

# Mammoth Hospital North Wing Project

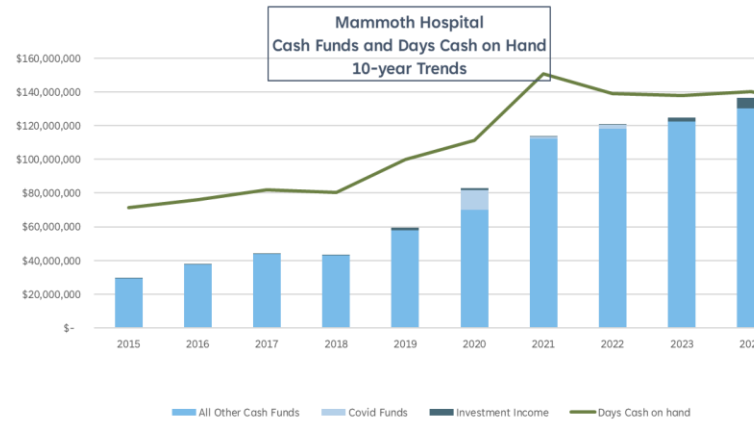


# Overview

- History and Purpose
- Milestones
- Design
- Financing



- Functionality
- Affordability
- Durability
- Consistency
- Sustainability
- Aesthetics



# History

- ▶ Mammoth Hospital opened in 1978 (Bldg. A)
  - Two ICU rooms
  - Six double occupancy MedSurg rooms
  - One single occupancy MedSurg room
- ▶ In 1994 SB1953 became law requiring all California general acute care hospitals to meet structural and non-structural seismic requirements. Deadline is January 1, 2030



# History

- ▶ Previous replacement and seismic compliance efforts were delayed:
  - Scope Growth
  - Other Major Projects (EMR, Clinics, EE Parking)
  - Cost and Escalation
  - Cash Reserves
  - COVID
- ▶ Building is outdated:
  - Double Occupancy
  - Worn
  - Dim
  - Cramped



Patient Room



Nurse Station and  
Hallway



Physician Workstation

# Project Principles

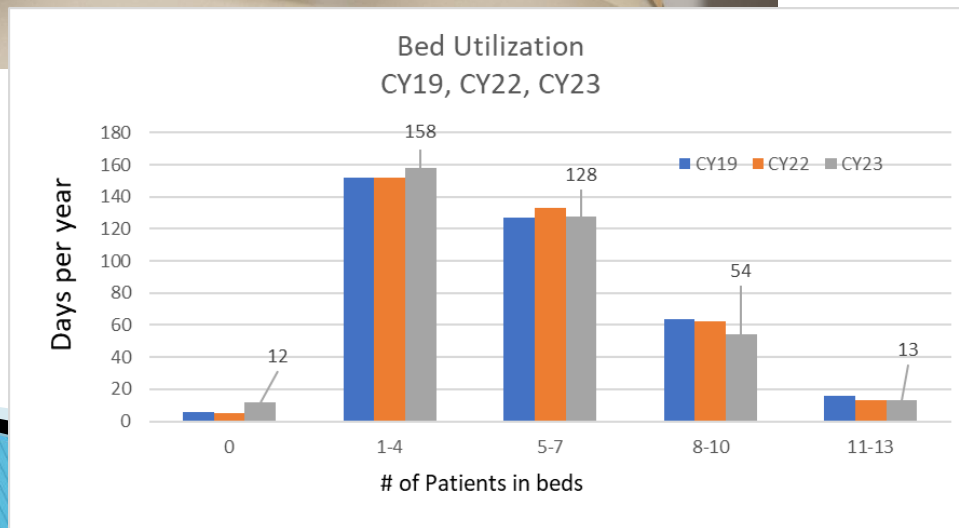
Concepts guiding our planning, and directives regarding design provided to the design-build group

- Functionality
- Affordability
- Durability
- Consistency
- Sustainability
- Aesthetics

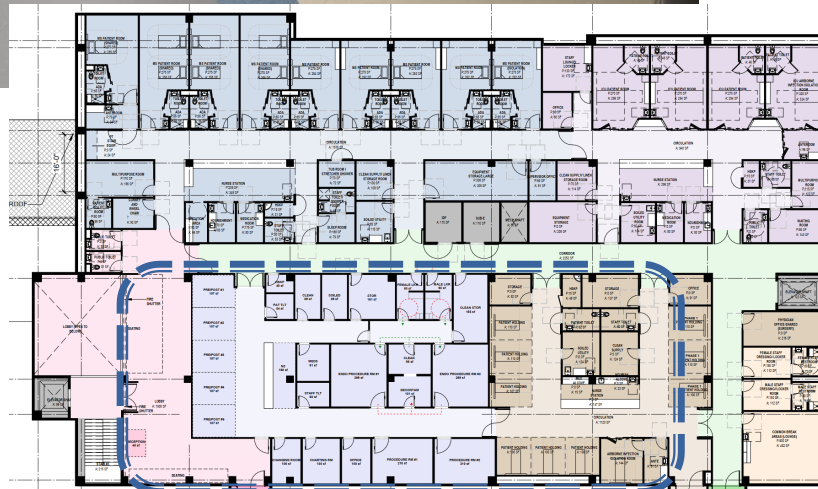
# Functionality



The creation of both private and semi-private rooms the North Wing will provide patients, families, and staff with ample room during inpatient stays while offering the flexibility in some rooms to have two patients in times of high census. The capacity for Medical/Surgical and ICU inpatients will go from 15 to 18 to allow for projected modest growth of inpatient care.



# Functionality



The creation of the Outpatient Services Center (OSC) provides expanded capacity for outpatient services that are expected to be the area of continued growth for healthcare. The OSC will allow for the centralization of dispersed services occurring in the hospital and clinics and pave the way for future expansion of surgical services with the relocation of the Post-Anesthesia Care Unit.

Endoscopy volume has grown from 197 cases in FY2014 to 637 in FY2024.

# Functionality and TOML Growth

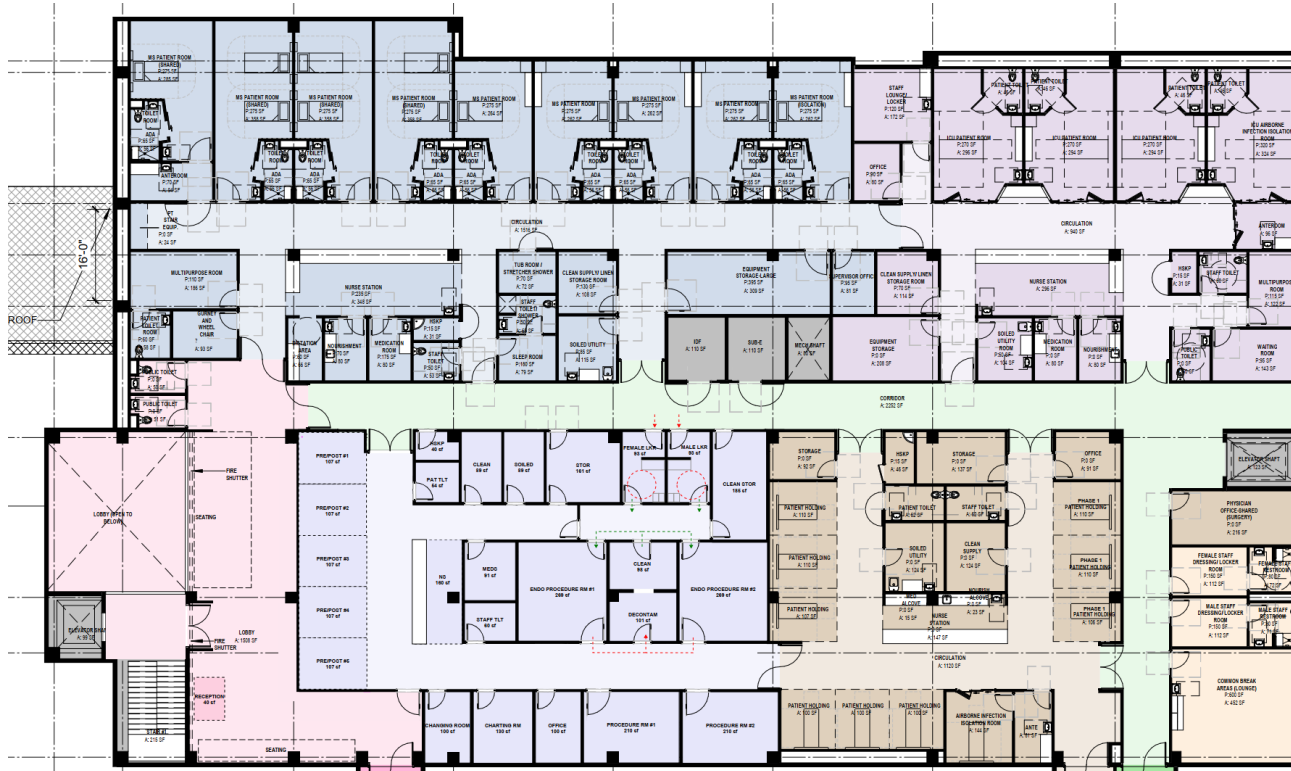
The Town of Mammoth Lakes is experiencing a boom in projects underway and planned which will bring more residents and guests to the community:

- The Parcel: 580 new residences per master plan.
- Limelight Mammoth: 15 new residences (condo) and 149 new hotel beds.
- Rockspring: 118 new residences (condo)
- Residence Inn Boutique Hotel by Marriott: 101 guestrooms
- Mammoth Hotel (Sierra Center Mall): 164 guest rooms
- Main Lodge Redevelopment: 209 resort residential units and up to 250 lodging units distributed between several locations





# Affordability



The size of the building and the services found therein are driven by:

- What is needed to move departments that are required to be in seismically compliant space.
- Create operational adjacencies that optimize patient flow and the interdependency of departments' staff and supplies.

# Durability



The North Wing will be in compliance with California's seismic code and the 2030 deadline for rural hospitals.

It will also be built to well-withstand the winters of Mammoth Lakes.



# Consistency



The exterior finishes and interior palate will be compatible with the existing facilities.



# Sustainability



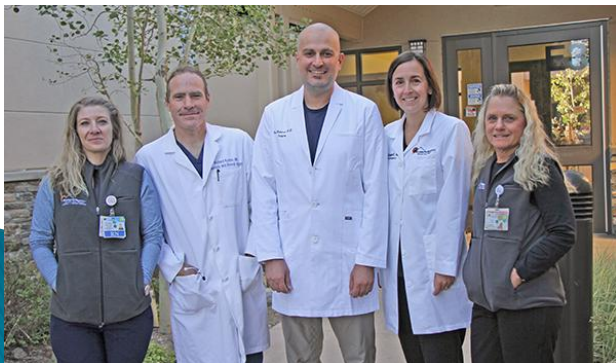
The project will use environmentally friendly materials. Efficient HVAC and lighting systems, more windows, and improved insulation will reduce energy consumption. Selected materials will reduce or eliminate volatile organic compounds (VOCs) and “red-list” chemicals. Landscape will be designed with low-water-use native plants.



# Aesthetics



The building will be visually and acoustically appealing to provide a calming and beautiful environment for healing and working. It is also expected to help attract and retain staff who want to work in a modern well-designed and equipped facility. It need not be more than that, and direction has been given to the architects to be modest in design and materials.



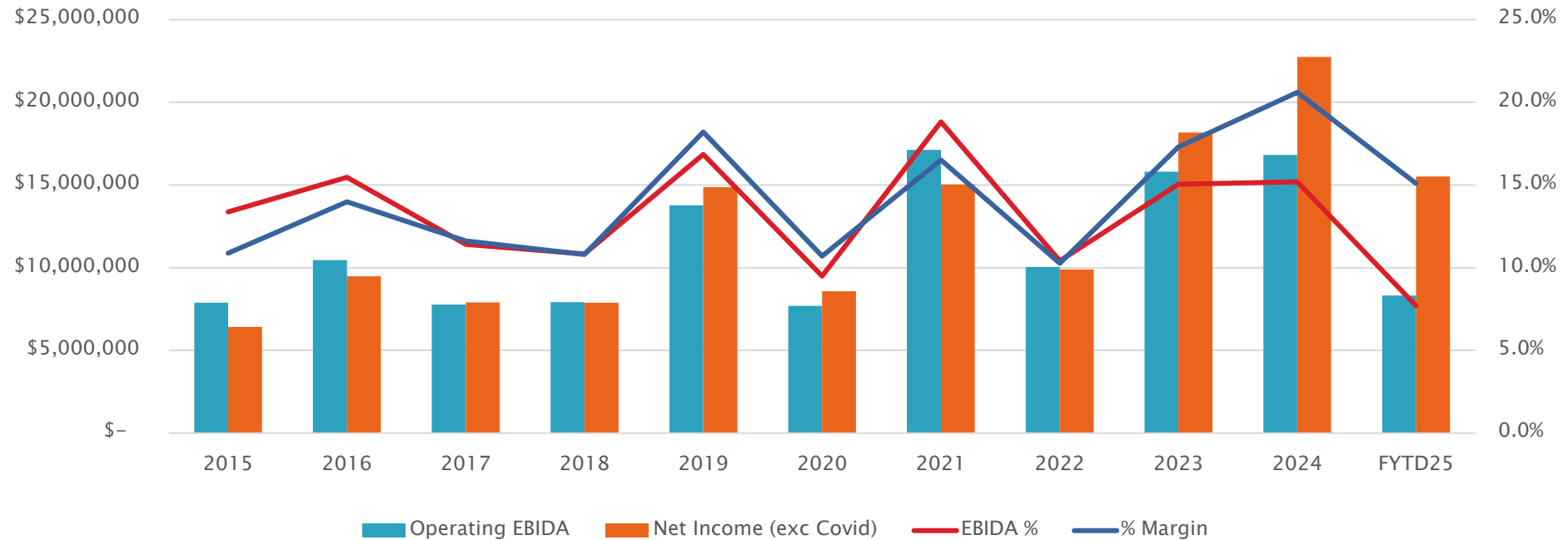
# Milestones

- Request for Qualification (RFQ) Timeline
- Request for Proposal (RFP) Timeline
- Bid Proposal and Validation Process
- Design Revision
- Value Engineering
- Cost:
  - Guaranteed Max Price \$131m
  - Non-GMP Costs \$20m



# Financial Trends

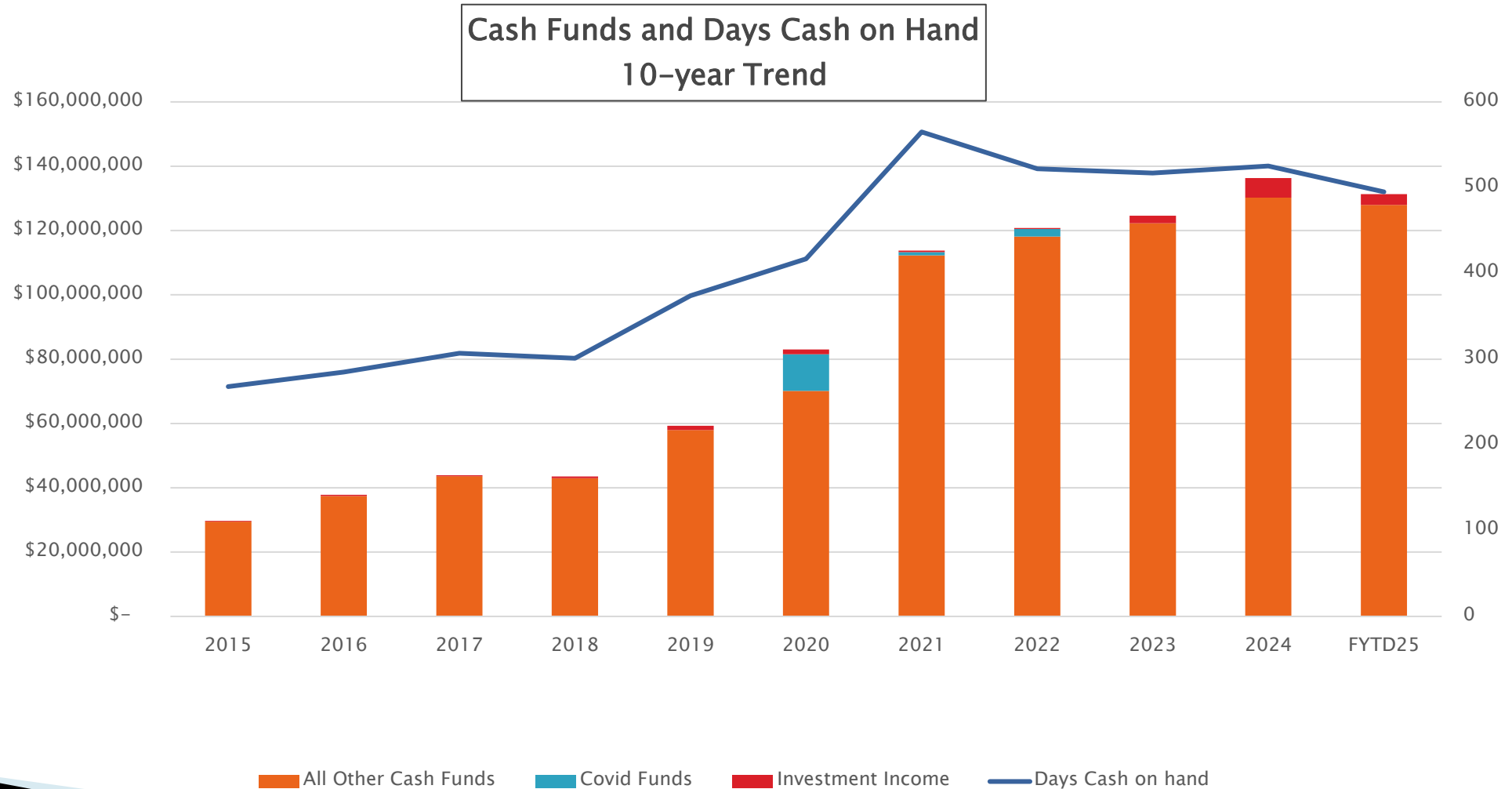
Income and Income Percentages  
10-year Trend



S&P credit rating at A-/Stable - rating in June 2024

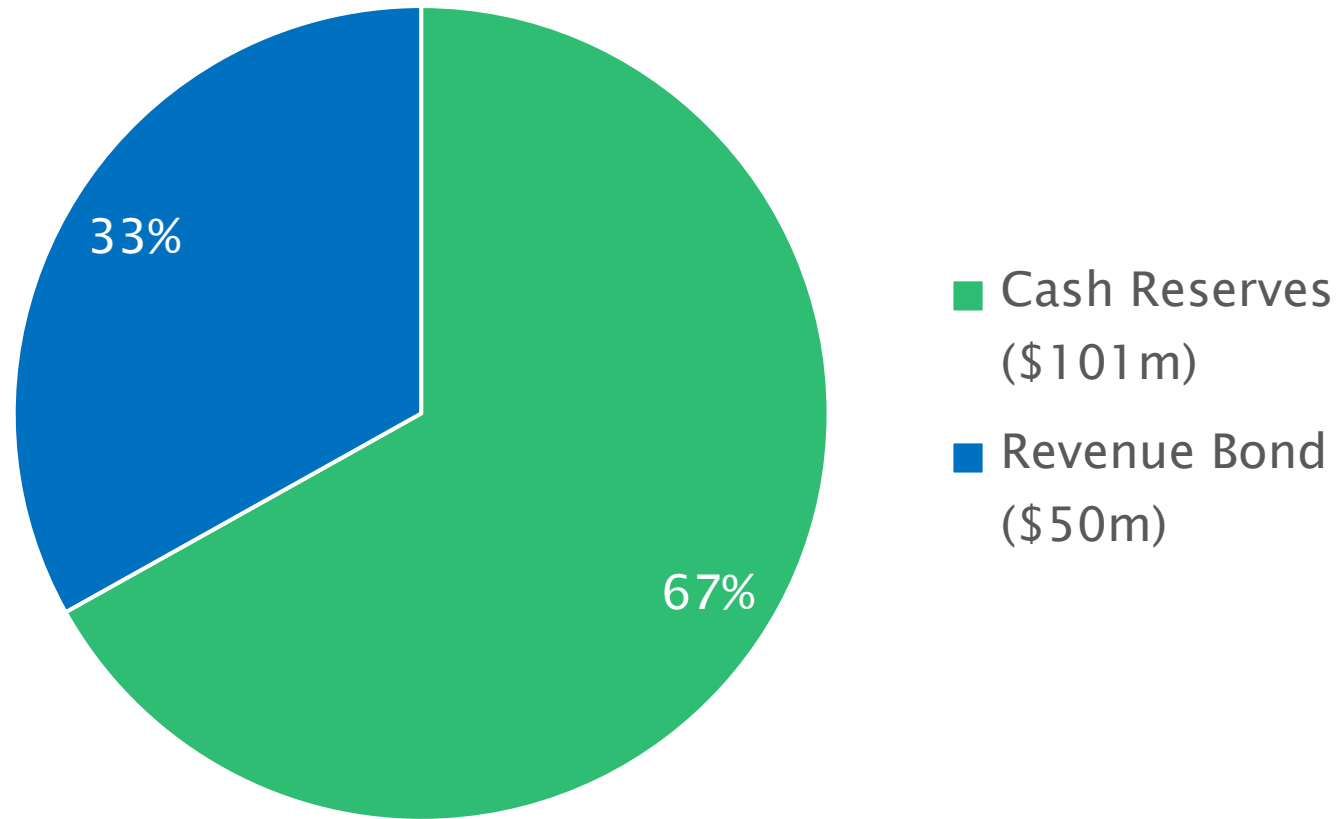
“Mammoth again generated solid financial performance despite ongoing industrywide operating challenges and expense pressures, with healthy operating margins, growth in unrestricted reserves, and a trend of delevering.”

# Cash Trends





# Funding Sources



# Mammoth Hospital North Wing Project

