

**MINUTES OF SPECIAL MEETING
BOARD OF DIRECTORS
SEQUOIA HEALTHCARE DISTRICT
September 16, 2008**

Sequoia Room, Ground Floor, Sequoia Hospital
170 Alameda de las Pulgas
Redwood City, CA 94062

Directors Present

Director Hickey
Director Horsley
Director Kane
Director MacNaughton

Directors Excused

Director Faro

Also Present

Mr. Mahadevan, Interim
Executive Director
Ms. Johnson, Recorder

1. Call to Order

By: President Kane
Time: 4:35 PM

2. Public Comment/Non-Agenda Items

Director Hickey asked that the District's response to the Grand Jury report be publicly discussed by the Board before it is submitted. President Kane responded that she, Mr. Mahadevan and legal counsel had composed the response which was submitted several months ago. She will, however, take his comment under advice for future responses.

3.a. Award Bid for Tenant Improvements for 525 Veterans Boulevard Project

Mr. Mahadevan reported that the District received three bids on the project which were opened after 5:00 PM on September 9, 2008. The low bidder was JAB Construction, Burlingame. Their bid and qualifications will be reviewed to determine responsibility and responsiveness.

Directors reviewed the final floor plans and asked questions regarding Alternative #1 (Nanawall) and Deduct #1 (demolition of the entire building contents). A suggestion was made to add additional windows in the conference room as opposed to the Nanawall.

Motion: To accept the low base bid with JAB Construction Co. subject to the company being deemed responsive and responsible.

By: Director Horsley

Seconded by: Director MacNaughton

Vote: 4-0

Motion Passed

Motion: Not to include Alternative #1 (Nanawall) in the project.

By: Director Hickey

Seconded by: Director MacNaughton

Vote: 4-0

Motion Passed

Mr. Mahadevan informed the Board that he has been informed by a property manager that demolition of the space to be rented would be more desirable to a potential lessee, than to leave existing ceilings and walls in place. The excess space could potentially be rented

for approximately \$2.75 per square foot, triple net, with a tenant improvement allowance of approximately \$30 per square foot.

It was the consensus of the Board to have the entire interior space demolished (Deduct #1). Mr. Mahadevan noted that Deduct #1 is included within the base bid and does not require a formal vote.

Director Hickey requested that Mr. Hudak's District dissolution memorandum be put on the agenda for the next meeting.

7. Adjourn

Motion: At 5:25 PM, adjourn meeting.

By: Director Horsley

Seconded by: Director MacNaughton

Vote: 4-0

Motion Passed

Respectfully Submitted,

Don Horsley, Secretary