



**DESERT HEALTHCARE DISTRICT
HOSPITAL LEASE OVERSIGHT COMMITTEE MEETING
September 21, 2022
12:00 P.M.**

In lieu of attending the meeting in person, members of the public will be able to participate by webinar by using the following Zoom link:

<https://us02web.zoom.us/j/82610848005?pwd=NE9SQzV1clh4blB4ZDNuNEFySlhROT09>
Password: 373720

Participants will need to download the Zoom app on their mobile devices. Members of the public may also be able to participate by telephone, using the follow dial in information:

Dial in #:(669) 900-6833 or (833) 548-0276 To Listen and Address the committee when called upon:
Webinar ID: 826 1084 8005

<i>Page(s)</i>	AGENDA	<i>Item Type</i>
	I. Call to Order – Carmina Zavala, PsyD, Committee Chairperson	
	II. Introductions	
1	III. Approval of Agenda	Action
	IV. Public Comments At this time, comments from the audience may be made on items <u>not</u> listed on the agenda that are of public interest and within the subject-matter jurisdiction of the District. The Committee has a policy of limiting speakers to not more than three minutes. The Committee cannot take action on items not listed on the agenda. Public input may be offered on an agenda item when it comes up for discussion and/or action	
2-5	V. Approval of Meeting Minutes 1. May 17, 2021	Action
6-7	VI. New Business 1. Quarterly 2021-2022 Inspection Schedule	Information
8-10	2. Q3 – Block 7 Facilities Re-Inspection Report (November 2021) – May 25, 2022, Dale Barnhart, Consultant	Information/Discussion
11-12	3. Q4 – Block 8 Facilities Inspection – May 25, 2022, Dale Barnhart, Consultant	Information/Discussion
	4. Leapfrog Hospital Safety Grade Presentation, Christine Lagenwaller, MSN, RNC, CENP, Chief Quality Officer, Desert Regional Medical Center	Information/Discussion
	VII. Adjournment	



**HOSPITAL LEASE OVERSIGHT COMMITTEE MEETING
MEETING MINUTES
May 17, 2021**

Directors Present	District Staff Present	Absent
Chairman/President, Les Zendle, MD Director Carole Roger, RN Director Carmina Zavala	Conrado E. Bázquez, MD, CEO Chris Christensen, CAO Andrea S. Hayles, Board Relations Officer	

AGENDA ITEMS	DISCUSSION	ACTION
I. Call to Order	The meeting was called to order at 10:01 a.m. by Chairman Zendle.	
II. Introductions	All in attendance were familiar with each other; thus, introductions were not necessary.	
III. Approval of Agenda	Chairman Zendle asked for a motion to approve the agenda	Moved and seconded by Director Rogers and Director Zavala to approve the agenda as amended. Motion passed unanimously.
IV. Public Comment	There were no public comments.	
V. Approval of Meeting Minutes	Chairman Zendle asked for approval of the December 19, 2019, meeting minutes.	Moved and seconded by Director Zavala to Director Rogers approve the December 19, 2019 meeting minutes. Motion passed unanimously.
VI. Old Business		
1. Consideration to extend the consulting services agreement between the Desert Healthcare District and Dale E. Barnhart to conduct ongoing quarterly inspections of Desert Regional Medical Center	<p>Chris Christensen, CAO, provided an overview on Dale Barnhart’s role and work with the District, the quarterly inspections of Desert Regional Medical Center, other facilities on the campus, and the renewal of the consulting services agreement.</p> <p>Chair Zendle explained that the inspections fulfill the District’s role in overseeing the property, compliance with the lease, and he appreciates Dale’s work and role with the District.</p>	Moved and seconded by Director Rogers and Director Zavala to approve the consulting services agreement between the Desert Healthcare District and Dale E. Barnhart to conduct ongoing quarterly inspections of Desert Regional Medical Center and forward to the Board for approval. Motion passed unanimously.
VII. New Business		

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<p>1. Q1 Facilities Inspection – January 23, 2020</p>	<p>Dale Barnhart, Consultant, described the Q1 Facility Inspection held in January 2020 outlining the misuse of plug strips with multiple appliances, the fire sprinkler cover plates, and escutcheon rings, which the Desert Regional Medical Center Plant Maintenance Director has remedied.</p> <p>Michele Finney, CEO, Desert Care Network, Desert Regional Medical Center explained that Andy Caffrey is the interim Plant Maintenance Director while Steve Ballard, Plant Maintenance Director is on leave for proceeding with the re-inspections of the prior inspections.</p>	
<p>2. Q1 Facilities Inspection – March 2, 2021</p>	<p>Dale Barnhart, Consultant, described the Q1 Facilities Inspection held in March 2021 with no significant findings.</p>	
<p>3. Quarterly 2021-2022 Inspection Schedule</p>	<p>Chris Christensen, CAO, explained that due to the pandemic, the quarterly inspection schedule is modified with the next scheduled inspection in June.</p> <p>Chair Zendle explained that is important for directors to attend the inspections if they are available, but it is acceptable for the committee to skip one or two inspections, but all committee members do not need to participate in the inspections.</p>	

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<p>4. Leapfrog Hospital Safety Grade Presentation, Christine Lagenwaller, MSN, RNC, CENP, Chief Quality Officer, Desert Regional Medical Center</p>	<p>Christine Lagenwaller, MSN, RNC, CENP, Chief Quality Officer, Desert Regional Medical Center, provided background on the Leapfrog Hospital Survey Results explaining the safety grade, the voluntary number of hospitals participating, the numerical scores, a letter grade assignment, and the twice-annual release in April and October.</p> <p>The Process/Structural Measures were described, including numerical safety grade scores, the timeframe of July 2017-June 2019, Journey to High-Reliability Care, Patient-Specific Events for Achieved Standards, Considerable Achievements, and Limited Achievements.</p> <p>Detailed information concerning the 2019 Infection Rates, such as urine infections, C. Difficile, MRSA, colon, and the goals for 2021-2022 was summarized.</p> <p>Effective leadership to prevent errors includes resuming the Patient Family Advisory Council (PFAC) previously on hold due to COVID and commencing again in the coming months; staff's work collaboratively to prevent errors, Support for Nursing Workforce, Handwashing, Appropriate Use of Antibiotics through the Stewardship Program, Responding to Never Events, Safe Medication Administration, Safe Medication Ordering, Medication Reconciliation, and</p>	
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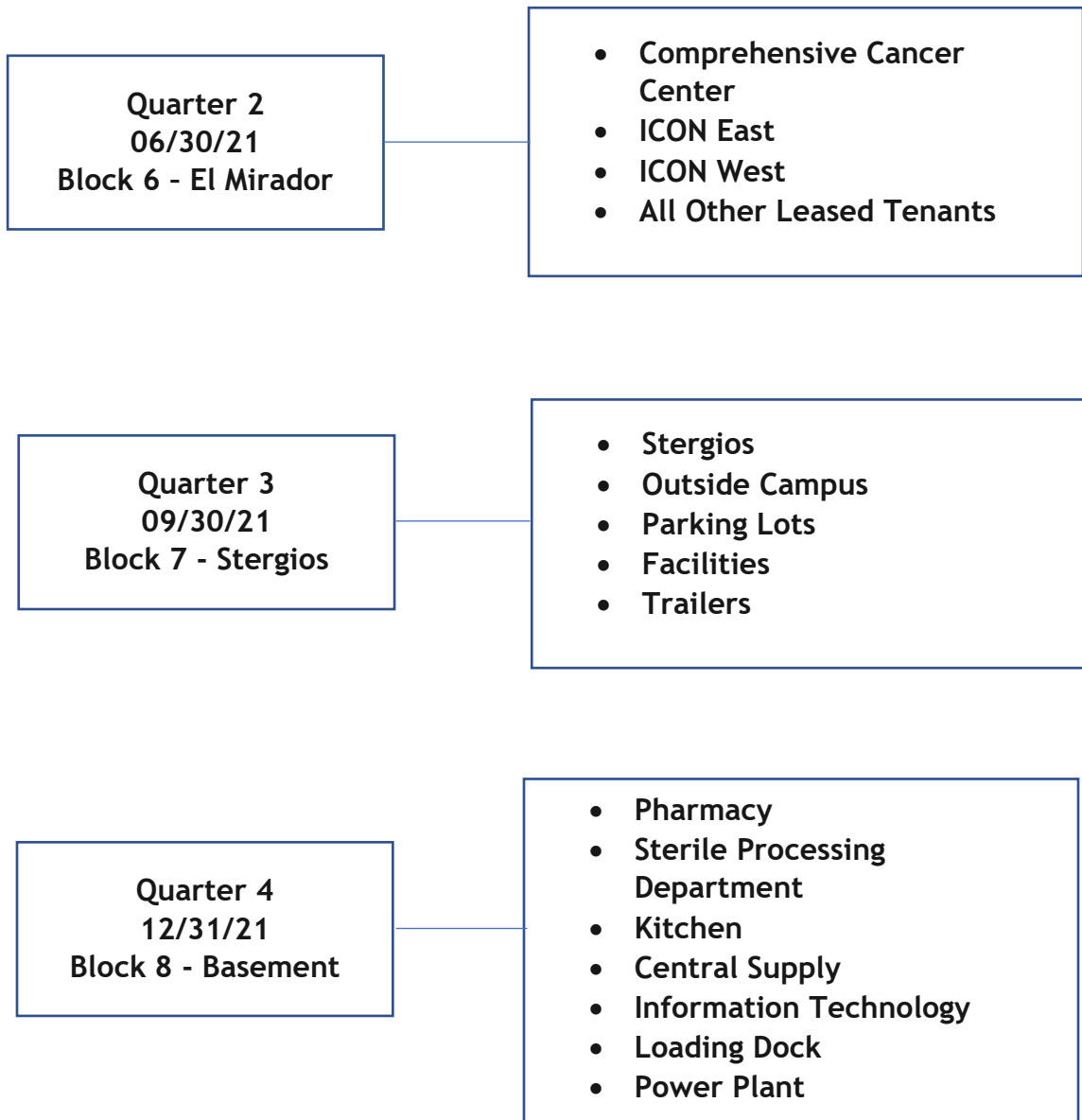
	<p>although Maternity Care is not included in the Leapfrog Score, there were 2,766 deliveries in mid-2019 to mid-2020, and Desert Regional Medical Center achieved all the standards.</p> <p>Ms. Lagenwalter explained that since COVID is an infectious organism affecting many areas, the types of patients and procedures are indicative of the demographics, such as patients with Medi-Cal insurance and the under-insured are inclined to present to the hospital as ailing with higher comorbidities, while the scores look at the totality of the results.</p> <p>Chair Zendle thanked Dale Barnhart for his work with the hospital inspections, also thanking Ms. Lagenwalter for her excellent work at Desert Regional Medical Center as the Quality Improvement Officer.</p>	
VIII. Adjournment	Chairman Zendle adjourned the meeting at 11:20 a.m.	<p>Audio recording available on the website at https://www.dhcd.org/Agendas-and-Documents</p>

ATTEST: _____
Les Zendle, MD, Chairman/President
Hospital Lease Oversight Committee

Minutes respectfully submitted by Andrea S. Hayles, Board Relations Officer



Desert Healthcare District - Hospital Lease Oversight Committee
Desert Regional Medical Center Quarterly Inspection Schedule
2021-2022





Quarter 1
03/31/22
Block 1 - Sinatra Tower

- 5 Sinatra
- 4 Sinatra
- 3 Sinatra
- 2 Sinatra
- Finance

Quarter 2
06/30/22
Block 2 - East Tower

- 4 East
- 3 East
- 2 East
- 1 East
- 1 Central
- Sinatra Education Center

Quarter 3
09/30/22
Block 3 - West Tower

- Labor and Delivery
- Neonatal Intensive Unit
- Emergency Department
- Radiology/Diagnostic Imaging
- Helipad

Quarter 4
12/31/22
Block 4 - 1st Floor Part 1

- Operating Rooms
- Lab
- GI Lab
- Cafeteria
- Maternal Fetal Medicine
- Medical Records

Quarter 1
03/31/23
Block 5 - 1st Floor Part 2

- Intensive Care Units
- Acute Rehabilitation Unit
- Physical Therapy/
Occupational Therapy
- Pediatrics
- Pulmonary

TO: CONRADO BARZAGA, M.D., CEO

FROM: DALE BARNHART

SUBJECT: QUARTERLY INSPECTION, MAY 2022

DATE: MAY 27, 2022

CC: CHRIS CHRISTENSEN, CAO
ANDREA HAYLES, SPECIAL ASSISTANT TO CEO

The quarterly facilities inspection was conducted May 25, 2022. The following representatives participated in the inspection:

- Dale Barnhart, Healthcare Facilities Consultant
- Carole Rogers, RN, DHCD Board Director
- Mike Ditoro, DRMC, COO
- Andy Caffrey, DRMC, Market Director Biomedical Engineering and Interim Director Engineering

The inspection included the Power Plant, Kitchen, Loading Dock, SPD, Pharmacy, Materiel Management, Mailroom, PBX, and Information Technology. The inspection findings are listed in the attached report. Also included is the reinspection update for 3rd Quarter 2021 (Block 7).

Please let me know if you have any questions.

REPORTED ITEMS:		
ITEM		RESPONSE
<u>Areas Inspected</u>		
<u>2nd floor - Stergios Building</u>		
21-47	Stained ceiling tile above desk in Jenna's office	11/30/21 – First Reported 5/25/22 – Not Completed
21-48	Water damage above exterior balcony door in Jenna's office	11/30/21 – First Reported 5/25/22 – Not Completed (contractor bid in process)
21-49	Stained ceiling tile above copier in copy room	11/30/21 – First Reported 5/25/22 – Not Completed
21-50	Missing thermostat cover in Andrea's office	11/30/21 – First Reported 5/25/22 – Not Completed
21-51	Missing & damaged laminate on sink cabinet in Conrado's office	11/30/21 – First Reported 5/25/22 – Not Completed
21-52	Stained ceiling above conference table in Conrado's office	11/30/21 – First Reported 5/25/22 – Not Completed
21-53	Blocked electrical panel near entry door to DHCD	11/30/21 – First Reported 5/25/22 – Verified complete
<u>Stergios Tower Stairwell</u>		
21-54	Loose escutcheon ring in storage room	11/30/21 – First Reported 5/25/22 – Not Completed
21-55	Bird droppings in stairwell leading to top of bell tower	11/30/21 – First Reported 5/25/22 – Verified complete
<u>1st floor – Stergios Building</u>		
21-56	Gap around fire sprinkler in exam room #2	11/30/21 – First Reported 5/25/22 – Not Completed
21-57	Loose fire sprinkler cover in Cardiac Rehab office	11/30/21 – First Reported 5/25/22 – Not Completed
21-58	Missing fire sprinkler cover in outside men's restroom	11/30/21 – First Reported 5/25/22 – Not Completed
21-59	Repair toilet in outside women's restroom	11/30/21 – First Reported 5/25/22 – Not Completed
21-60	Water damage to stucco wall between outside men & women's restrooms	11/30/21 – First Reported 5/25/22 – Not Completed (contractor bid in process)

REPORTED ITEMS:		
ITEM		RESPONSE
21-61	Vegetation debris in outside cooling tower across from restrooms	11/30/21 – First Reported 5/25/22 – Not Completed
21-62	Chemical containers not properly stored in outside cooling tower across from restrooms	11/30/21 – First Reported 5/25/22 – Not Completed
<u>Parking Lots</u>		
21-63	Overgrown & dead trees in lot B and F	11/30/21 – First Reported 5/25/22 – Verified complete
21-64	Rusted perimeter fence in temporary lot and lot G	11/30/21 – First Reported 5/25/22 – Not Completed (contractor bid in process)

REPORTED ITEMS:		
ITEM		RESPONSE
<u>Areas Inspected</u>		
<u>Power Plant</u>		
22-01	Missing cover plate in switch gear room	5/25/22 – First Reported
22-02	Paint on fire sprinkler diffuser in restroom next to generator room	5/25/22 – First Reported
22-03	Gap around fire sprinkler escutcheon ring in restroom next to generator room	5/25/22 – First Reported
22-04	Missing cover plate on electrical box behind emergency generator #2	5/25/22 – First Reported
<u>Kitchen</u>		
22-05	Missing escutcheon ring in chef’s office door #51	5/25/22 – First Reported
22-06	Rusted HVAC air diffuser in cart cleaning room	5/25/22 – First Reported
22-07	Rusted HVAC air diffuser in dry storage room	5/25/22 – First Reported
22-08	Missing tile in ceiling access panel in bakery area	5/25/22 – First Reported
22-09	Dust accumulation on fire sprinkler in walk-in refrigerator	5/25/22 – First Reported
<u>Loading Dock</u>		
22-10	Dust accumulation on HVAC air diffuser in supervisor’s office	5/25/22 – First Reported
22-11	Wire protruding from ceiling in supervisor’s office	5/25/22 – First Reported
22-12	Missing escutcheon ring in supervisor’s office	5/25/22 – First Reported
22-13	Monthly testing and servicing of emergency shower/eye wash station on the loading dock was not current	5/25/22 – First Reported
<u>Supply, Processing, and Distribution (SPD)</u>		

REPORTED ITEMS:		
ITEM		RESPONSE
22-14	Missing escutcheon ring above train station	5/25/22 – First Reported
22-15	Gap around fire sprinkler escutcheon ring in cart washer equipment room	5/25/22 – First Reported
<u>Pharmacy</u>		
22-16	Gap around two fire sprinkler escutcheon rings in IV storage room	5/25/22 – First Reported
<u>Materiel Management</u>		
	No findings identified	
<u>Mailroom</u>		
22-17	Stained ceiling tile near emergency light	5/25/22 – First Reported
22-18	Gap around fire sprinkler escutcheon ring near door	5/25/22 – First Reported
<u>PBX</u>		
	No findings identified	
<u>Information Technology</u>		
22-19	Dirty HVAC air diffuser in telecommunications room behind Materiel Management	5/25/22 – First Reported