

# **Alta Bates Summit Medical Center**

## **Seismic Upgrade and Master Plan**

**Introduction to Design Components – Phase 1**

**Presentation to Neighborhood**

**March 16, 2009**



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# Agenda

- **Welcome & Introductions** **Deborah Pitts-Cameron**
- **Project overview and rationale** **Warren Kirk, CEO**
- **The Architect's vision** **Devenney Group Architects  
(Sean Kirton & Alain Beaini)**
- **Q & A**



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# Welcome to our 2<sup>nd</sup> neighborhood meeting

- **Meet the Alta Bates Summit team**
- **Review timetable/ EIR & project design review process**
  - First Community/Neighborhood Meeting – January 28, 2009
  - Second Community/Neighborhood Meeting – March 16, 2009
  - Third Community/Neighborhood Meeting – April 16, 2009
  - Initial City Design Review Committee Meeting (Information Only No Decisions) – April 22
  - Draft EIR Publication Target Date – Summer 2009
  - Public Comment on Draft EIR – 45 Days
  - Public Hearing Before City Planning Commission on EIR Project Including Design Review - TBD
- **Facilities project overview**
- **Introduce the Patient Care Pavilion:**
  - What services/functions must be included?
  - Where will the Pavilion be located and why are we putting it there?
  - What is our overarching vision?
- **Present architectural design concepts – Phase 1**
- **What's Important to you?**



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## Facilities Project Purpose – Seismic Upgrade

The main purpose of our proposed project is to perform a seismic upgrade of the acute care patient facilities in the Merritt Pavilion, so as to meet and exceed the seismic safety requirements of Senate Bill (SB) 1953.

SB 1953 requires every hospital building to comply with two deadlines:

By Jan 1, 2013 every hospital must meet specific construction standards established to keep these structures standing after a major earthquake.

By Jan 1, 2030 all hospital buildings must comply with standards intended to keep hospitals open and providing medical care following a severe quake.



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# Safer, Sooner

**Under these stringent earthquake safety requirements, Alta Bates Summit Medical Center must upgrade and/or rebuild components of our Oakland facilities.**

**Through our facilities projects, we will meet 2030 requirements ahead of that deadline.**

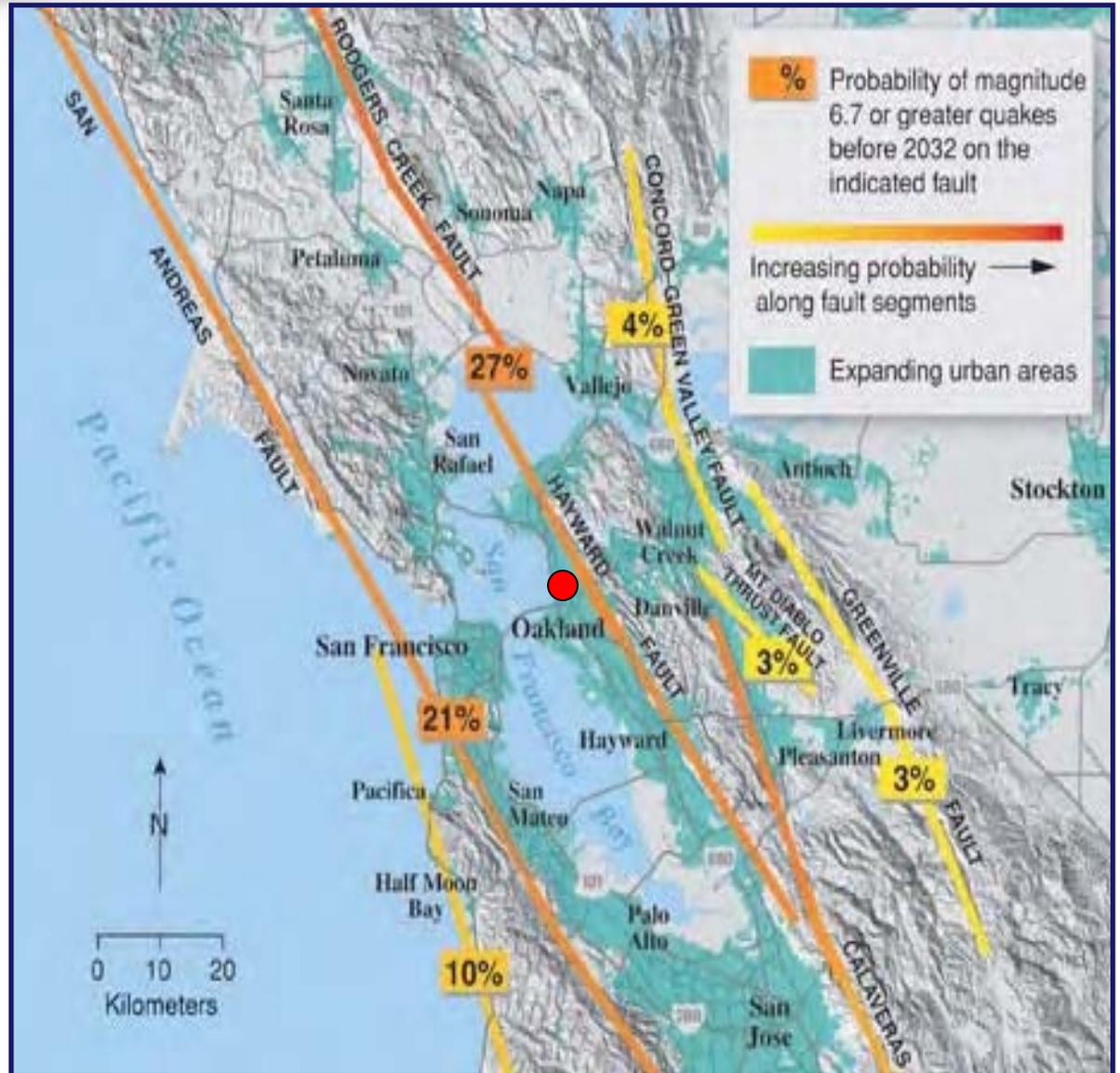


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# We must be prepared for an earthquake on the Hayward Fault

Our site is within  
5 miles of the  
Hayward Fault



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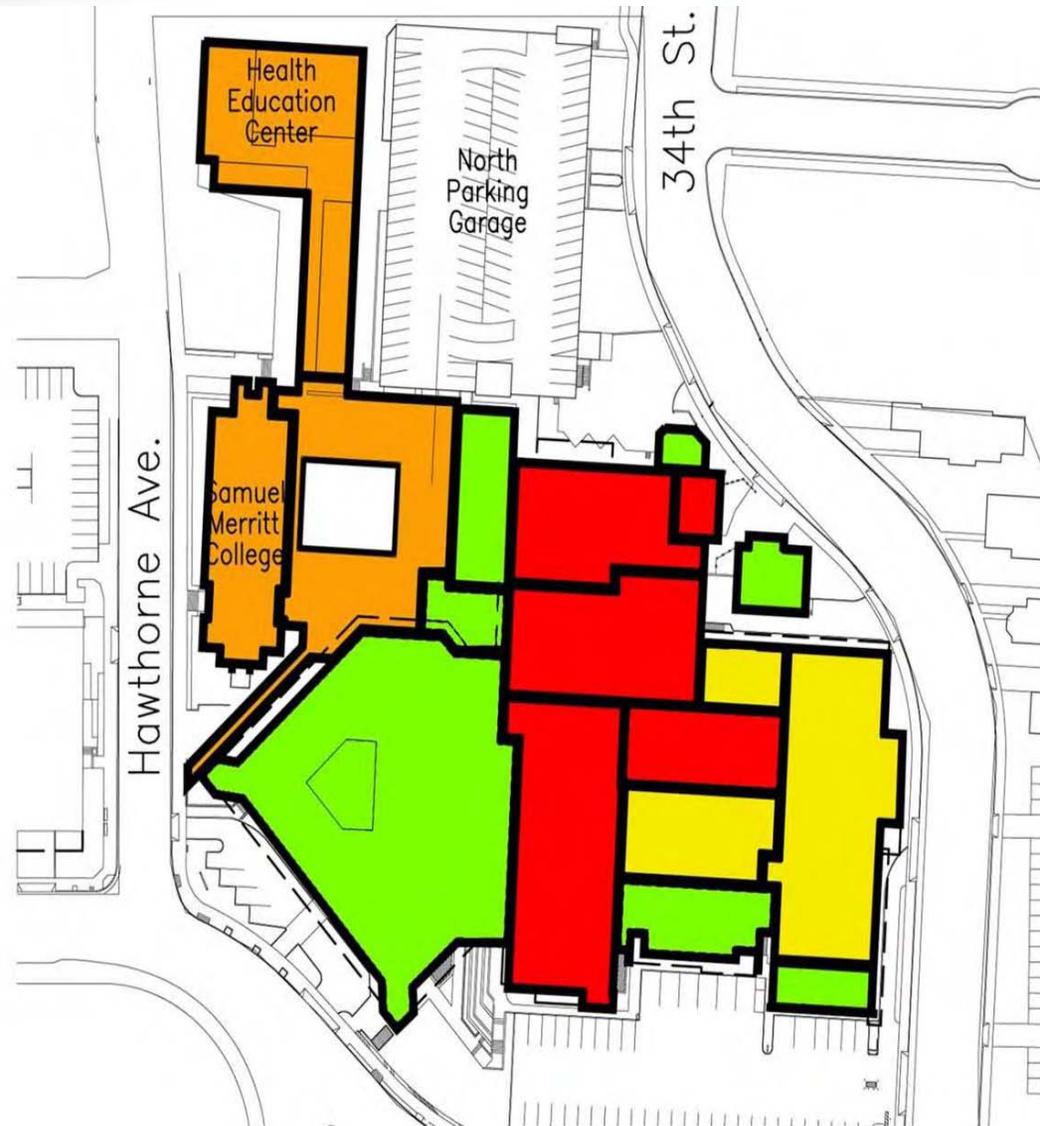
# Our community depends on us



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# SB 1953 Existing Status



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# A vision for health care in the East Bay

**Alta Bates Summit is building a new, state-of-the-art patient care pavilion that our community will be proud of, that supports the highest quality care for our patients, doctors and employees.**



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# The medical center is proposing a phased facilities project

**Phase 1 is comprised of these projects:**

- **Construction of a New Patient Care Pavilion**
- **Relocated / Remodeled Emergency Department**
- **New Parking Structure**

**Expect to be completed by 2013**



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# Site Plan Phase 1 – Seismic Upgrade



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# Future phases would complete a beautiful and cohesive medical campus



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# Our goals

- Create an ideal patient experience that fosters a safe, healing environment
- Preserve the rich tradition of providing medical and community services including Emergency, Cardiac, Ortho, and Med/Surg care
- Support physicians and employees by creating an exceptional place to work
- Construct high performing, green building with innovative technology and design
- Ensure accessible affordable health care in our community
- Use no public funds
- Keep the existing hospital fully operational and minimize disruptions during construction

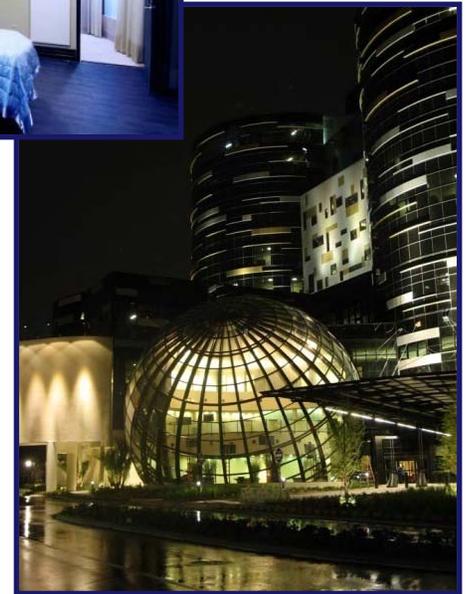


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# We presented our architects with major challenges and exciting opportunities

The Devenney Group was selected because of their exceptional experience and proven results



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# Devenney Group Ltd.

- Founded in 1962
- 100% Healthcare
- Consistently ranked by Modern Healthcare Design
- Excellent relationships with municipalities
- Offices in Phoenix, Napa, Los Angeles, and Dallas
- We build lasting relationships through quality work that is delivered on time and on budget
- We understand project delivery and construction
- 10% of our work is peer review for code compliance
- Devenney Group Ltd. has received 14 OSHPD awards for excellence in documentation



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**Devenney**  
GROUP

# Design Overview

- Phase 1 Components
  - Existing Site
  - Project Constraints
  - Architectural Design
    - Site
    - Plans
    - Exterior Design
    - Before & After 3D Concepts



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# Phase 1 Components

- New patient care tower approx 230,000 square feet containing a new front lobby with patient access and new acute care private rooms (replacing existing beds)
- New emergency department approx 22,000 square feet within renovated space (updating existing emergency services)
- New 1,086 car parking structure



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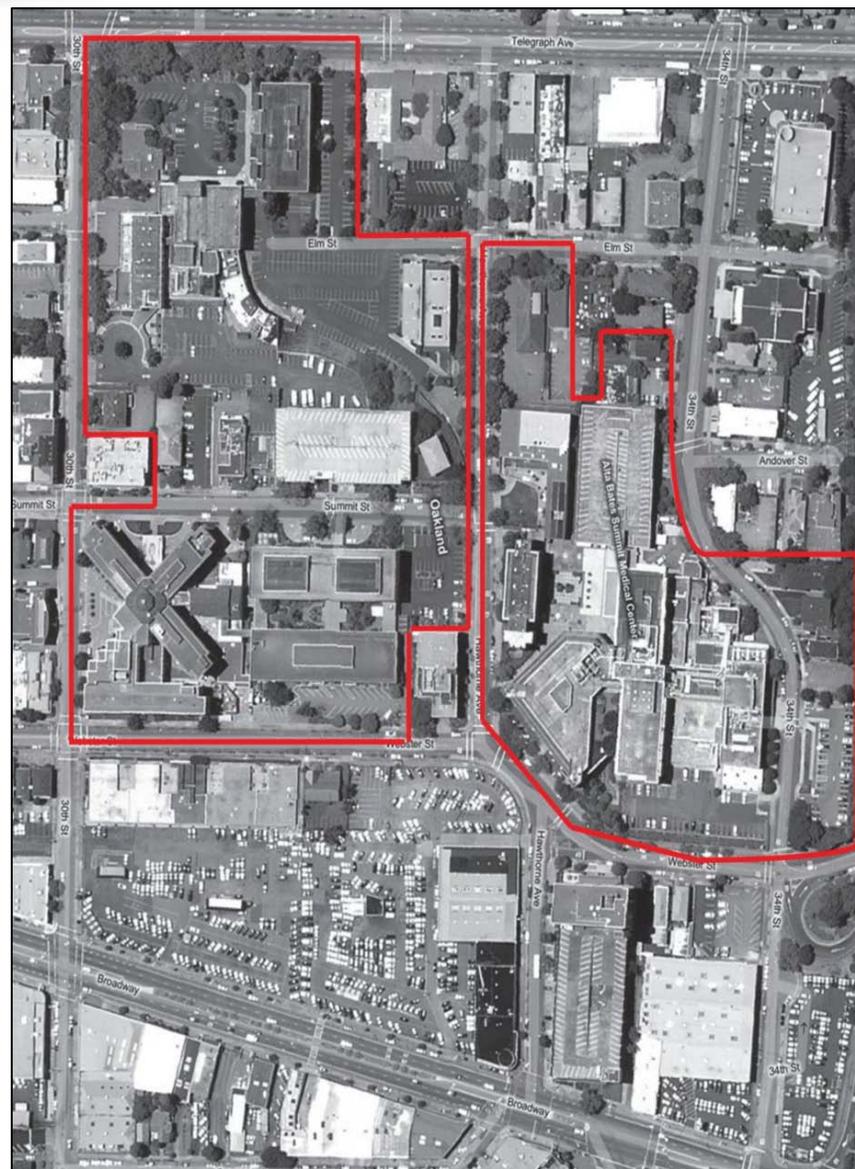
# Existing Site

Alta Bates Summit Medical Center  
Total Site Approx 21 Acres



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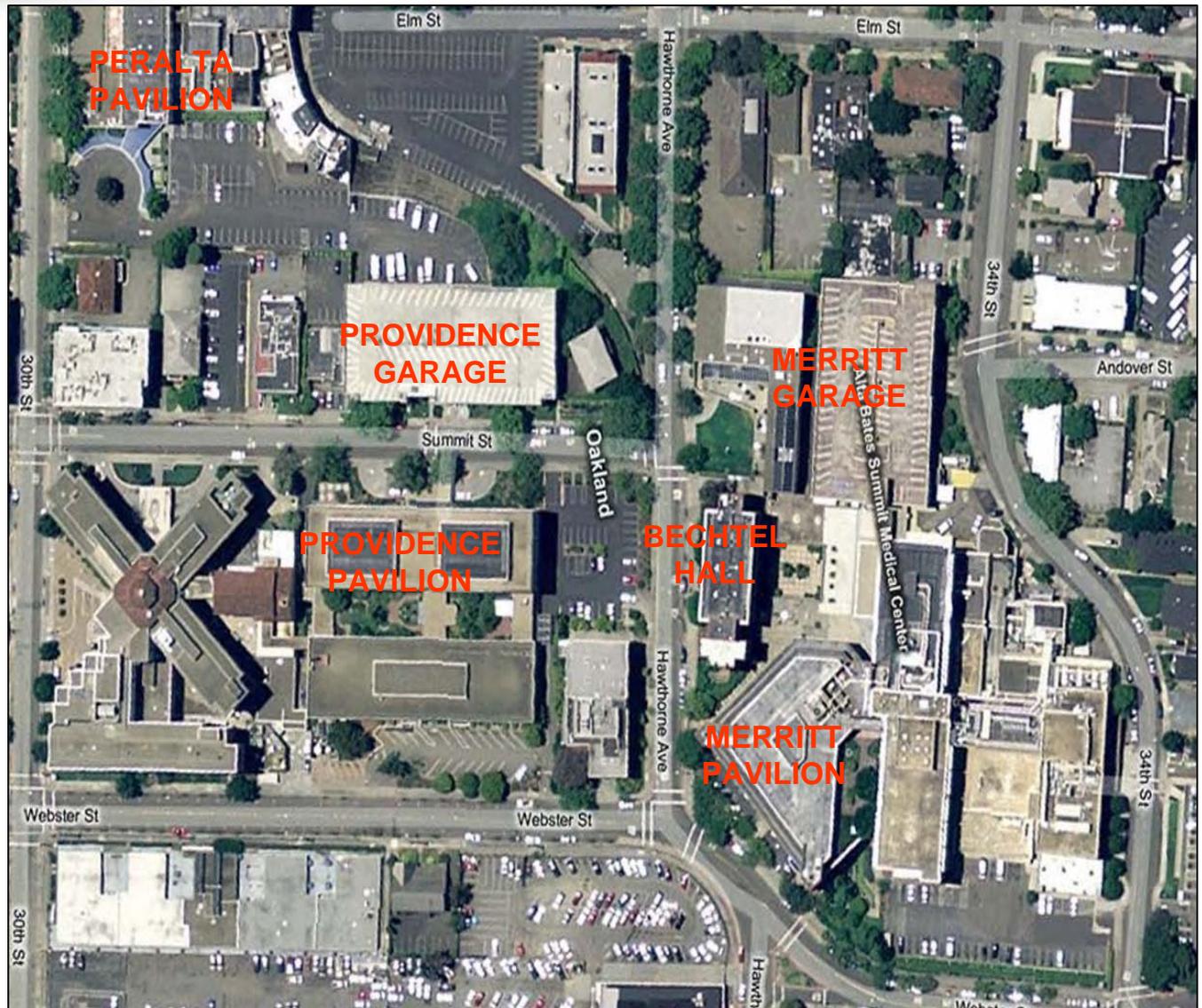
# Existing Site

Alta Bates Summit  
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Existing Facilities



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# Existing Site



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# Design Constraints & Parameters

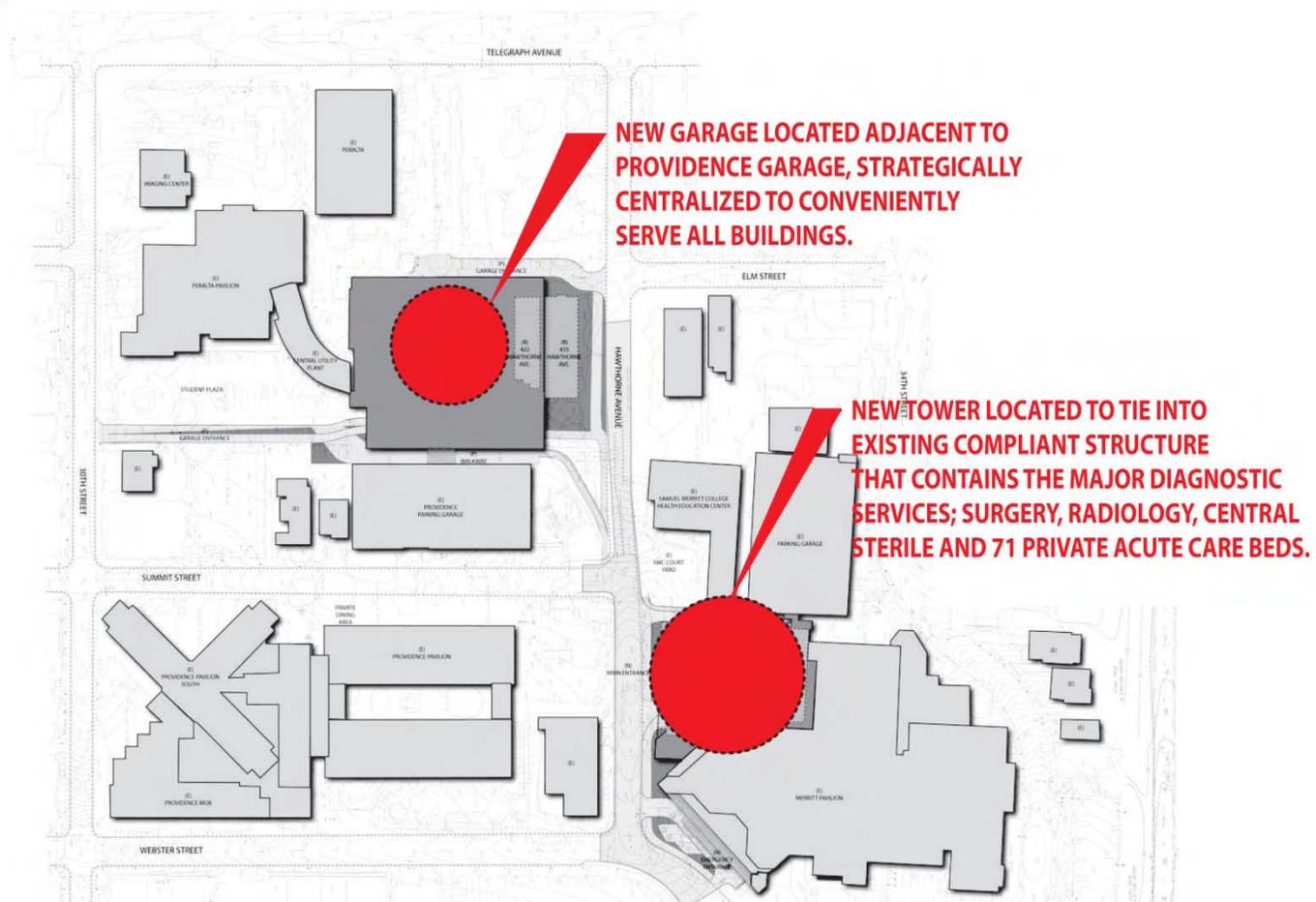
- Limited site availability – Patient Pavilion and Garage
- Program Requirements
- Site Constraints for New Tower
- Tie into Existing Facilities & Services
- Minimize Disruption to Existing Facilities
- Minimize Disruption to Patient Care



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# Site Selection

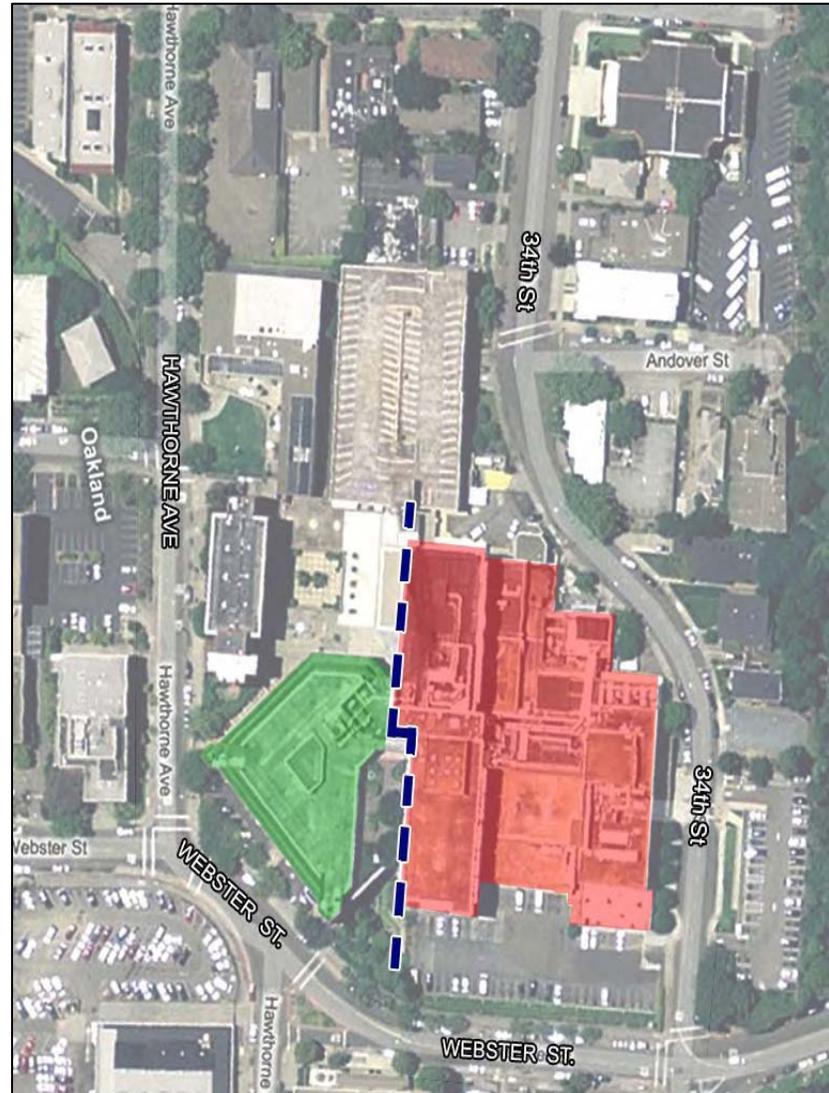


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# Non-Compliant Building

- SEISMICALLY COMPLIANT ACUTE CARE BUILDING TO REMAIN – GOOD UNTIL 2030 AND BEYOND
- BUILDINGS TO REMAIN BUT ACUTE CARE SERVICES TO BE RELOCATED



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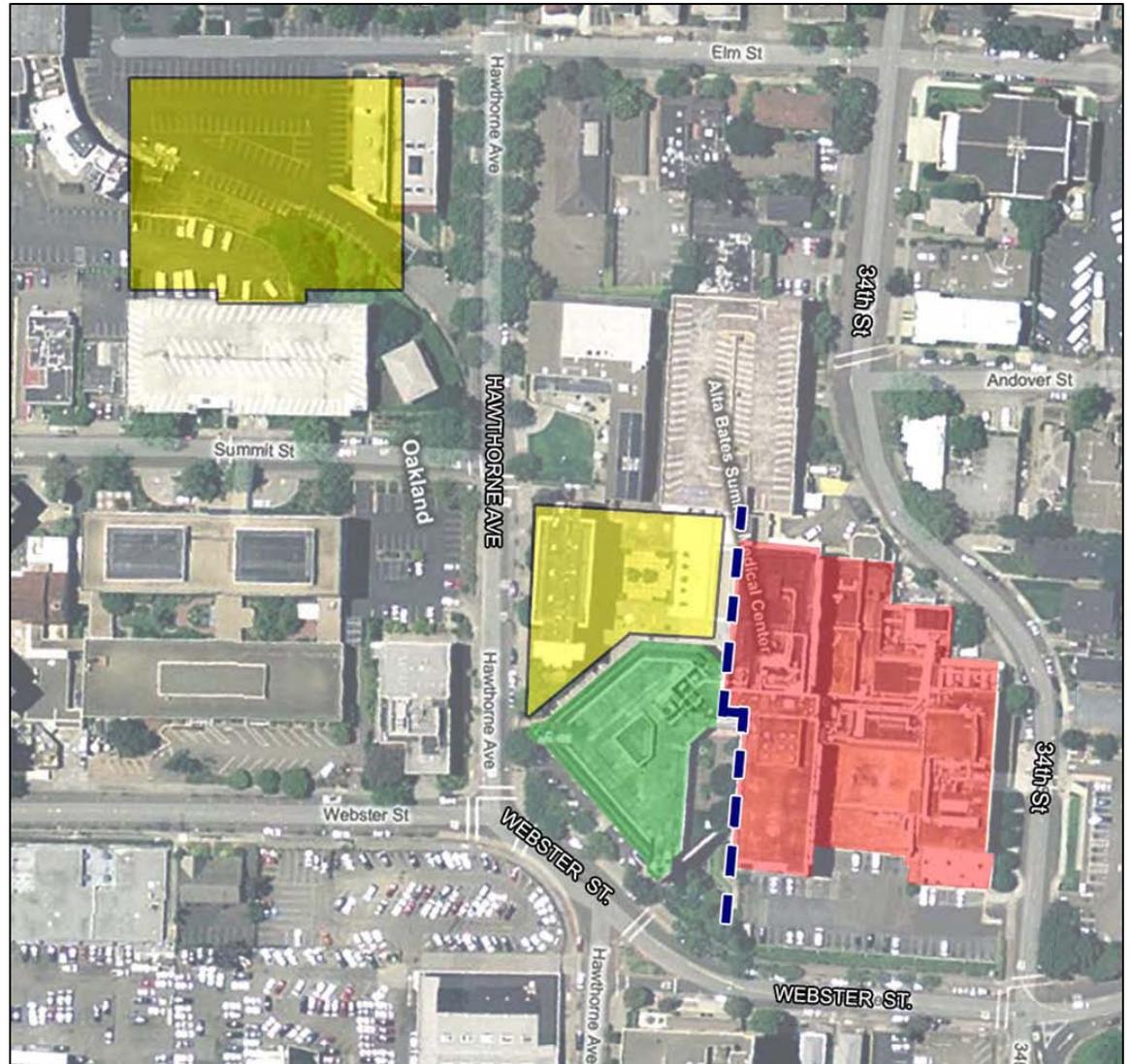
# Project Site

- PROJECT LOCATION
- SEISMICALLY COMPLIANT ACUTE CARE BUILDING TO REMAIN – GOOD UNTIL 2030 AND BEYOND
- BUILDINGS TO REMAIN BUT ACUTE CARE SERVICES TO BE RELOCATED



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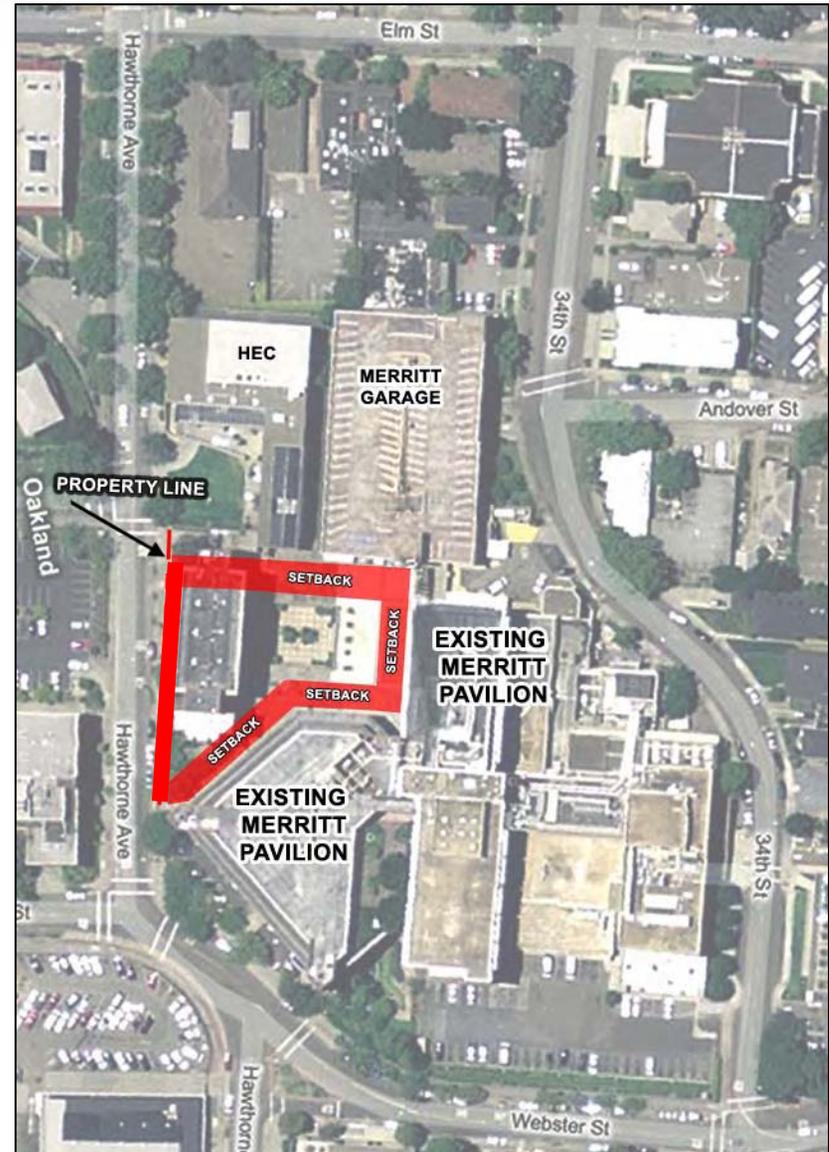
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# Site Constraints

THE LOCATION OF THE NEW PATIENT CARE PAVILION IS DICTATED BY THE ADJACENT EXISTING BUILDINGS AND STREETS

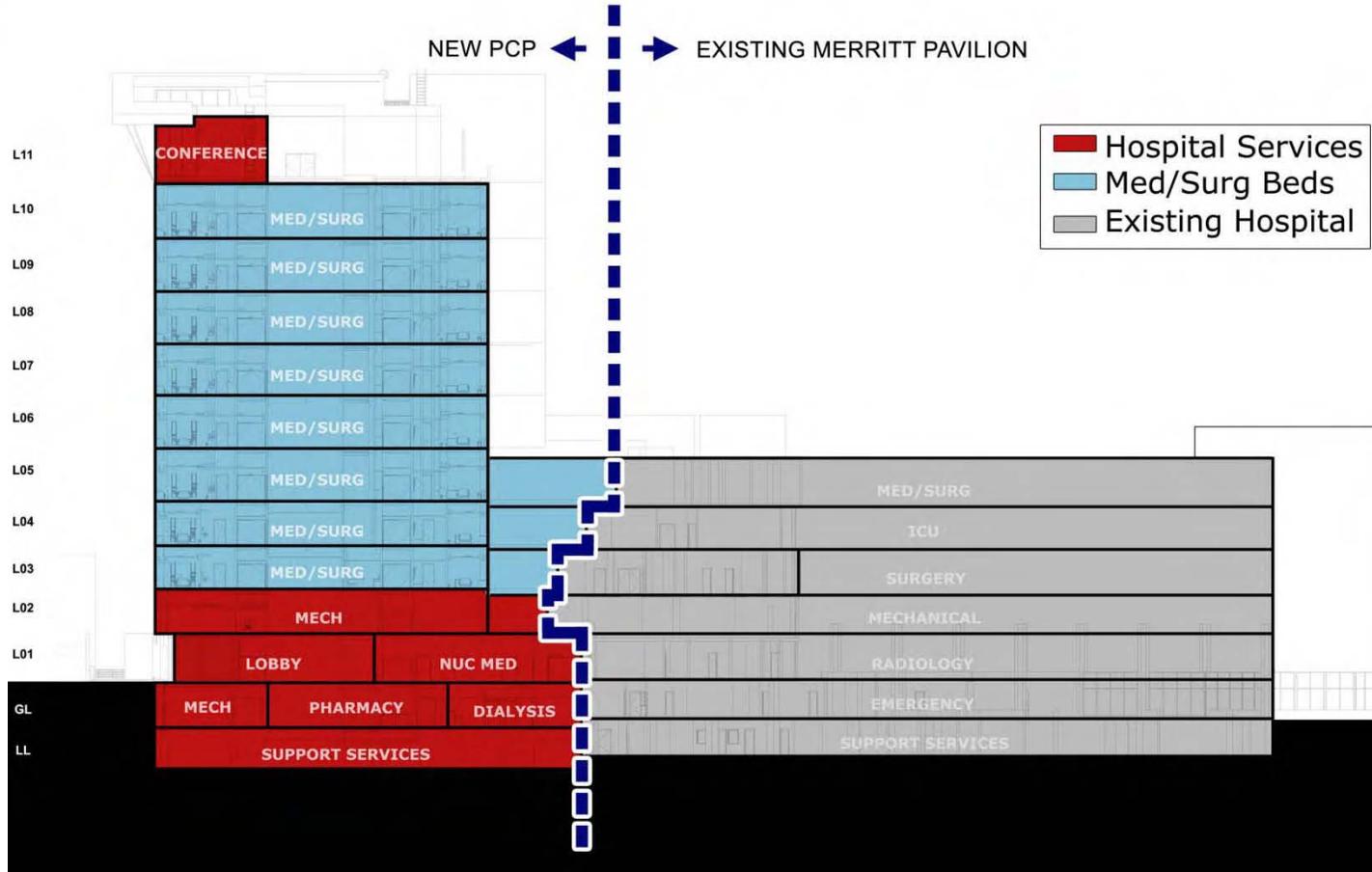
- REQUIRED SETBACKS AND NEW TOWER BOUNDARIES



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# Building Section



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# Architectural Design

## DESIGN OBJECTIVES

- Tower integration with existing clinical services
- Centralized elevators that connect all departments
- Minimize horizontal circulation
- Adjacent departmental organization

## GOALS

- Identity
- Community Pride
- LEED Certification



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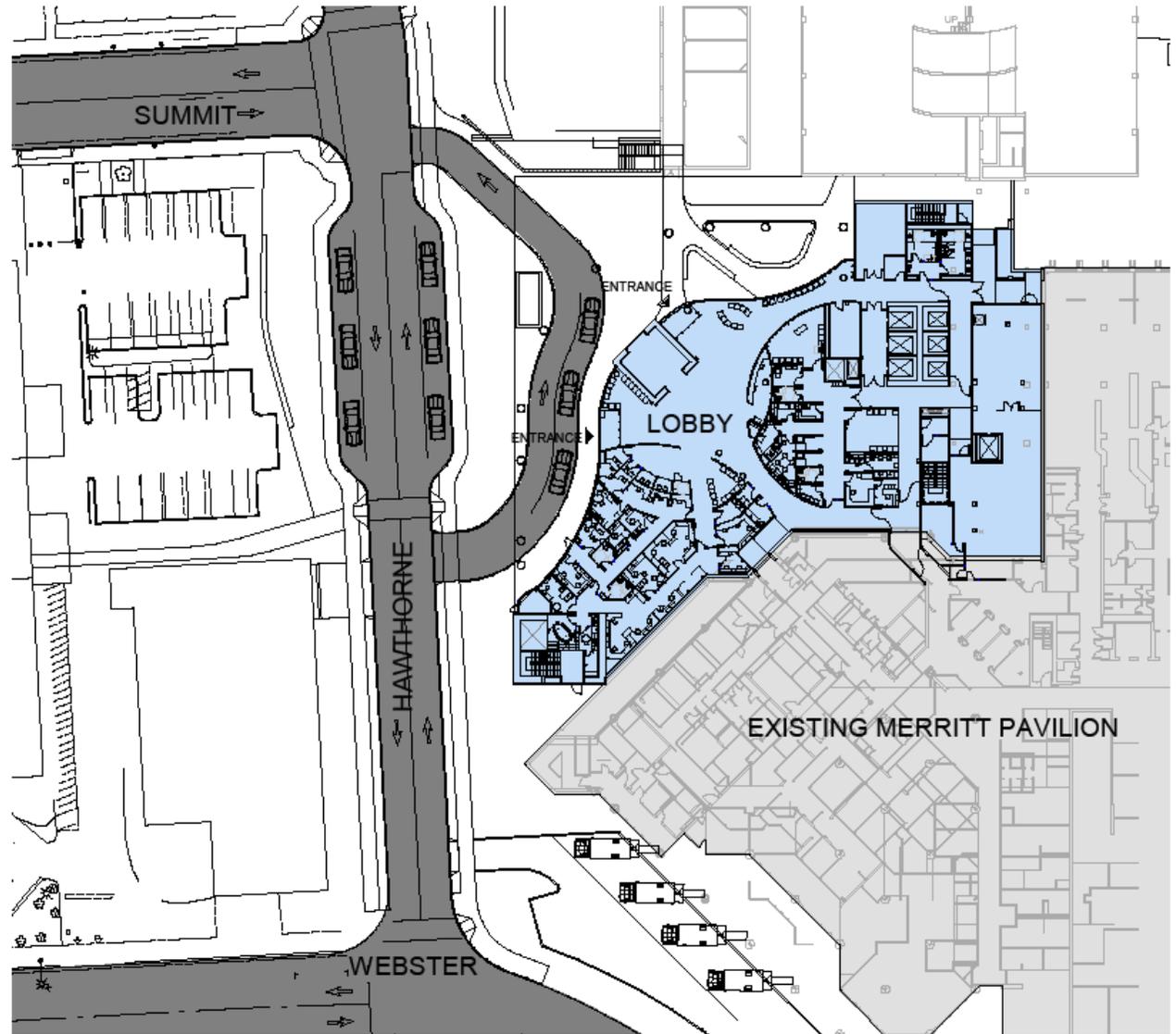
ALL DRAWINGS AND DIAGRAMS ARE  
CONCEPTUAL IN NATURE



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# Main Entrance Level



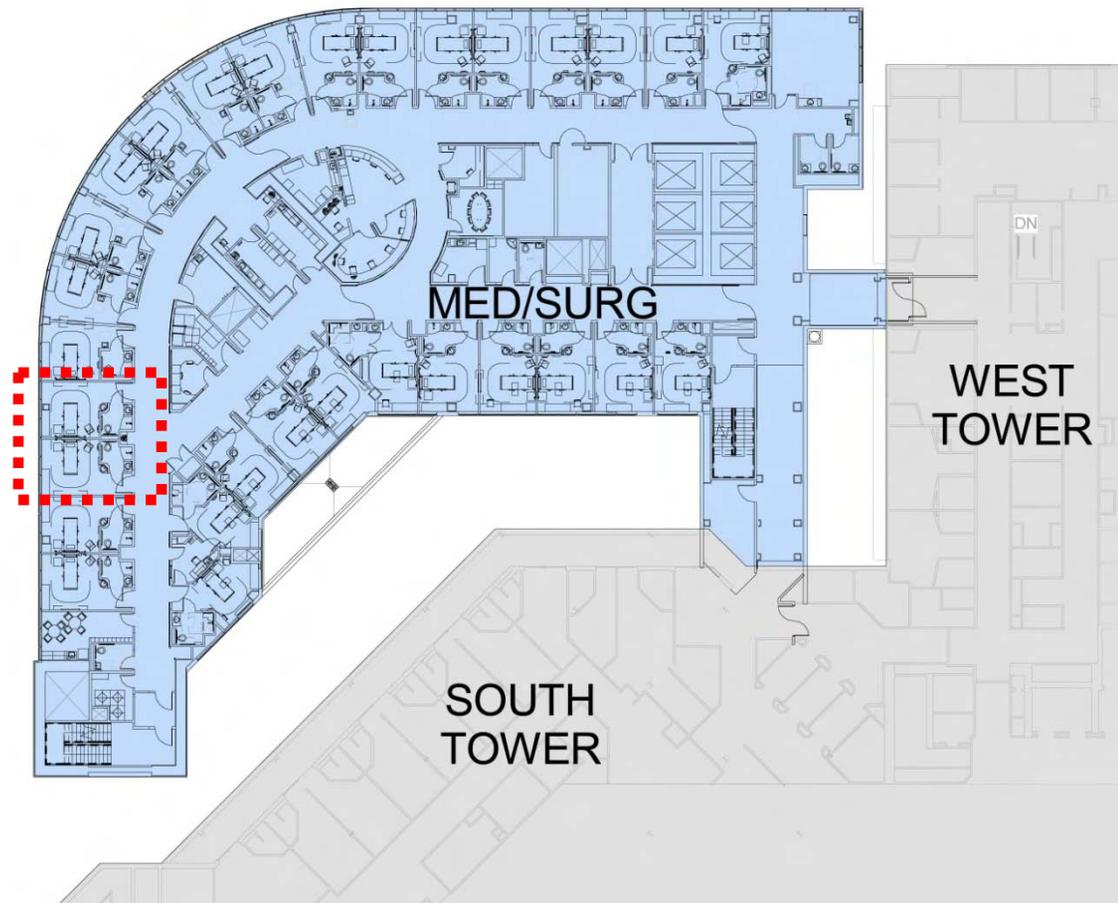
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# Typical Patient Floor Plan



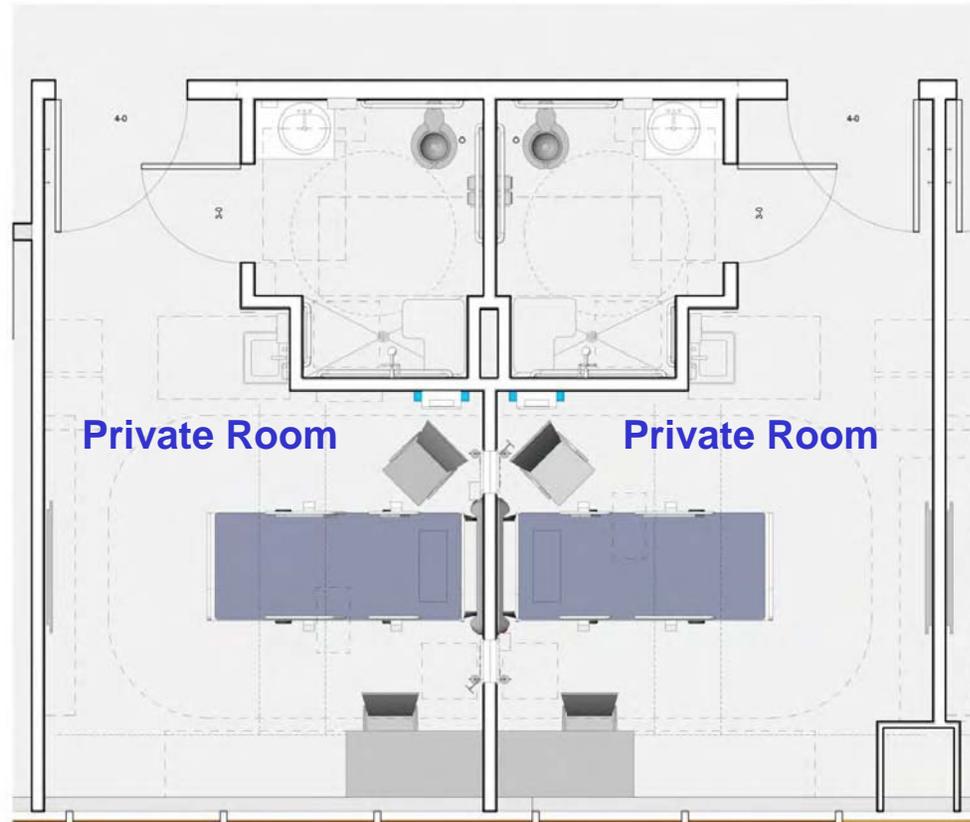
30 Private  
Acute Beds



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# Typical Patient Room Plan



Private Room

Private Room

Patient Room Windows



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# Patient Room



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# Patient Room



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# Nurse Work Station



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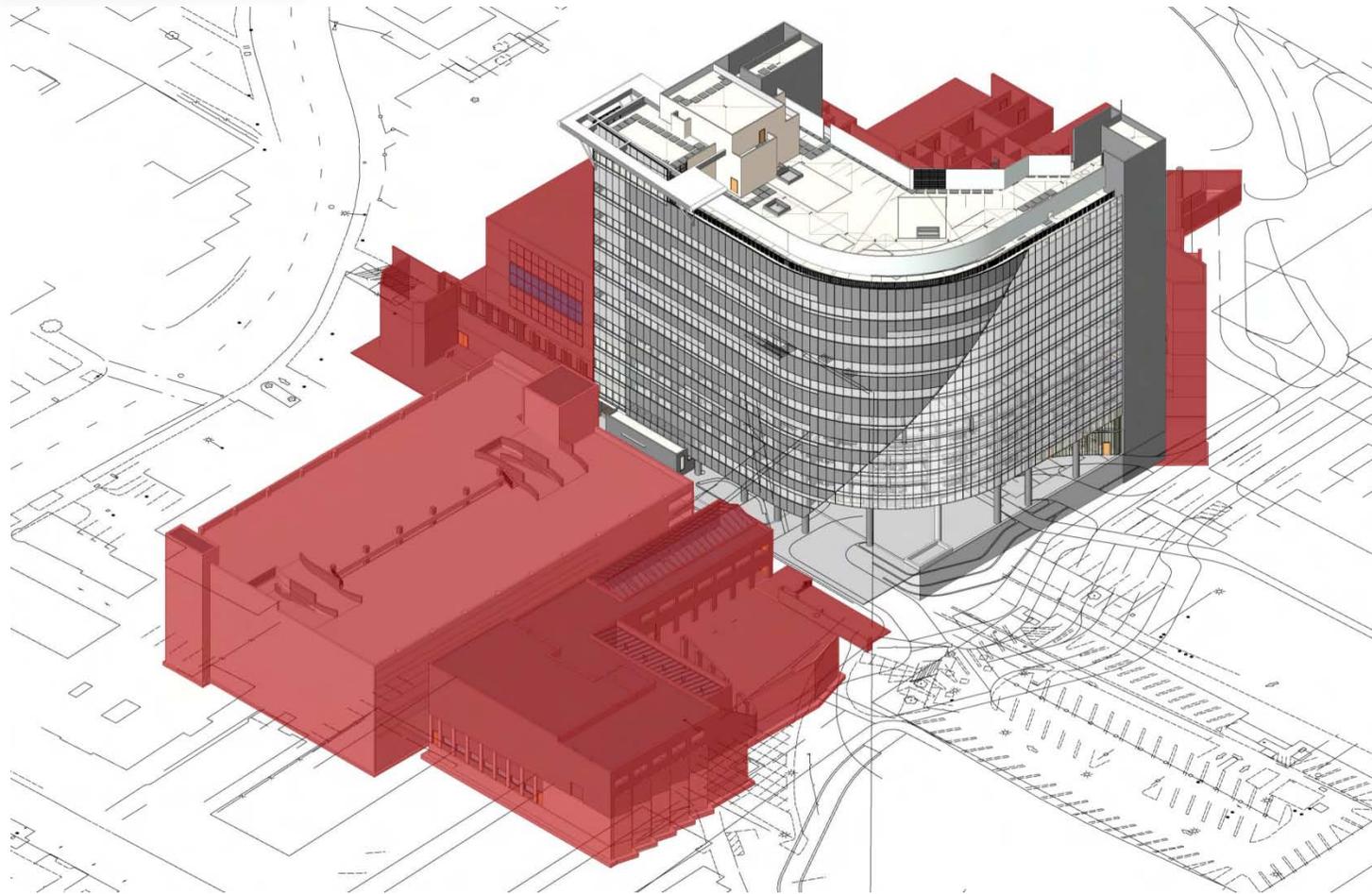
# Central Elevators



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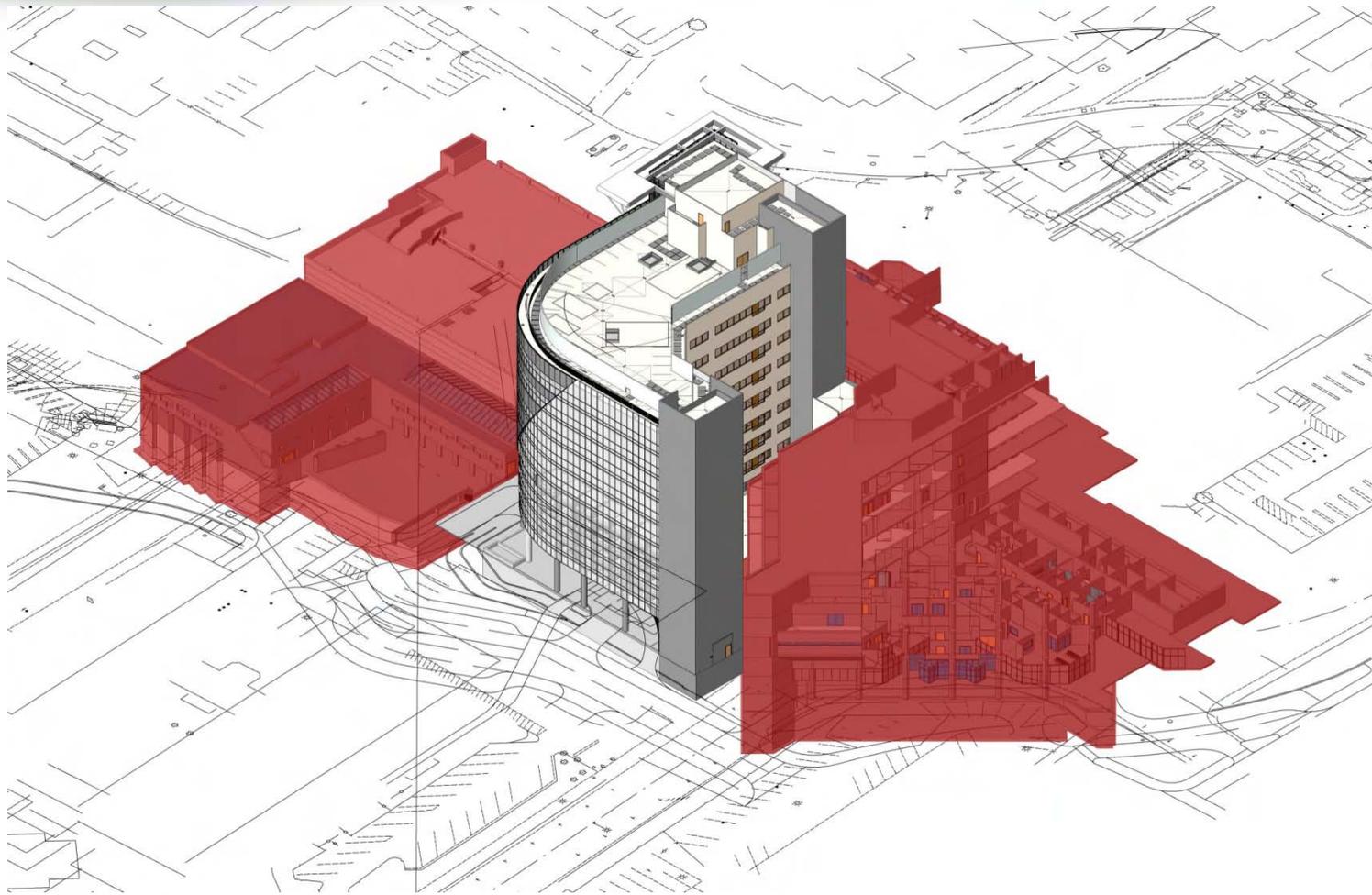
# Building Massing



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# Building Massing



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# Exterior Design Concepts

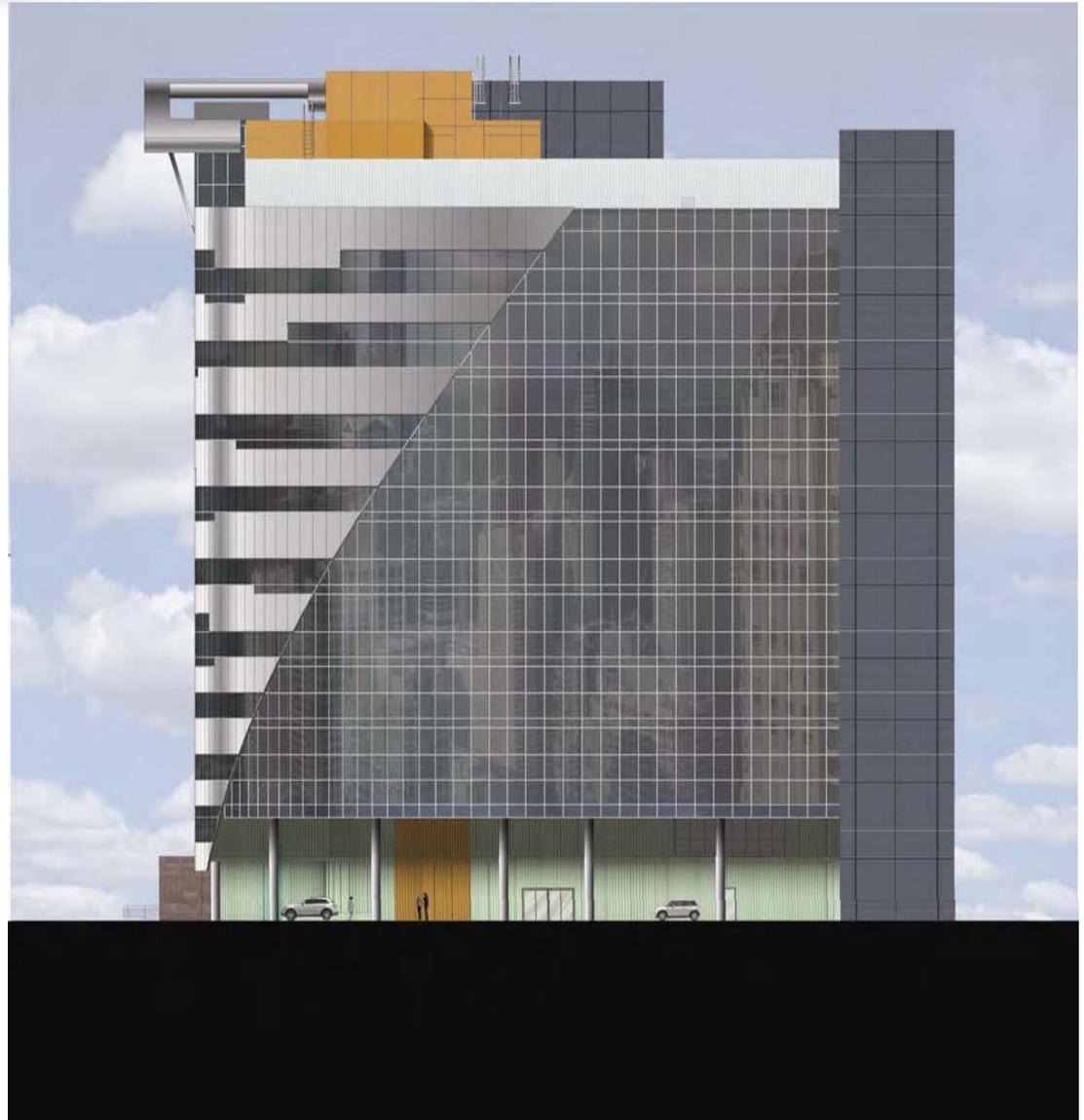
- Modern building concept to reflect the level of care and technology within the facility
- Building to reflect it's surroundings and tie into the existing campus
- Use of large windows to take advantage of the views of downtown Oakland, The Bay Area and The Hills
- Use of horizontal bands to reduce solar gain while defining the building scale
- Attention to window locations where facing other existing patient rooms
- Maximize use of natural daylight



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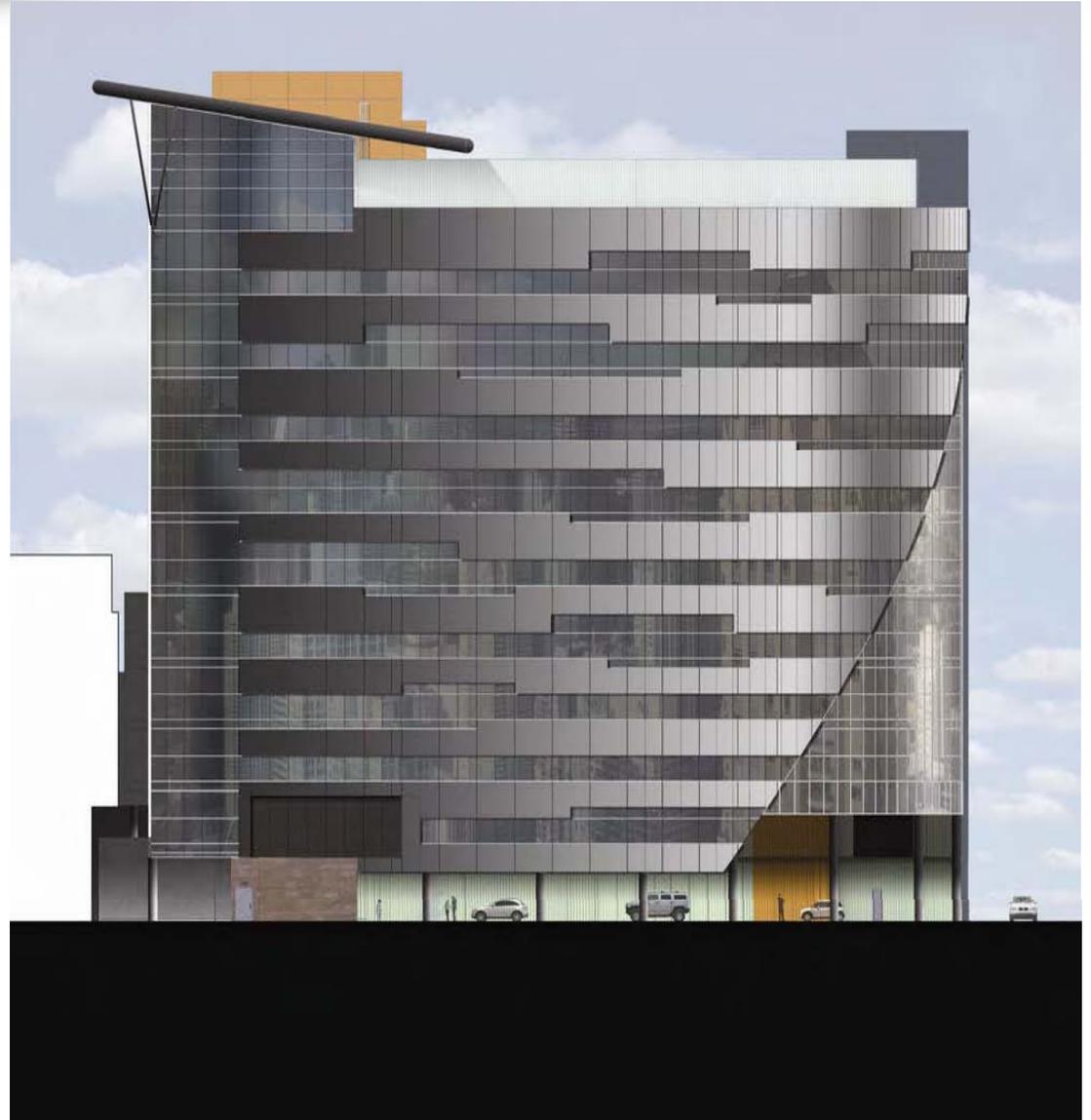
# South Elevation



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# West Elevation



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# Building Exterior

VIEW UP HAWTHORNE  
FROM TELEGRAPH



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# Building Exterior

AERIAL VIEW FROM  
TELEGRAPH



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# Building Exterior

VIEW FROM SUMMIT STREET AND  
HAWTHORNE AVE



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# Building Exterior

VIEW FROM  
BROADWAY



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# Building Exterior

VIEW UP HAWTHORNE AVE FROM  
BROADWAY



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# Building Exterior

AERIAL VIEW  
TOWARDS THE BAY



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# Questions & Comments

What's important to you?



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