez called the meeting to order at 12:13p.m., September 26, 2017, after establishing there was a quorum present.		
III. Approval of Minutes – August 29, 2017 (Tab 1) Ms. Joy Martinez Committee Chair	Meeting minutes for August 29, 2017, were presented for approval.	A motion to approve the minutes was made by Mr. Cintron. Ms. Martinez seconded the motion. Motion carried.	
IV. Receive a report on the UMC Bond Project. (Tab 2) Mr. R. Jacob Cintron President & CEO Ms. Maria Zampini Chief Operating Officer	Ms. Zampini reported that construction projects are being closed out and Mr. Akin and Mr. Mar with Broaddus & Associates are working on completing the financial piece. Ms. Zampini informed the Committee that UMC has acquired the central clinic site and UMC should be closing on the property within the week. Once closed on the property there will be a need for building demolition and the re-build of the outpatient clinic and its services. The request to acquire this site was previously approved by the Commissioners. The NE and East emergency room build outs and the Interventional lab request was presented to the Commissioners for their review and approval. The Commissioners approved the request. Upon their	No action required.	

<p>IV. Receive a report on the UMC Bond Project. <i>(Tab 2) (continued)</i></p>	<p>approval, the RFQ for architectural services to assist with this project will be posted today. Mr. Law and the team continue to work on a strategic plan and a demographic analysis.</p> <p>Mr. Cintron noted that both options for the remaining funds were presented to the Commissioners and the Commissioners unanimously voted in favor of either option without any conditions. There were no limitations placed by the Commissioners as to how UMC moves forward with best utilizing the remaining funds.</p> <p>A preliminary financial breakout for the ED and Interventional Lab projects was presented by Ms. Zampini.</p> <p>Ms. Zampini presented preliminary/draft diagrams to provide the Committee with a basic visual of how the clinics will look with the addition of the ER departments. Ms. Zampini noted that the East and West clinics were designed with the ability to expand and add the ER department. A recommendation for architectural services will be presented at the next scheduled P&D Committee meeting.</p>	<p>No Action Required.</p>	
<p>V. Discuss and take appropriate action regarding repurposing of funds from the El Paso County Hospital District d/b/a University Medical Center of El Paso 2008 Combination Tax and Revenue Certificates of Obligation and the El Paso County Hospital District d/b/a University Medical Center of El Paso 2013 Combination Tax and Revenue Certificates of Obligation for construction of a surface parking lot. <i>(Tab 3)</i></p> <p>Ms. Maria Zampini Chief Operating Officer</p> <p>Mr. James Booher Administrative Director, Engineering</p>	<p>Item tabled.</p>	<p>Item tabled. No Action Required.</p>	

<p>VI. Review and approve the Selection Committee's recommendation for Power Quality Remediation services (RFP#830-04/17-001), and authorize the President and CEO to substitute capital expenditures up to \$250,000.00 to negotiate and execute the contract. (Tab 4)</p> <p>Mr. R. Jacob Cintron President & CEO</p> <p>Ms. Maria Zampini Chief Operating Officer</p>	<p>Ms. Zampini presented an executive summary of this request. She noted that UMC published a Request for Proposal (RFP#830-04/17-001) for Power Correction Lines on April 24, 2017.</p> <p>The issue is that the electrical power total harmonic distortion is above institutional standards and is at a level that has begun to affect hospital equipment during extended operation under Emergency Power only. The onsite harmonic distortion is increasing due to equipment loads.</p> <p>In addition to the April 24, 2017 published proposal on the UMC website, courtesy RFP notification e-mails were sent directly to four engineering firms as well as over 150 vendor list participants, the Hispanic Chamber of Commerce and the Greater Chamber of Commerce. The notification was also published in the El Paso Times. The request is to substitute capital expenditures for the Alberta sewer storm replacement project in order to make the power correction lines.</p>	<p>A motion to approve RFP#830-04/17-001 was made by Mr. Cintron. Mr. Anderson seconded the motion. Motion carried.</p>	
<p>VII. Adjournment</p>	<p>Meeting adjourned at 12:40 p.m.</p>	<p>Motion was made to adjourn the meeting by Mr. Cintron. Mr. Anderson seconded the motion. Motion carried.</p>	


Ms. Joy Martinez, Committee Chair