

MENDOCINO COAST HEALTH CARE DISTRICT

Board of Directors Meeting

March 18, 2026

Report of Dudley Campbell, Devenney Group

Infrastructure Improvements — NPC4/NPC5 Hospital Seismic Retrofit Project Update

1. HCAI Submittal Status

The team completed all required documentation and submitted the NPC4 and NPC5 Scopes of Work packages to HCAI (Ca. Department of Health Care Access and Information) prior to the March 1, 2026 deadline. The District is now in the HCAI review cycle. Copies of all submitted documents were distributed to the district and to Adventist Health staff.

Anticipated HCAI review timeline:

- First round of comments expected within approximately 3 months
- HCAI indicated 2 back-checks are anticipated for this submittal
- Full review and approval process typically takes 9–12 months total
- The team will review, respond, and resubmit upon receipt of HCAI comments

2. NPC5 Scope of Work — Exterior Infrastructure

The NPC5 scope covers exterior site infrastructure and includes two primary components:

- **Underground Potable Water Tank:** A 25,000-gallon tank to be buried under the parking area. A pump enclosure structure (CMU masonry wall with a louvered front gate, finished in colored block) will house the pump assembly that pressurizes water from the tank for distribution throughout the facility. Water flows from the city main into the tank, and the pump system brings it back under pressure into the building.
- **Underground Wastewater Tank:** A 25,000-gallon tank that ties into the existing city sewer feed on Cypress Street.

3. Domestic Water Loop Resolution

During final document review, Peter and Kyle identified an additional domestic water feed on the south side of the site, which initially appeared to require a second water tank at the south end of the property. Following a site visit and further investigation by the mechanical and plumbing engineer, it was determined that the two existing 3-inch domestic cold water pipes could be connected via an approximately 20-foot section of new pipe, creating a complete loop. This eliminates the need for a second tank — a cost-saving outcome resulting from targeted site due diligence.

4. Existing Well — Evaluation in Progress

Information regarding the existing on-site well (currently used for irrigation) was received from Peter the week prior to the meeting. The team is now evaluating with the mechanical engineer whether the well provides sufficient water capacity and flow to supplement the potable water tank.

If the well proves adequate, the 25,000-gallon potable water tank could potentially be reduced in size, resulting in project savings. Campbell noted that if this direction is pursued, it will require updates to the evaluation report and previously submitted HCAI documents, and the matter will be brought back to the Board for review and approval before proceeding.

5. Water Treatment System

Water treatment has not been included in the current project scope. Peter's ongoing monthly/quarterly testing of city-supplied water has consistently passed all standards, and no water quality issues have been identified. However, the system has been designed to accommodate the future addition of water treatment equipment if needed.

The pump enclosure will be shown in the City of Fort Bragg submittal at a size that accounts for a potential future water treatment addition, so that the city's pre-approval of the larger footprint is secured now — avoiding the need to repeat the city permitting process later.

6. Next Steps — City of Fort Bragg Review

With the HCAI submittal complete, the team's attention is now turning to preparing and submitting the project package to the City of Fort Bragg for municipal review and approval of relevant scopes of work, including the exterior tank and pump enclosure structures.

Note on Seismic Compliance Plan: *In response to a question from Director McGordy, it was confirmed that a written Seismic Compliance Plan was submitted to HCAI by the end-of-January deadline, identifying the path forward for seismic compliance. This is a separate submittal from the NPC4/NPC5 scope documents.*

— End of Report —