



**DESERT HEALTHCARE DISTRICT  
HOSPITAL LEASE OVERSIGHT COMMITTEE MEETING  
July 15, 2024  
5:00 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/85652044917?pwd=ThfX53EbSdSspmGcbddMlf2qcQvrxt.1>

**Password: 867561**

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: 856 5204 4917**

**Password: 867561**

<i>Page(s)</i>	<b>AGENDA</b>	<i>Item Type</i>
	<b>I. Call to Order</b> – Carmina Zavala, PsyD, Committee Chairperson	
	<b>II. Introductions</b>	
<b>1-2</b>	<b>III. Approval of Agenda</b>	<b>Action</b>
	<b>IV. Public Comments</b> 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	
<b>3-4</b>	<b>V. Approval of Meeting Minutes</b> 1. September 21, 2022	<b>Action</b>
<b>5-6</b> <b>7-8</b>	<b>VI. New Business</b> 1. Quarterly 2024-2025 Inspection Schedule 2. Q1 – Block 1 – February 1, 2023, Reinspection Facilities Report – Inspected on November 17, 2022, Dale Barnhart, Consultant	Information/Discussion
<b>9-10</b>	3. Q1 – Block 2 – May 11, 2023, Inspection Facilities Report – Reinspected on March 22, 2024, Dale Barnhart, Consultant	
<b>11</b>	4. Q1 – Block 3 – March 22, 2024, Inspection, Dale Barnhart, Consultant	



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|-------|--|
| 12    | 5. Q1 – Block 3 – April 16, 2024, Reinspection Facilities Report, Dale Barnhart, Consultant  |
| 13-14 | 6. Q2 – Block 4 – April 16, 2024, Inspection, Dale Barnhart, Consultant  |
| 15-16 | 7. Q2 – Block 4 – July 09, 2024, Reinspection, Dale Barnhart, Consultant   |
| 17    | 8. Q3 – Block 5 – July 09, 2024, Inspection, Dale Barnhart, Consultant   |
|       | 9. Leapfrog Hospital Safety Grade Presentation, Christine Lagenwalter, MSN, RNC, CENP, Chief Quality Officer, Desert Regional Medical Center |

## **VII. Adjournment**

The undersigned certifies that a copy of this agenda was posted in front entrance to the Desert Healthcare District offices located at 1140 North Indian Canyon Drive, Palm Springs, California, and the front entrance of the Desert Healthcare District office located at the Regional Access Project Foundation, 41550 Eclectic Street, 100, Palm Desert, California at least 72 hours prior to the meeting.

If you have any disability which would require accommodation to enable you to participate in this meeting or translation services, please email Andrea S. Hayles, Special Assistant to the CEO and Board Relations Officer, at [ahayles@dhcd.org](mailto:ahayles@dhcd.org) or call (760) 567-0298 at least 24 hours prior to the meeting.

*Andrea S. Hayles*

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Andrea S. Hayles, Board Relations Officer



**HOSPITAL LEASE OVERSIGHT COMMITTEE MEETING  
MEETING MINUTES  
September 21, 2022**

<b>Directors Present</b>	<b>District Staff Present</b>	<b>Absent</b>
Chairman/Secretary, Carmina Zavala, PsyD Director Carole Roger, RN Director Les Zendle, MD	Conrado E. Bárzaga, MD, CEO Chris Christensen, CAO Andrea S. Hayles, Board Relations Officer	

<b>AGENDA ITEMS</b>	<b>DISCUSSION</b>	<b>ACTION</b>
<b>I. Call to Order</b>	The meeting was called to order at 12:07 p.m. by Chair Zavala.	
<b>II. Approval of Agenda</b>	Chair Zavala asked for a motion to approve the agenda	<b>Moved and seconded by Director Zendle and Director Rogers to approve the agenda as amended. Motion passed unanimously.</b>
<b>III. Public Comment</b>	There were no public comments.	
<b>IV. Approval of Meeting Minutes</b>	Chair Zavala asked for approval of the May 17, 2021, meeting minutes.	<b>Moved and seconded by Director Rogers to Director Zendle approve the May 17, 2021, meeting minutes. Motion passed unanimously.</b>
<b>V. Old Business</b>		
<b>1. Quarterly 2021-2022 Inspection Schedule</b>	Chair Zavala inquired with the committee concerning questions about the 2021-2022 quarterly inspection schedule, noting that due to COVID and closures at Desert Regional Medical Center (DRMC), the quarterly schedule is one year behind. In collaboration with Dale Barnhart, Consultant, Andy Caffrey, Director, Engineering, DRMC, and Mike Ditoro, COO, DRMC, staff will prepare an updated schedule.	
<b>2. Q3 – Block 7 Facilities Re-Inspection Report (November 2021) – May 25, 2022, Dale Barnhart, Consultant</b>	Dale Barnhart, Consultant, provided an overview of the Q3 re-inspection report describing the minor findings.	
<b>3. Q4 – Block 8 Facilities Inspection – May 25,</b>	Dale Barnhart, Consultant, provided an overview of the Q4	

**HOSPITAL LEASE OVERSIGHT COMMITTEE MEETING  
MEETING MINUTES  
September 21, 2022**

<p><b>2022, Dale Barnhart, Consultant</b></p> <p><b>4. Leapfrog Hospital Safety Grade Presentation, Christine Lagenwalter, MSN, RNC, CENP, Chief Quality Officer, Desert Regional Medical Center</b></p>	<p>inspection report. The next scheduled inspection will incorporate a re-inspection of the Q4 inspection findings.</p> <p>Christine Lagenwalter, MSN, RNC, CENP, Chief Quality Officer, presented on the most recent Leapfrog Hospital Safety Grade, highlighting the process/structural measures of the survey questions and patient satisfaction measures, outcome measures, and numerical safety grade scores. An additional emphasis of the presentation included a summary of progress, hospital-acquired infections achievements, journey to high-reliability care, such as current initiatives for patient satisfaction and improving survival rates, culture shift, Beta Heart participation, and an overall summary of findings and improvements.</p> <p>The committee and staff discussed the distinction between Desert Regional Medical Center's Leapfrog Safety Grade score and Eisenhower Medical Center's for public messaging and communication.</p>	
<p><b>VIII. Adjournment</b></p>	<p>Chair Zavala adjourned the meeting at 12:54 p.m.</p>	<p><b>Audio recording available on the website at</b> <a href="https://www.dhcd.org/Agendas-and-Documents">https://www.dhcd.org/Agendas-and-Documents</a></p>

ATTEST: \_\_\_\_\_  
Carmina Zavala, PsyD, Chair/Secretary  
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**  
**2024-2025**

<b>Quarter 1</b> <b>03/31/2024</b>	
<b>Block 2 - East Tower</b>  Inspected on May 11, 2023 Reinspected and Verified Complete on March 22, 2024	<ul style="list-style-type: none"> <li>○ 4 East</li> <li>○ 3 East</li> <li>○ 2 East</li> <li>○ 1 East</li> <li>○ 1 Central</li> <li>○ Sinatra Education Center</li> </ul>
<b>Quarter 1</b> <b>03/31/2024</b>	
<b>Block 3 - West Tower</b>  Inspected on March 22, 2024 Reinspected and Verified Complete on April 16, 2024	<ul style="list-style-type: none"> <li>○ Labor and Delivery</li> <li>○ Neonatal Intensive Unit</li> <li>○ Emergency Department</li> <li>○ Radiology/Diagnostic Imaging</li> <li>○ Helipad</li> </ul>
<b>Quarter 2</b> <b>06/30/2024</b>	
<b>Block 4 - 1<sup>st</sup> Floor Part 1</b>  Inspect on April 16, 2024 Reinspected and Verified Complete on July 09, 2024	<ul style="list-style-type: none"> <li>○ Operating Rooms</li> <li>○ Lab</li> <li>○ GI Lab</li> <li>○ Cafeteria</li> <li>○ Maternal Fetal Medicine</li> <li>○ Medical Records</li> </ul>
<b>Quarter 3</b> <b>09/30/2024</b>	
<b>Block 5 - 1<sup>st</sup> Floor Part 2</b>  Inspected on July 09, 2024	<ul style="list-style-type: none"> <li>○ Intensive Care Units</li> <li>○ Acute Rehabilitation Unit</li> <li>○ Physical Therapy/ Occupational Therapy</li> <li>○ Pediatrics</li> <li>○ Pulmonary</li> </ul>
<b>Quarter 4</b> <b>12/31/2024</b>	
<b>Block 6 - El Mirador</b>	<ul style="list-style-type: none"> <li>○ Comprehensive Cancer Center</li> <li>○ ICON East</li> <li>○ ICON West</li> <li>○ All Other Leased Tenants</li> </ul>



Desert Healthcare District - Hospital Lease Oversight Committee  
Desert Regional Medical Center Quarterly Inspection Schedule  
2024-2025

Quarter 1 03/31/2025	
<b>Block 7 - Stergios</b>	<ul style="list-style-type: none"> <li>○ Stergios</li> <li>○ Outside Campus</li> <li>○ Parking Lots</li> <li>○ Facilities</li> <li>○ Trailers</li> </ul>
Quarter 2 06/30/2025	
<b>Block 8 - Basement</b>	<ul style="list-style-type: none"> <li>○ Pharmacy</li> <li>○ Sterile Processing Department</li> <li>○ Kitchen</li> <li>○ Central Supply</li> <li>○ Information Technology</li> <li>○ Loading Dock</li> <li>○ Power Plant</li> </ul>
Quarter 3 09/30/2025	
<b>Block 1 - Sinatra Tower</b>  Inspected on November 17, 2022 Reinspected and Verified Complete on February 1, 2023	<ul style="list-style-type: none"> <li>○ 5 Sinatra</li> <li>○ 4 Sinatra</li> <li>○ 3 Sinatra</li> <li>○ 2 Sinatra</li> <li>○ Finance</li> </ul>

REPORTED ITEMS:		
ITEM		RESPONSE
<b><u>Areas Inspected</u></b>		
<b><u>Sinatra Tower Roof (West)</u></b>		
	No findings identified	
<b><u>Sinatra Tower Roof (East)</u></b>		
	No findings identified	
<b><u>Sinatra Tower Mechanical Penthouse</u></b>		
	No findings identified	
<b><u>Sinatra Tower Elevator Room (West)</u></b>		
22-20	Missing electrical panel cover	11/17/22 – First Reported 2/1/23 – Verified complete
22-21	Exposed insulation on HVAC ductwork	11/17/22 – First Reported 2/1/23 – Verified complete
<b><u>Sinatra Tower Elevator Room (East)</u></b>		
	No findings identified	
<b><u>Sinatra 5</u></b>		
22-22	Furniture and debris in west stairwell	11/17/22 – First Reported 2/1/23 – Verified complete
22-23	Gap around Fire sprinkler escutcheon ring in corridor near patient room 3508	11/17/22 – First Reported 2/1/23 – Verified complete
22-24	Hazardous material storage bins not covered in dirty utility room, door S5-49	11/17/22 – First Reported 2/1/23 – <b>Not reinspected</b>
22-25	Negative pressure isolation room door for 3526 did not positive latch	11/17/22 – First Reported 2/1/23 – Verified complete
<b><u>Sinatra 4</u></b>		
22-26	Dust accumulation on fire sprinkler in Fire Panel room, door S4-29	11/17/22 – First Reported 2/1/23 – Verified complete
22-27	Missing escutcheon ring on fire sprinkler in Environmental Services room, door S4-25	11/17/22 – First Reported 2/1/23 – Verified complete

<b>REPORTED ITEMS:</b>		
<b>ITEM</b>		<b>RESPONSE</b>
22-28	Hazardous material storage bins not covered in dirty utility room, door S4-51	11/17/22 – First Reported 2/1/23 – <b>Not reinspected</b>
22-29	Negative pressure isolation room door for 3426 did not positive latch	11/17/22 – First Reported 2/1/23 – Verified complete
22-30	Smoke barrier door S4-8 near patient room 3431 did not positive latch	11/17/22 – First Reported 2/1/23 – Verified complete
22-31	Door S4-9 near patient room 3432 did not positive latch	11/17/22 – First Reported 2/1/23 – Verified complete
<b><u>Sinatra 3</u></b>		
22-32	Nurse's station/clean utility room entry door S3-39 did not positive latch	11/17/22 – First Reported 2/1/23 – Verified complete
22-33	Hazardous material storage bins not covered in dirty utility room, door S3-37	11/17/22 – First Reported 2/1/23 – <b>Not reinspected</b>
22-34	Negative pressure isolation room door for 3309 did not positive latch	11/17/22 – First Reported 2/1/23 – Verified complete
<b><u>Sinatra 2</u></b>		
22-35	Fire wall penetration in electrical closet, door S2-25	11/17/22 – First Reported 2/1/23 – Verified complete
22-36	Smoke barrier door S2-28 near patient room 3215 did not positive latch	11/17/22 – First Reported 2/1/23 – Verified complete
22-37	Dust accumulation on fire sprinkler in storage room, door S2-53	11/17/22 – First Reported 2/1/23 – Verified complete
22-38	Dust accumulation on air diffuser in storage room, door S2-53	11/17/22 – First Reported 2/1/23 – Verified complete
22-39	Hazardous material storage bins not covered in dirty utility room, door S2-50	11/17/22 – First Reported 2/1/23 – <b>Not reinspected</b>
<b><u>Biomed</u></b>		
	No findings identified	



<b>REPORTED ITEMS:</b>		
<b>ITEM</b>		<b>RESPONSE</b>
<b><u>Areas Inspected</u></b>		
<b><u>East Tower Roof</u></b>		
23-01	2 chemical containers not properly stored in elevator room	5/11/23 - First Reported 3/22/24 – Verified Complete
23-02	Missing cover on electrical junction box at entry to elevator room	5/11/23 - First Reported 3/22/24 – Verified Complete
23-03	Missing cover on electrical junction box in penthouse room	5/11/23 - First Reported 3/22/24 – Verified Complete
<b><u>4 East</u></b>		
23-04	Door E4-29 to room 2411 did not positive latch	5/11/23 - First Reported 3/22/24 – Verified Complete
23-05	Damaged ceiling tile in corridor near room 2411	5/11/23 - First Reported 3/22/24 – Verified Complete
23-06	Door E4-39 to linen room did not positive latch	5/11/23 - First Reported 3/22/24 – Verified Complete
<b><u>3 East</u></b>		
23-07	Door E3-34 to telelift room did not positive latch	5/11/23 - First Reported 3/22/24 – Verified Complete
23-08	Missing lens cover on ceiling light fixture in stairwell landing near room 2310	5/11/23 - First Reported 3/22/24 – Verified Complete
23-09	Door E3-14 to housekeeping closet did not positive latch due to paper in door jamb	5/11/23 - First Reported 3/22/24 – Verified Complete
<b><u>2 East</u></b>		
23-10	Dirty HVAC air diffuser in manager’s office, door E2-3	5/11/23 - First Reported 3/22/24 – Verified Complete
23-11	Inoperative emergency light in director’s office, door E2-13	5/11/23 - First Reported 3/22/24 – Verified Complete
23-12	Door E2-22 to staff lounge did not positive latch	5/11/23 - First Reported 3/22/24 – Verified Complete
<b><u>1 Central</u></b>		
No findings identified		
<b><u>Sinatra Education Center</u></b>		
23-13	Missing cover on electrical box in buffet area, door SE-21	5/11/23 - First Reported 3/22/24 – Verified Complete

<b>REPORTED ITEMS:</b>		
<b>ITEM</b>		<b>RESPONSE</b>
23-14	Wall penetration from communication cables in mechanical room off men's restroom, door SE-26	5/11/23 - First Reported 3/22/24 – Verified Complete
23-15	Paint on fire sprinkler in Tina Room, door SE-33	5/11/23 - First Reported 3/22/24 – Verified Complete
23-16	Wall penetration from communication cables in mechanical room off men's restroom, door SE-43	5/11/23 - First Reported 3/22/24 – Verified Complete
23-17	Paint on fire sprinkler outside basement restrooms	5/11/23 - First Reported 3/22/24 – Verified Complete

<b>REPORTED ITEMS:</b>		
<b>ITEM</b>		<b>RESPONSE</b>
<b><u>Areas Inspected</u></b>		
<b><u>West Tower Helipad</u></b>		
No findings identified		
<b><u>West Tower Mechanical Penthouse &amp; Roof</u></b>		
No findings identified		
<b><u>Women &amp; Infants Center</u></b>		
24-01	Biohazardous waste room dry wall penetration	3/22/24 – First Reported
<b><u>NICU</u></b>		
No findings identified		
<b><u>Diagnostic Imaging</u></b>		
24-02	Boxes encroaching on 18” ceiling clearance in storage room, door W1-16B	3/22/24 – First Reported
24-03	Cardboard boxes stored on floor in storage room, door W1-16B	3/22/24 – First Reported
24-04	Florescent tubes and other debris on floor in telecommunications closet, door W1-159	3/22/24 – First Reported
<b><u>Emergency Department</u></b>		
No findings identified		

REPORTED ITEMS:		
ITEM		RESPONSE
<b><u>Areas Inspected</u></b>		
<b><u>West Tower Helipad</u></b>		
	No findings identified	
<b><u>West Tower Mechanical Penthouse &amp; Roof</u></b>		
	No findings identified	
<b><u>Women &amp; Infants Center</u></b>		
24-01	Biohazardous waste room dry wall penetration	3/22/24 – First Reported 4/16/24 – Verified complete
<b><u>NICU</u></b>		
	No findings identified	
<b><u>Diagnostic Imaging</u></b>		
24-02	Boxes encroaching on 18” ceiling clearance in storage room, door W1-16B	3/22/24 – First Reported 4/16/24 – Verified complete
24-03	Cardboard boxes stored on floor in storage room, door W1-16B	3/22/24 – First Reported 4/16/24 – Verified complete
24-04	Florescent tubes and other debris on floor in telecommunications closet, door W1-159	3/22/24 – First Reported 4/16/24 – Verified complete
<b><u>Emergency Department</u></b>		
	No findings identified	

<b>REPORTED ITEMS:</b>		
<b>ITEM</b>		<b>RESPONSE</b>
<b><u>Areas Inspected</u></b>		
<b><u>Cafeteria</u></b>		
24-05	Dust accumulation on HVAC ceiling grill in cafeteria office	4/16/24 – First Reported
24-06	Rust on HVAC ceiling diffuser in dish room	4/16/24 – First Reported
24-07	Rust on floor drain cover in utility closet	4/16/24 – First Reported
<b><u>Surgery</u></b>		
24-08	Dust accumulation on fire sprinkler head in Pre-op office	4/16/24 – First Reported
24-09	Gap between fire sprinkler escutcheon ring and ceiling above PACU desk	4/16/24 – First Reported
24-10	Missing fire sprinkler escutcheon ring outside of OR 1 & 2	4/16/24 – First Reported
24-11	Rust on floor drain cover outside of OR 3	4/16/24 – First Reported
24-12	Missing fire sprinkler escutcheon ring outside of OR 7	4/16/24 – First Reported
24-13	Dust accumulation on fire sprinkler head outside of OR 4 & 6	4/16/24 – First Reported
<b><u>Pulmonary Function Storage</u> (formerly Maternal Fetal Medicine)</b>		
No findings identified		
<b><u>Medical Staff</u></b>		
No findings identified		
<b><u>Medical Records</u></b>		
No findings identified		
<b><u>Clinical Laboratory</u></b>		
24-14	Broken ceiling tile in Director’s office	4/16/24 – First Reported
24-15	Open ceiling access panel in former EVS closet, door EW-63	4/16/24 – First Reported

REPORTED ITEMS:	
ITEM	RESPONSE
<u>GI Lab</u>	
No findings identified	

<b>REPORTED ITEMS:</b>		
<b>ITEM</b>		<b>RESPONSE</b>
<b><u>Areas Inspected</u></b>		
<b><u>Cafeteria</u></b>		
24-05	Dust accumulation on HVAC ceiling grill in cafeteria office	4/16/24 – First Reported 7/9/24 – Verified complete
24-06	Rust on HVAC ceiling diffuser in dish room	4/16/24 – First Reported 7/9/24 – Verified complete
24-07	Rust on floor drain cover in utility closet	4/16/24 – First Reported 7/9/24 – Verified complete
<b><u>Surgery</u></b>		
24-08	Dust accumulation on fire sprinkler head in Pre-op office	4/16/24 – First Reported 7/9/24 – Verified complete
24-09	Gap between fire sprinkler escutcheon ring and ceiling above PACU desk	4/16/24 – First Reported 7/9/24 – Verified complete
24-10	Missing fire sprinkler escutcheon ring outside of OR 1 & 2	4/16/24 – First Reported 7/9/24 – Verified complete
24-11	Rust on floor drain cover outside of OR 3	4/16/24 – First Reported 7/9/24 – Verified complete
24-12	Missing fire sprinkler escutcheon ring outside of OR 7	4/16/24 – First Reported 7/9/24 – Verified complete
24-13	Dust accumulation on fire sprinkler head outside of OR 4 & 6	4/16/24 – First Reported 7/9/24 – Verified complete
<b><u>Pulmonary Function Storage</u></b> (formerly Maternal Fetal Medicine)		
No findings identified		
<b><u>Medical Staff</u></b>		
No findings identified		
<b><u>Medical Records</u></b>		
No findings identified		

<b>REPORTED ITEMS:</b>		
<b>ITEM</b>		<b>RESPONSE</b>
<b><u>Clinical Laboratory</u></b>		
24-14	Broken ceiling tile in Director's office	4/16/24 – First Reported 7/9/24 – Verified complete
24-15	Open ceiling access panel in former EVS closet, door EW-63	4/16/24 – First Reported 7/9/24 – Verified complete
<b><u>GI Lab</u></b>		
No findings identified		





REPORTED ITEMS:		
ITEM		RESPONSE
<b><u>Areas Inspected</u></b>		
<b><u>Acute Rehabilitation</u></b>		
No findings identified		
<b><u>Physical &amp; Occupational Therapy</u></b>		
No findings identified		
<b><u>Pediatrics</u></b>		
24-16	Inoperative emergency light in equipment room, door EW-47A	7/9/24 – First Reported
<b><u>Pulmonary</u></b>		
No findings identified		
<b><u>Medical/Surgical ICU</u></b>		
No findings identified		
<b><u>Cardiac ICU</u></b>		
24-17	Missing escutcheon ring, patient room 3122	7/9/24 – First Reported
24-18	Missing escutcheon ring, patient room 3124	7/9/24 – First Reported
<b><u>Trauma ICU</u></b>		
24-19	Toaster & microwave plugged into power strip in ICU break room	7/9/24 – First Reported
24-20	Missing escutcheon ring in lift equipment room, door S1-31A	7/9/24 – First Reported
<b><u>Neuro ICU</u></b> - No findings identified		