



**DESERT HEALTHCARE DISTRICT
HOSPITAL LEASE OVERSIGHT COMMITTEE MEETING
June 20, 2019
9:30 A.M.**

Jerry Stergios Building, 2nd floor
Arthur H. "Red" Motley Boardroom
1140 N. Indian Canyon Drive, Palm Springs, California 92262
This meeting is handicapped-accessible

<i>Page(s)</i>	<i>AGENDA</i>	<i>Item Type</i>
	I. Call to Order – President Les Zendle, MD, 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	
2-6	V. Approval of Meeting Minutes 1. March 21, 2019	Action
	VI. Old Business	
7-10	VII. New Business 1. 2Q 2019 Hospital Inspection – Desert Regional Medical Center	Information/Discussion
	VIII. Adjournment	



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Directors Present	District Staff Present	Absent
Chair, Vice-President, Les Zendle, MD Director Karen Borja	Chris Christensen, Interim CEO, CFO Stephen Huyck, Accounting Manager Andrea S. Hayles, Clerk of the Board	Lisa Houston, COO

AGENDA ITEMS	DISCUSSION	ACTION
I. Call to Order	The meeting was called to order at 9:30 a.m. by Chair Zendle.	
II. Introductions	Chair Zendle invited all in attendance to introduce themselves.	
III. Approval of Agenda	Chair Zendle asked for a motion to approve the agenda	Moved and seconded by Director Borja and Vice-President Zendle to approve the agenda as amended. Motion passed unanimously.
IV. Public Comment	No public comments	
V. Approval of Meeting Minutes	Chair Zendle asked for approval of the February 21, 2019 meeting minutes.	Moved and seconded by Director Borja and Vice-President Zendle to approve the agenda. Motion passed unanimously.
VI. Old Business 1. Amendment – Leapfrog Hospital Safety Grade Upgrade – Christine Langenwalter, MSN, RNC, CENP, Chief Quality Officer	Christine Langenwalter, Chief Quality Officer, explained a revision to last month's Leapfrog update describing that eleven hospitals within 50 miles of Desert Regional Medical Center reported two hospitals with A scores, eight C scores, and one D. There was also a correction to JFK's Memorial Hospital with an A in April and a C in October.	
VII. New Business 1. Hospital Inspection – Desert Regional Medical Center	Chris Christensen, Interim CEO, described the background of the quarterly hospital inspections on a 2-year cycle, also detailing the areas that were inspected on March 5 and introduced	



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	<p>Dale E. Barnhart, Facility Inspection Consultant.</p> <p>Mr. Barnhart explained that he was impressed with the hospital inspection noting minor corrections and some items that may take longer to replace such as signage, laminate replacement, and handrail repairs. Mr. Barnhart also explained that he will work with Desert Regional Medical Center staff to follow-up on corrective measures before the next inspection.</p> <p>Chair Zendle suggests scheduling the first half hour of the inspection for review of the corrective measures and provide a follow-up report. Director Borja explained that as owners of the hospital, the committee should take into consideration staff or committee members accompanying Mr. Barnhart for corrective measure inspection.</p> <p>The committee resolved that the inspector can schedule a review of the corrective measures at and the staff or committee members can participate in the corrective review for critical or safety matters. Mr. Barnhart will report to the committee before the quarterly inspections outlining the status of the corrective measures and any matters that may be pending or carried over in the next quarter.</p> <p>Laura Bruce, RN, Desert Regional Medical Center, expressed</p>	
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	<p>concerns with only one elevator functioning in the Sinatra Tower due to refurbishing.</p> <p>Michele Finney, CEO, Desert Care Network, Desert Regional Medical Center, explained that the hospital is awaiting the approval of the Office of Statewide Health Planning and Development (OSHDP) for the refurbished elevators. Due to the fire alarm system upgrade, approval of the fire alarm system must be completed before the elevators are inspected.</p> <p>The committee suggested and Desert Regional Medical Center staff will possibly reach out to elected officials to try and expedite the inspection.</p>	
2. Charity Care Policy and Estimated Dollar Amount Provided for Indigent Care	<p>Michele Finney, CEO, Desert Care Network, Desert Regional Medical Center, reported the 2018 data regarding charity and the uninsured discount policies. Ms. Finney defined charity care and eligibility as 200% below the poverty level for costs associated with their care. There were 131 admissions that qualified and 799 outpatient persons totaling 930 eligible patients for charity care with Desert Regional Medical Center writing-off the deduction in value or charges of \$23.8M. The uninsured are defined as 201-350% below the poverty level or their account liability owed is more than 10% of their annual household earnings – qualifying the family for discounted care at a</p>	



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	<p>Medicaid rate. There were 136 admissions in the uninsured classifications and 3,700 outpatients primarily for the emergency department totaling 3,850 and the charges written-off at the discount rate were \$29M. Both programs totaled 4,800 patients and a \$53M write-off. The hospital publishes the charity care program for community awareness and individuals or families living below the poverty level. Eligibility workers assist to determine the qualifications for government programs. Staff in onboard 24/7 to work with families and 13 trained staff to assist with the confidential application evaluation and qualifications. Patients are notified in writing if they are denied the discounted program. The program policy is published on OSHPD's website for administering the program for equality.</p> <p>On a separate matter, Chair Zendle requested information on the compliance with SB 1152 – Hospital Patient Discharge Process for Homeless Patients since other hospitals are working in cooperation and collaborating to obtain access to shelter beds and other homelessness matters.</p> <p>Michele Finney suggested inviting Kevin Porter, Regional Vice President, Riverside and San Bernardino Counties, California Hospital Association, to discuss</p>	
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	<p>SB 1152 and provide an update on the best practices in the community based, obtain a larger perspective, then contact Eisenhower to invite them to a future meeting to provide an update on their compliance with SB 1152.</p> <p>The committee directed staff to contact Kevin Porter to provide a presentation at the April meeting and report on how various hospitals in the Coachella Valley are addressing homelessness in the hospitals.</p>	
VIII. Adjournment	Chair Zendle adjourned the meeting at 10:20 a.m.	Audio recording available on the website at http://dhcd.org/Hospital-Governance-Oversight-Committee

ATTEST: _____

Les Zendle, MD, Chair/Vice-President
Hospital Governance and Oversight and Committee

Minutes respectfully submitted by Andrea S. Hayles, Clerk of the Board



Date: June 20, 2019

To: Hospital Lease and Oversight Committee

Subject: DRMC Hospital Safety and Compliance Inspection Q2 2019

Staff Recommendation: Presentation of the June 12, 2019 facility inspection.

Background:

- The Hospital Governance and Oversight Committee approved at the December 20, 2018, meeting the service agreement for Dale E. Barnhart, retired Administrative Director, Facilities Management, Desert Regional Medical Center (DRMC)
- On June 12, 2019, President Zendle, Chris Christensen, and DRMC staff, joined Dale E. Barnhart for the Q2 2019 facility inspection.
- The facility inspection included the Sinatra Education Center and the East Tower Floors 1-5, including the roof.
- The inspection report and findings are included in the packet for review.

TO: CHRIS CHRISTENSEN, INTERIM CEO & CFO

FROM: DALE BARNHART

SUBJECT: QUARTERLY INSPECTION, APRIL – JUNE, 2019

DATE: JUNE 12, 2019

CC: ANDREA HAYLES

The quarterly facilities inspection for Sinatra Education Center, 1 East, 1 Central, and 4, 3, 2 East Tower was conducted June 12, 2019. The following representatives participated in the inspection:

- Dale Barnhart, Healthcare Facilities Consultant
- Chris Christensen, Interim DHCD CEO/CFO
- Les Zendle, MD, VP DHCD Board (joined at end of inspection)
- Mike Ditoro, DRMC COO
- Steve Ballard, DRMC Director of Engineering
- Steed McCotter, DRMC Director of Patient Experience

The inspection included elevator and mechanical penthouses and roof above the East Patient Tower. The inspection findings are listed in the attached report.

Please let me know if you have any questions.

REPORTED ITEMS:		
ITEM		RESPONSE
<u>Areas Inspected</u>		
<u>Sinatra Education Center</u>		
19-18	Stained ceiling tile in Disaster Storage Room, door SE-9	
19-19	Mezzanine meeting room light fixtures need cleaning	
19-20	Missing light fixture lens in Mezzanine Storage Room, door SE-15	
19-21	Light fixture in Mezzanine Storage Room needs cleaning, door SE-15	
19-22	Missing J box cover in Mezzanine Mechanical Room, door SE-17	
19-23	Damaged ceiling tiles in Natalie Room	
19-24	Wall penetration in basement storage room, door SE-251	
19-25	Non-functional emergency light in Library	
19-26	Replace non-rated fire stop material in conduit and wall penetrations in fire sprinkler room, door SE-36	
19-27	Missing fire sprinkler escutcheon ring in Computer Training Room	
19-28	Leaking faucet in men's 1 st floor rest room	
<u>1 East</u>		
19-29	Replace damaged bathroom mirror, patient room 1510	
19-30	Stained ceiling tiles in Staff Lounge, door EW-176	
19-31	Ceiling penetration in EVS closet, door EW-181	
19-32	EVS closet door EW-181 did not positive latch	
19-33	Damaged laminate on door to EVS closet, door EW-181	
19-34	Stained and damaged ceiling tiles, patient room 1501	
19-35	Damaged corridor ceiling tile outside room 1502	

REPORTED ITEMS:		
ITEM		RESPONSE
<u>1 Central</u>		
19-36	Clutter and dirty floor in Telecommunications Room, next to room 1606	
19-37	Damaged/cracked flooring in rest room, door EW-57V	
19-38	Unsecured oxygen E cylinders in dirty utility room, door EW-57J	
<u>4 East</u>		
19-39	Replace damaged “Soiled Utility” sign, door E4-40	
<u>3 East</u>		
19-40	Cardboard boxes on storage room floor, door E3-67	
19-41	Replace damaged “Soiled Utility” sign, door E3-40	
19-42	Replace damaged “Clean Linen” sign, door E3-39	
19-43	Missing thermostat control cover plate in Staff Lounge, door E3-37	
19-44	Repair or replace door to Staff Lounge, door E3-37	
<u>2 East</u>		
19-45	Clean Utility room door E2-3 did not positive latch	
19-46	Wall protection needed in Clean Utility room, door E2-3	
<u>East Tower Roof</u>		
No findings identified		
<u>Sinatra 4</u>		
19-04	Missing light fixture over bed, patient room 3433	3/5/19 – First Reported 6/20/19 – Waiting room availability
<u>Sinatra 2</u>		
19-07	Broken/missing laminate on satellite nursing station next to room 3233	3/5/19 – First Reported 6/20/19 – In-process for August 2019 completion
19-08_	Missing end cap on handrail next to fire sprinkler room	3/5/19 – First Reported 6/20/19 – In-process for October 2019 completion