

# SHD Project Development Moves Forward

## Local Hospital District, Construction Officials Still Targeting May Bond Election

By Dustin Wright  
Sentinel Managing Editor

With a March 1 ballot filing deadline rapidly approaching, those associated with the design and development process of a proposed expansion/renovation project with the Seminole Hospital District are feverishly working to have figures and preliminary drawings in place to go before voters in a quest for funding approval for the project.



Briscoe

A project which is targeting an expansion of the district's emergency room, surgical services, labor and delivery department and other medical

areas of the Memorial Hospital and Memorial Health Care Center campuses, estimated to cost between \$20-to-\$25 million, according to preliminary figures.

Betsy Briscoe, Chief Executive Officer of the Seminole Hospital District, said local hospital district officials and those with McKinstry -- a full-service design, build, operate and maintain (DBOM) firm hired by the local district to begin the ground work for the project -- recently met to view preliminary drawings of the project, which is anticipated to add some 60,000 sq ft of medical space to the facility, located in the 200 block of N.W. 8th St.

"The meeting was really productive," said Briscoe in an update of the happenings with members of the Seminole Hospital District's Board of Directors in a regular meeting of the board held Monday evening at the Memorial Hospital campus. "We (SHD officials and McKinstry) met, went over the plans with all of our department heads and walked away with a clearer idea of what all will be needed for this project."

Briscoe said some minor revisions came from the plans, which is being developed by McKinstry with the assistance of the Lubbock-based architecture firm of Parkhill, Smith and Cooper, Inc.

"We wanted to make sure each area, each department, had enough space for their respective operations



for the future," said Briscoe. "McKinstry took our changes and are going back to reconfigure them into revised plans, which we hope to have for you on our Feb. 18 meeting."

Billed as a "Phase II" project, McKinstry and Seminole Hospital District officials are proposing the addition of a new emergency room facility at the hospital campus, which would expand from its current four room floor plan to an eight room service center.

Included in the expansion would be four ER patient rooms, one cardiac room, two trauma rooms, one ISO room, two storage rooms, three treatment rooms, and four urgent care rooms. In addition, the ER facility would see an enlarged waiting area -- with a capacity of 35-to-40 people -- and separate entrances for ambulances and patients/visitors.

Preliminary expansion talks also included the proposed construction of new, larger Obstetrics/Labor and Delivery rooms, two new operating rooms, two new recovery rooms, four staff offices for the OR department, new radiology facilities with room for CT, MRI, Mammography and R&F machinery, and renovations/repurposing existing space within the Memorial Hospital campus.

The proposed additions, according to White's presentation, would see the expansion of facilities to the south and west of the Memorial Hospital campus' current emergency room facilities, as well as the addition of a second floor to the campus' two patient wings currently on site.

The additions, according to both hospital district and McKinstry officials, will not add additional patient rooms to the local district, which is classified as a "Critical Access Hospital" and may have no more than 25 patient beds, according to Medicare reimbursement

guidelines.

Hospital district officials are also considering the addition of an Alzheimer's dedicated patient wing to the Memorial Care Center facilities, which will first house the hospital district's emergency/operating rooms during the early phases of the construction/expansion process.

SHD officials learned in early December that funding for the project would have to come through a general obligations bond election process with hospital district taxpayers, which is initially being targeted for May 11.

Back in December, hospital district board members unanimously approved of the \$2.77 million infrastructure renovation project for hospital district facilities.

The energy savings infrastructure remodel project is anticipated to include renovations to HVAC, controls, lighting and other utility systems within the Seminole Hospital District, which include the Memorial Hospital campus, Memorial Health Care Center, Memorial Place Assisted Living Center, and the district's medical clinics and records storage facility.

The "Phase I" project, according to McKinstry figures produced in Monday's meeting, projected the SHD to save \$58,267 in annual energy savings, while an annual savings of \$135,000 are being projected by the company on reduced repair costs and future avoided capital expenditures in relation to infrastructure issues.

The SHD is also anticipating a \$17,942 incentive from utility providers for the project, according to McKinstry figures.

The \$2.77 million guaranteed maximum price for the project by McKinstry will be funded by the Seminole Hospital

District through a revenue bond agreement with Government Capital Corp.

McKinstry officials are projecting to begin the infrastructure renovation project at the campus in April, and have the project completed by late August.

Company officials, in their mid-October presentation to SHD board members, said they could save the district between \$44,000 and \$54,000 annual in energy savings through energy management control system upgrades, HVAC equipment improvements, lighting improvements, computer power management, water conservation measures, and other energy management practices.

According to the company's October figures, the SHD could earn \$650,000 to \$800,000 for self-funding facility improvements over a 15 year period, through the project.

A bulk of the \$2.77 million project will be conducted on the replacement of HVAC equipment and the addition of direct digital controls (DDC) to the Memorial Health Care Center. According to figures, the cost associated with that portion of the project was quoted at \$1.24 million.

An additional \$668,646 is being anticipated for work on controls upgrades for the Memorial Hospital's main campus.

The work includes the installation of a new open protocol energy management control system, the installation of new air handler units

to reduce the amount of outside air entering into the facility, and removal of existing outside air supply fans, just to name a few.

The hospital facility, as well as a majority of the district's other facilities, will also see the retrofitting of existing lighting fixtures with more

"energy efficient" systems and the installation of programmable digital thermostat systems.

# Gaines County Sporting Events

## February 7

Seminole Maiden Varsity Softball vs. Monahans (scrimmage) @ Seminole, 5:00 p.m.

Seminole Maiden JV Softball vs. Monahans (scrimmage) @ Seminole, 6:00 p.m.

## February 8

Seminole Indian Varsity Basketball vs. Shallowater @ Seminole, 7:30 p.m.

Seminole Indian JV Basketball vs. Shallowater @ Seminole, 6:00 p.m.

Seminole Indian Freshmen Basketball vs. Shallowater @ Seminole, 4:30 p.m.

Seminole Aqua Tribe @ Region 1-4A Meet, Andrews SHS Tennis @ Andrews Tournament

SHS Maiden/Indian Golf @ Big Spring Invitational

## February 9

Seminole Aqua Tribe @ Region 1-4A Meet, Andrews SHS Tennis @ Andrews Tournament

SHS Powerlifting (Boys and Girls) hosting Seminole Meet, Old Junior High Gym

SHS Maiden/Indian Golf @ Big Spring Invitational Seminole Maiden Varsity Softball vs. Lee/Coronado, (scrimmage) @ Seminole

Seminole Maiden JV Softball vs. Lee/Coronado (scrimmage) @ Seminole

Seminole Indian Varsity Baseball vs. Pecos/Permian (scrimmage) @ Permian

## February 11

Seminole Indian Varsity Baseball vs. Snyder (scrimmage) @ Snyder, 5:00 p.m.

## February 12

Seminole Indian Varsity Basketball vs. Lubbock Cooper @ Cooper, 7:30 p.m.

Seminole Indian JV Basketball vs. Lubbock Cooper @ Cooper, 6:15 p.m.

Seminole Indian Freshmen Basketball vs. Lubbock Cooper @ Cooper, 5:00 p.m.

Seminole Maiden Varsity Softball vs. Crane @ Crane 5:30 p.m.

Seminole Maiden JV Softball vs. Crane @ Crane, 7:00 p.m.

Seminole Indian JV Baseball vs. Seagraves (scrimmage) @ Seminole, 5:30 p.m.

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## Job Fair: From Page 1

Comelius. "I was very pleased with the turnout and the response we had (from the job fair)."

Comelius said the local medical district had 10 positions at the present time open for employment.

"I haven't had time to go through (the applications), but we will definitely be going through them and taking a look at what we have."

Monday's job fair was the brain-child of months of preparation and an "impromptu" October 2012 event hosted by the FPC, which George said came about following several discussions from fellow elders of the church who were seeking a way to assist those who were seeking jobs in the Seminole community.

"Through (FPC's) Bob Lewis Mission, I have visited with numerous people over the past several months who were just seeking a job," said George in a story produced in the Sunday, Feb. 3 edition of the *Sentinel*. "(The job fair) is a great opportunity for local businesses who are looking for employees, and those who are seeking jobs, to come together and see if they can fill the voids."

Gaines County, for a majority of the 2012 calendar year, was classified as being a "fully-employed" county, per figures from the Texas Workforce Commission.

The TWC considers counties with jobless rates of 4-percent or lower under the designation.

In the December 2012 TWC report, Gaines County was reported to have a 4-percent jobless rate, which was up slightly from the 3.9-percent rate seen in November 2012, but down from the 4.8-percent rate reported in December 2011.

Gaines County is just one of a host of counties within the West Texas region with similar unemployment figures, spearheaded by the Midland Metropolitan Statistical Area (MSA), which was reported to have lowest December unemployment rate in the state at 3.1 percent. The Odessa MSA came in second at 3.7 percent, and the Amarillo MSA third at 4.1 percent (not seasonally adjusted).

In the TWC's latest jobless report, Texas' unemployment rate fell to 6.1 percent in December, down from 6.2 percent in November and from 7.4 percent a year ago.

This marked the fourth straight month that the unemployment rate in Texas has declined.

"In December, we saw annual growth in 10 major industries, for an overall annual growth of 2.5 percent in Texas," said Texas Workforce Commission (TWC) Chairman Andres Alcantar. "With those positive strides and 11,800 private sector jobs added in the past month, 2012 was a strong year for Texas and my hope is that the Texas economy will build on that success in 2013."

Texas employers added 4,100 total nonfarm jobs in December for a total of 260,800 jobs added over the year. In December 2012, Texas employers reported 10,904,000 total nonfarm jobs.

Six out of 11 major industries in Texas added jobs in December, led by 13,300 jobs added in Professional and Business Services—the largest over-the-month expansion for this industry since January 2012.

"I'm glad to see the unemployment rate has dropped by more than a full point over the course of the year," said TWC Commissioner Representing Labor Ronny Congleton. "Positive economic growth is good news for the workers of Texas, and TWC is committed to helping those still looking to get back to work."

Manufacturing added 3,000 jobs between November and December, while another goods-producing industry, Mining and Logging, expanded by 1,600 jobs during this time. Service-providing industries that also showed positive growth over the month included Education and Health Services, Other Services, and Trade, Transportation, and Utilities.

## Death Notices

### SHRUM

Memorial services for Jo Ann Shrum, age 73 of Seminole will be held Saturday, February 9, 2013 at First Assembly of God Church at 10 a.m. with Pastor Carol Herring officiating. Burial will follow at Gaines County Memorial Cemetery. All services are under the direction of Boyer Funeral Home.

Mrs. Shrum was born October 23, 1939 in Muleshoe and passed away January 27, 2013 in Lubbock following a lengthy illness.

### BRUCE

Naomi Bruce, age 77 of Seminole passed away Thursday, January 31, 2013 in Seminole. Memorial Services were conducted Tuesday, February 5 at 10 a.m. in the First Baptist Church. Interment was conducted in Gaines County Cemetery with services under the direction of Ratliff Funeral Home of Seminole.

Mrs. Bruce was born March 24, 1935 in Loraine.