

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES**

**Regular Meeting – March 13, 2023, 5:15 p.m.**

**This meeting was conducted as a public meeting and a Virtual meeting.**

**Present:** Brandon Beil, Chair  
Stephen M. Douglas, Vice-Chair

Lory Chancy – Secretary/Treasurer  
Don Kennedy, Trustee

**Absent:**

**Also**

**Present:** Dale Williams, Executive Director  
Todd Kennon, Attorney  
Cynthia Watson, LSHA Staff  
Dr. Michael White  
Dwayne Cunningham, LSHA Staff

Sonja Markham, LSHA Staff  
Karl Plenge, NOC  
Barbara Lemley  
Richard Powell, Accountant

2 participants participated in the LSHA Virtual Regular Board Meeting.

**CALL TO ORDER**

Chairman Beil called the in person/virtual March 13, 2023, Regular Meeting to order at 5:15 P.M. Chairman Beil called for additions/deletions to the Agenda. There were none. **Motion** by Mrs. Lory Chancy to approve adoption of the Agenda. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

Barbara Lemley.

**CONSENT AGENDA**

Chairman Beil called for a Motion to approve the Consent Agenda. **Motion** by Mrs. Lory Chancy to approve adoption of the Consent Agenda. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

**NEW BUSINESS**

**Discussion and possible action - Bedoya Building Demolition**

Mr. Dale Williams reviewed the Bedoya building demolition requirements with the Trustees and asked for board approval. Discussion. **Motion** by Mr. Don Kennedy to accept the bid requirements for the Bedoya building demolition effective immediately . **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.** (requirements attached).

**Discussion and possible action – requests for Suite #101 (Toy for Tots)**

At the request of Columbia County, Mr. Williams allowed Toy for Tots to utilize Suite 101; subject to approval of the LSHA Trustees. After having scheduled this item for Trustee approval, an opportunity to lease the space for a medical use presented itself. In order to keep the lease

option open, it was determined it is best to relocate Toys for Tots. Mr. Williams will assist the county to help them find another location.

Update – Contract with EM PALS (Emergency Physicians at Lake Shore)

Mr. Williams introduced Dr. White and updated the Trustees on EM PALS status. Discussion. Mr. Todd Kennon will prepare a draft lease agreement for the April 10<sup>th</sup> LSHA meeting.

Update – Contract with Meridian Behavioral Healthcare

Mr. Williams informed the Trustees of the March 20<sup>th</sup> meeting to be held with Meridian Behavioral Healthcare and their team at the Authority office. An update will be given at the April 10<sup>th</sup> LSHA meeting.

**UNFINISHED BUSINESS**

None.

**STAFF REPORT**

Report provided in the packet.

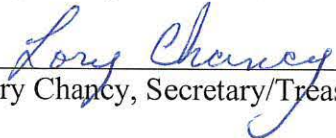
**BOARD MEMBER COMMENTS**

None.

Chairman Beil adjourned meeting.

Meeting adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Lory Chaney, Secretary/Treasurer

  
\_\_\_\_\_  
Date of Approval

March 9, 2023

TO: LSHA Trustees  
Todd Kennon, Attorney  
Dwayne Cunningham, Facilities Director

FR: Dale Williams

RE: Bedoya Building Demolition-  
Bid Requirements

Please be reminded that the Trustees will discuss the demolition of the "Bedoya Building" during the March 13, 2023, LSHA Trustee meeting. The following are the individual requirements that I believe should be incorporated into the demolition bid for the project. I will review these requirements with you during the meeting. Your final decisions regarding these requirements and any additional requirements/provisions you may add will be incorporated into the final bid documents.

#### **BEDOYA BUILDING DEMOLITION REQUIREMENTS**

- 1.) Bidders – a.) To be advertised locally for two consecutive weeks (In accordance with LSHA policy).  
b.) To be advertised on the LSHA website.  
c.) Direct mail to any and/or all demolition vendors that can be identified through reasonable efforts.
- 2.) Bid Response – 30 days from date of first advertisement.
- 3.) Pre-Bid Meeting – Yes (Date TBD)
- 4.) Submission of completed projects/references – Yes.
- 5.) Local Preference – Yes (In accordance with LSHA policy)
- 6.) Completion Time – 60 days from date of bid award.
- 7.) Material Disposal – In accordance with state law and county ordinance.
- 8.) Salvage Rights – Any materials, including abandoned contents, if any, existing at time of required pre-bid meeting will become the property of the successful bidder.
- 9.) Utility Disconnects – LSHA shall contact all utility vendors to advise of the permanent disconnect and to advise of the building demolition. **It shall be the responsibility of the successful vendor to ensure that all utilities are properly disconnected prior to the start of demolition.**
- 10.) Lead Paint/Asbestos – A copy of the engineering report identifying types and locations of hazardous materials will be made a part of the bid specifications. **The successful vendor shall be responsible for the manner and process that is used in removal and disposal.**
- 11.) Insurance – Amounts and types of insurance needed/required shall be in accordance with instructions from the Authority Attorney.
- 12.) Bid Bond – Yes. Cash or Surety. (Bank letter of credit?)
- 13.) Contract – To be incorporated into the bid specifications with no provision for changes.

14.) Limited Work Hours – Yes. (TBD)

15.) Required Security Fencing – Yes, from start to completion of demolition.

16.) Miscellaneous Provisions – As per Authority Attorney.