

Gabriola Health Care Society

2011 Annual General Meeting





Agenda - GHCS

Chair: Dave Innell, Vice-president

- Call to order and welcome
- Information – Quorum, Rules of Order, Voting procedures
- Adoption of agenda
- Adoption of minutes
 - 2010 Annual general meeting – June 17, 2010
 - Extraordinary general meeting – Aug 17, 2010
- Reports
 - President's report – Dave Innell
 - Financial report – Harvey Graham
 - Nominations committee – Dave Innell
- Adjournment

GH Adoption of Minutes

- 2010 Annual General Meeting – June 17, 2010
- Extraordinary General Meeting – Aug 17, 2010

GH GHCS – President's report

- Gabriola Wellbeing Survey
- Integrated Health Network
- Future Planning

GH Health and Wellbeing Survey

- Last June and July the Gabriola Wellbeing Survey was conducted
- Over 400 people completed and submitted a survey form
- The results were released in Oct, 2011
- In March, the GHCS, together with Sustainable Gabriola hosted a community forum around the results of the survey
- The results of the survey is available to any group that is interested in using the data

Integrated Health Network

- VIHA program designed to assist patients with certain chronic conditions
- The focus of last year's contract was on exercise and fitness
- Through our contract, a number of local practitioners offered services to IHN patients
- Over 250 Gabriolans were registered as IHN patients
- The feedback from these patients has been very positive
- In June, VIHA renewed the program, but decided to contract directly with practitioners



Treasurer's Report -- GHCS

Highlights	2010	2009
Rent income	\$ 35,374	\$ 32,314
Amortization of deferred contributions	15,390	19,938
Interest income	168	172
Total receipts	50,931	52,424
Expenditures:		
Rent expense	25,757	24,655
Amortisation of fixed assets	15,390	18,848
BC Hydro	4,865	3,665
GST / HST	2,288	1,363
Insurance	1,039	1,081
Other	906	2,013
Total expenditures	50,245	51,626
Net operating income	686	798
Net grant from BC Ministry of Health		11,054
Excess of revenue over expenses for the year	686	11,852
Operating fund, beginning of year	21,872	9,334
Operating fund, end of year	\$ 21,872	\$ 21,186



GHCS Election of Directors

2011 Nominations

(for a three year term)

- Earl Miller
- Nancy Nevison

Continuing directors

To 2012

- Donald Butt
- Brenda Fowler
- Harvey Graham
- Nancy Hetherington Peirce
- Dave Innell

Retired – Thank you!

- Ian Brownlie
- Tracie Der
- Terry Nimmon
- Kay Holt

Gabriola Health Care Foundation

2011 Annual General Meetings





Agenda - GHCF

- Call to order and welcome
- Information – Quorum, Rules of Order, Voting procedures
- Adoption of agenda
- Adoption of minutes
 - 2010 Annual general meeting – June 17, 2010
 - Extraordinary general meeting – Aug 17, 2010
 - Extraordinary general meeting – Jan 6, 2011
- Reports
 - Presidents report – Jill Adamson
 - Financial report - Harvey Graham
 - Building committee – Chuck Connor
 - Operating plan – Konrad Mauch
 - Nominations committee – Dave Innell
- Adjournment



President's report

- Jill Adamson

G November, 2010



G Ground Breaking -- June 4, 2011



GH The Gabe Cart



G Framing – Sept 7, 2011





Financial Highlights -- GHCF

Highlights	2011 to date	2010	2009	2008	Total
Donations and pledges (net)	\$ 344,766	458,202	102,520	35,190	940,678
Fundraising events (net)	26,918	82,254	9,716	16,221	135,109
Interest income	4,701	2,384	519	266	7,870
Operating costs	(10,948)	(24,333)	(9,265)	(1,314)	(45,860)
Net receipts	365,437	518,507	103,490	50,363	1,037,797
Capital expenditures					
Construction of new clinic	236,628	4,275	495		241,398
Purchase of and repairs to cart	5,400				5,400
Purchase of ETR equipment			15,175	3,966	19,141
Clinic medical equipment and other assets	2,328			9,481	11,809
Total capital expenditures	255,304	4,275	15,671	13,447	288,697
Net funds flow	\$110,133	\$ 514,232	\$ 87,819	\$36,916	\$749,100
Cash and other current assets	\$779,941	662,680	139,359	43,566	
Capital assets (net of amortization)	261,444	17,089	18,825	10,385	
Total assets	\$1,041,385	679,768	158,185	53,951	



Number of donations by size

Range			Number of Donations	
			To July, 2011	To July, 2010
\$ 0	to	\$99	904	643
\$ 100	to	\$ 499	490	142
\$ 500	to	\$ 999	96	36
\$ 1,000	to	\$ 4,999	121	36
\$ 5,000	to	\$ 9,999	34	7
\$ 10,000	to	\$ 24,999	20	2
\$ 25,000	and	over	5	1
		Total	1,670	867



Funds & Pledges to date

Gabriola Residents	\$857,000
Gabriola Lions	105,300
Gabriola Ambulance Society	30,000
Non-Gabriolans	105,000
Grants:	
• The Haven Foundation	5,500
• Mid-Island Co-op	21,000
• RBC Foundation	2,000
• Regional District of Nanaimo	10,000
• Rexall Foundation	2,000
• T-D Financial Group	500
• Village Foods Community Care Card	4,482
• Windsor Plywood Foundation	10,000

GH Building Committee

State of the project:

- Site development -- well advanced
- Foundation -- nearly completed
- Framing -- commencing this week
- Roofing – November
- Mechanical, plumbing, electrical – Nov., Dec., Jan.
- Insulation, Drywall, Painting, etc. – Jan., Feb., Mar.
- Building completions – April, May
- Target opening – May, 2012

GH Project plan

GHCF - Construction schedule

...	Task Name	Duration	Id	% complete	2012																
					Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	
1	☐ Clinic construction	301d	1	21%	[Gantt bar from Apr to Jul]																
2	⊕ Obtain land	48d	2	78%	[Gantt bar from Apr to Jun]																
3	⊕ Drawings and building permit	46d	6	97%	[Gantt bar from Apr to Jun]																
4	⊕ Site work	106d	13	65%	[Gantt bar from Apr to Aug]																
5	☐ Construction to lockup	112d	21	28%	[Gantt bar from Apr to Sep]																
6	🇬🇧 Temporary facilities	2w	22	100%	[Task bar in Jul]																
7	🇬🇧 Prepare excavation and layout foundation	2w	23	100%	[Task bar in Jul]																
8	Foundations, cistern and slab	5w	24	75%	[Task bar from Jul to Aug]																
9	Perimeter drains and underground piping	3w	25	50%	[Task bar from Aug to Sep]																
10	Backfill, compact. & pour slab	2w	26	50%	[Task bar in Sep]																
11	Frame to main floor	4w	27	0%	[Task bar from Sep to Oct]																
12	Framing main floor to roof	6w	28	0%	[Task bar from Sep to Nov]																
13	Rock retaining walls and backfil	3w	29	0%	[Task bar from Oct to Nov]																
14	Perimeter drains and backfill	2w	30	25%	[Task bar in Oct]																
15	Stain fascia, siding, posts, beams	2w	31	0%	[Task bar in Oct]																
16	Roof	3w	32	0%	[Task bar from Oct to Nov]																
17	Windows & exterior doors	4w	33	0%	[Task bar from Nov to Dec]																
18	☐ Construction post lockup	130d	34	0%	[Gantt bar from Nov to Jul]																
19	Pour slabs	2w	35	0%	[Task bar in Dec]																
20	Siding, soffits, trim	8w	36	0%	[Task bar from Dec to Feb]																
21	Drywall ceilings	3w	37	0%	[Task bar from Dec to Jan]																
22	HVAC and ductwork	5w	38	0%	[Task bar from Dec to Feb]																
23	Commision temporary heat	1w	39	0%	[Task bar in Dec]																
24	Plumbing rough-in	5w	40	0%	[Task bar from Dec to Feb]																
25	Electrical rough-in	6w	41	0%	[Task bar from Dec to Feb]																
26	Sprinkler system rough in	3w	42	0%	[Task bar from Dec to Jan]																
27	Insulation & vapour barrier	3w	43	0%	[Task bar from Dec to Jan]																
28	T&G ceilings in reception area	2w	44	0%	[Task bar in Jan]																
29	Drywall	4w	45	0%	[Task bar from Jan to Feb]																
30	Painting	4w	46	0%	[Task bar from Jan to Feb]																
31	T-Bar Ceilings	4w	47	0%	[Task bar from Jan to Feb]																
32	Complete ductwork / diffusers, etc.	2w	48	0%	[Task bar in Feb]																
33	Complete sprinker system	2w	49	0%	[Task bar in Feb]																
34	Flooring	3w	50	0%	[Task bar from Feb to Mar]																
35	Baseboard, trims & interior doors	3w	51	0%	[Task bar from Feb to Mar]																
36	Complete electrical	5w	52	0%	[Task bar from Feb to Apr]																
37	Complete water supply	1w	53	0%	[Task bar in Mar]																
38	Install generator	2w	54	0%	[Task bar in Mar]																
39	Millwork, counters, cabinets	4w	55	0%	[Task bar from Mar to Apr]																
40	Complete plumbing	3w	56	0%	[Task bar from Mar to Apr]																
41	Telephones	1w	57	0%	[Task bar in Apr]																
42	Final inspections	1w	58	0%	[Task bar in Apr]																
43	Final painting	2w	59	0%	[Task bar from Apr to May]																
44	Medical equipment	1w	60	0%	[Task bar in May]																
45	Set-up clinic	2w	61	0%	[Task bar from May to Jun]																
46	⊕ Final sitework & landscaping	215d	62	0%	[Gantt bar from Apr to Jul]																

G On the site



G On the site



Construction budget

Design, insurance and other		\$ 113,000
Temporary Facilities		20,000
Water supply, site development & septic systems		91,184
Electrical power		57,000
Construction to lockup		203,327
Construction post lockup		273,087
Heat ventilation & air conditioning		90,000
Fire suppression & alarm		55,250
Paving		110,480
Furnishings, Fixtures & Medical Equipment		75,000
Contingency (20%)		217,666
HST Gross		156,719
HST Refund		<u>(78,360)</u>
	Total	<u>\$ 1,384,353</u>

G Why the increased budget?

The original \$1 M estimate was based on:

- a single level building of approximately 4000 sq. ft., with a slab on grade, presumably on reasonably level land
- very little land development costs for the building site, foundations, roads, parking, utilities, etc.
- very little, if any, costs for furnishings, fixtures or medical equipment

The current \$1.37 estimate is based on:

- a facility constructed to the latest building codes and earthquake requirements as well as to 'post disaster' standards
- a 2 level building constructed on sloping land with approximately 4600 sq. ft. on the main floor
- an unfinished lower level for future development
- significant paved roads and parking areas
- extending Hydro power lines up Church Road to the clinic property
- a fully sprinklered building providing fire suppression
- a 40 KW standby diesel generator for emergency power
- an approved helipad for emergency air ambulance service day or night
- extension of Church Road built and paved to MOTI standards (this is a condition of subdivision)
- rain water collection and storage for non-potable use as well as a deep well and filtration for potable use
- energy efficient heating and ventilation systems
- an allowance for furnishings and medical equipment
- an allowance for communications and computer systems
- a 20% contingency (i.e. approximately \$216,000 is included in the \$1.37M) This is for totally unforeseen expenses and will not be utilized unless absolutely necessary

Clinic Operating Plan

- The operating plan for the new Clinic is based on the Society's experience operating the interim Twin Beaches Clinic over the past four years.
- We have also gathered operating cost data and information on operating practices from other Gulf Island community clinics.
- The new Clinic will be
 - Bigger – allowing us to accommodate three full-time physicians, an expanded Urgent Treatment Area, and possibly additional future tenants.
 - Modern – allowing us to minimize operating costs and giving us some years before we need to repair or replace building systems.
 - Owned by the community – no rent or lease payments.

G Operating Plan – Key Points

- GHCF/GHCS will own and initially manage the building. Professional building management may be needed in the future if we have multiple tenants.
- GHCF/GHCS plans to recover operating costs and build up a reserve for contingencies through rent from tenants.
 - Annual building operating costs are estimated at \$30,000 to \$40,000.
 - We intend to charge physician tenants who offer on-call urgent treatment rent based on cost recovery.
 - We will charge other tenants rent at market rates,



GHCF Election of Directors

2011 Nominations

Continuing directors

To 2012

- Harvey Graham

To 2013

- Jill Adamson
- Rufus Churcher
- Chuck Connor
- Brenda Fowler
- Judith Graham
- Judith Madsen
- Konrad Mauch
- Dallas Smith

Appointed

- Don Butt (Gabriola Lions Club)
- To be det. (Gabriola Medical Centre)

Retired – Thank you!

- Tracie Der
- Nancy Huot