

Alta Bates Summit Medical Center

Seismic Upgrade and Master Plan

Introduction to Design Components – Phase 1

Presentation to Neighborhood

April 16, 2009



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Agenda

- **Welcome & Introductions** **Deborah Pitts-Cameron**
- **Project overview and rationale** **Vic Meinke**
- **The Architect's vision** **Devenney Group Architects**
- **Q & A**



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Welcome to our 3rd 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 and New Garage:**
 - What services/functions must be included?
 - Where will the Pavilion and Garage be located and why are we putting them 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.

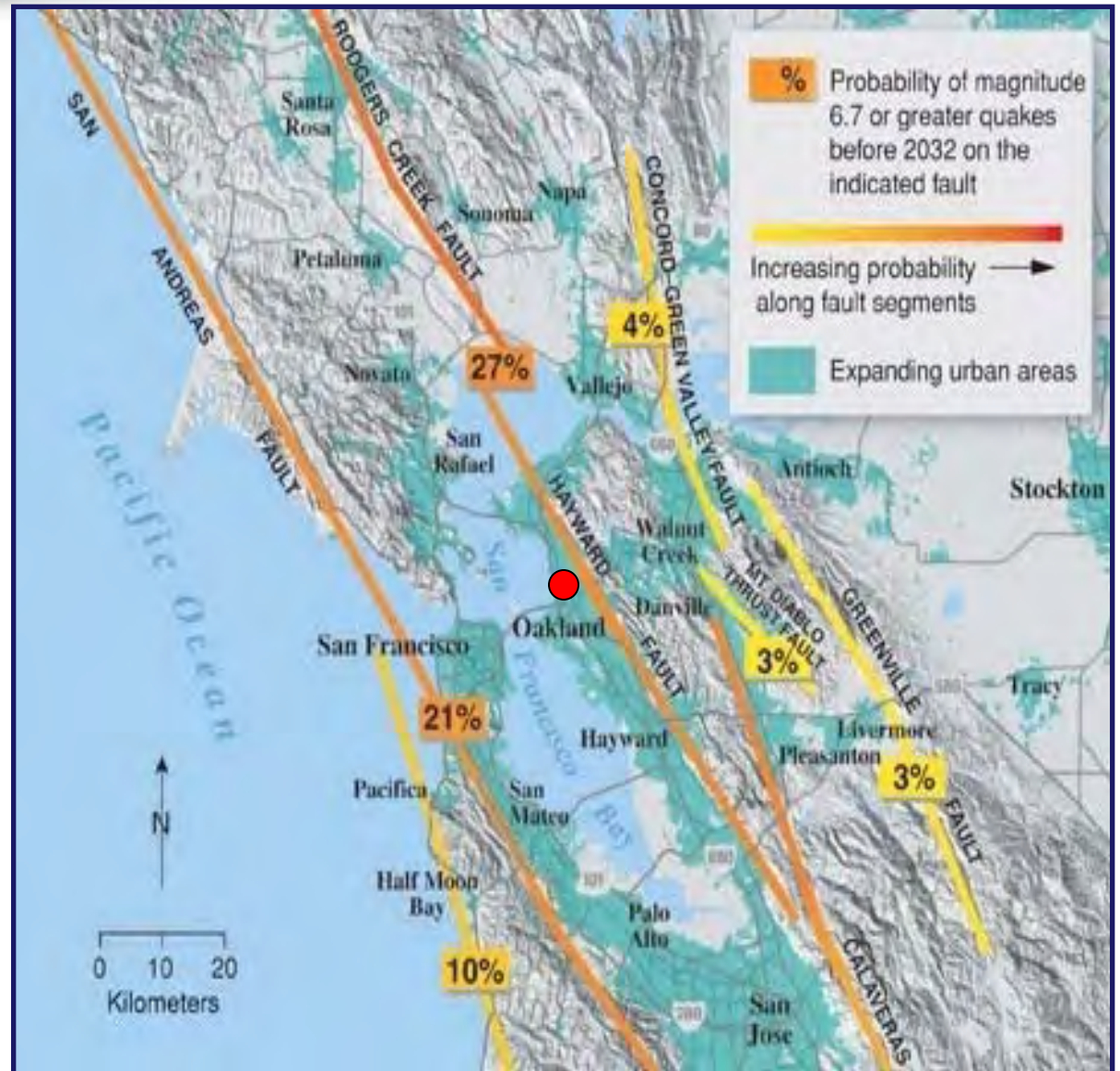


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We must be prepared for an earthquake on the Hayward Fault

Our site is within
5 miles of the
Hayward Fault



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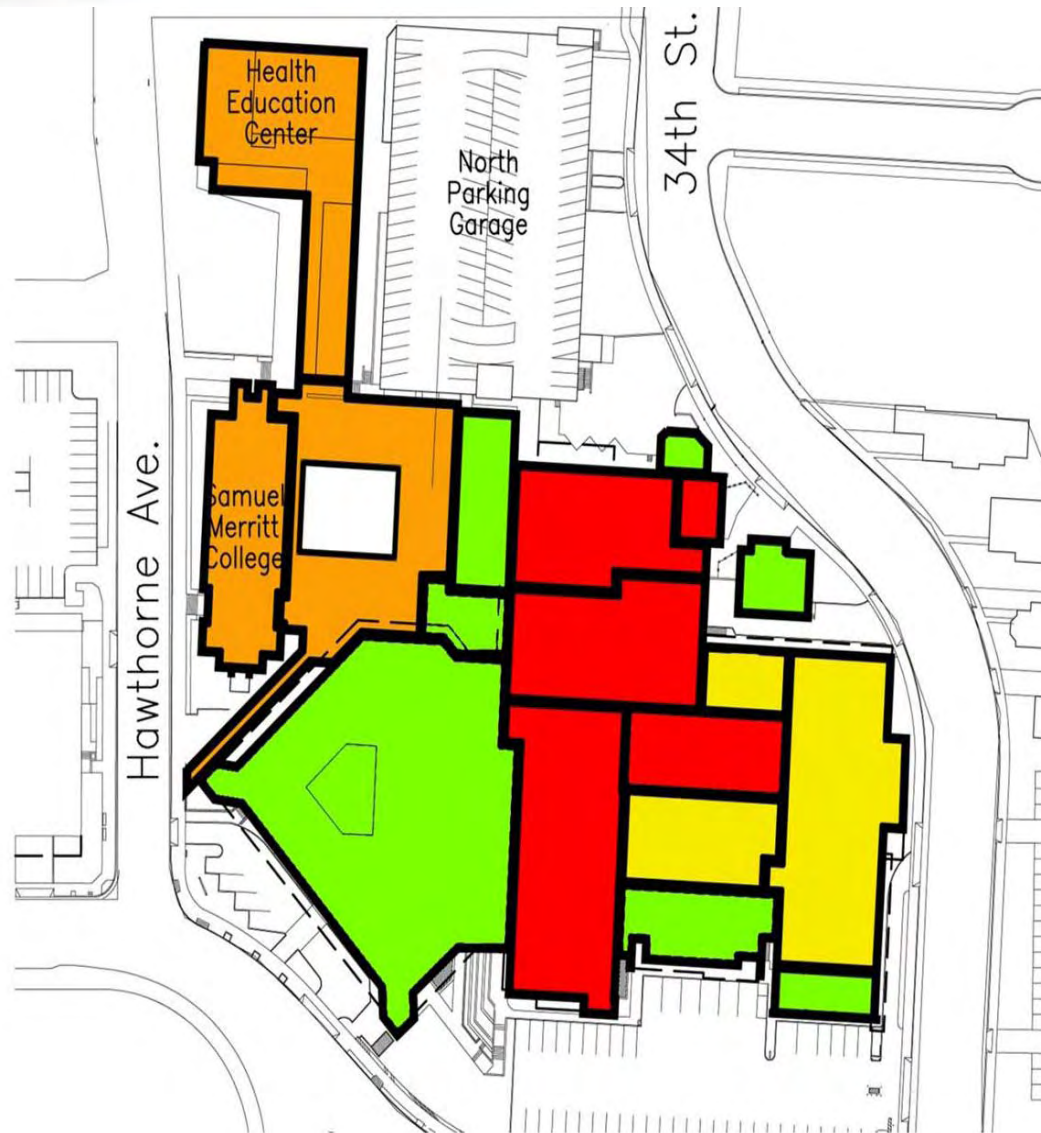
Our community depends on us



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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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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

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Existing Facilities



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Existing Pavilion Site

**MERRITT
PAVILION**



**BECHTEL
HALL**



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Existing Garage Site



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Design Constraints & Parameters

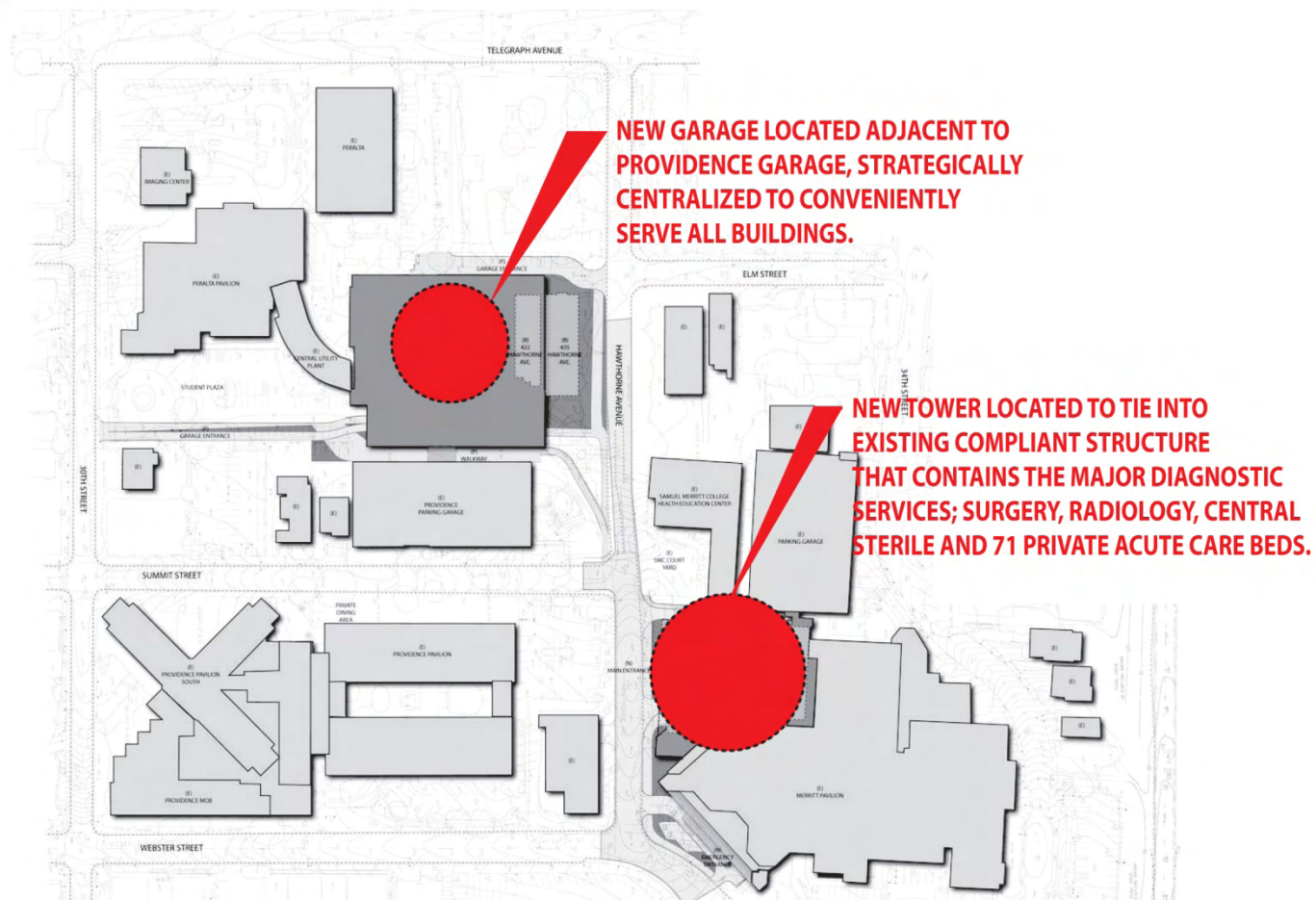
- Limited site availability – Patient Pavilion and Garage
- Program Requirements
- Site Constraints for New Tower
- Tie into Existing Facilities & Services
- Minimize Disruption to Existing Facilities
- Minimize Disruption to Patient Care



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Site Selection



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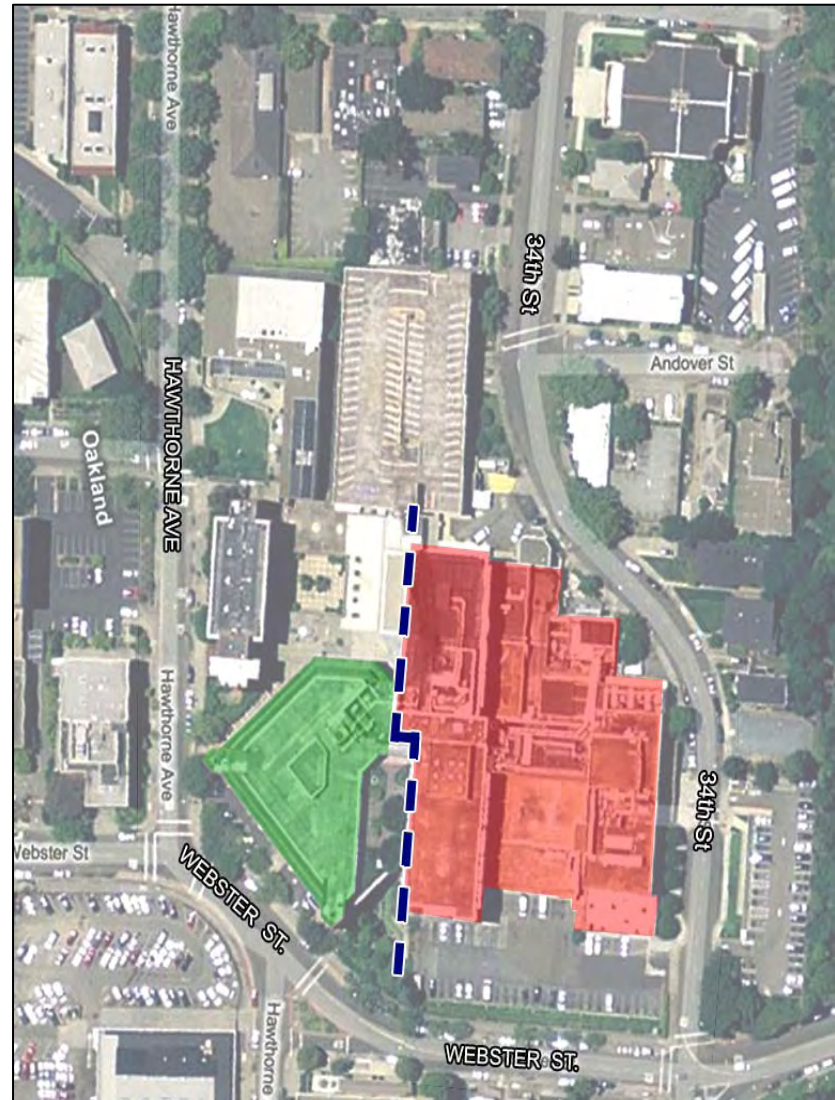
Non-Compliant Building

- 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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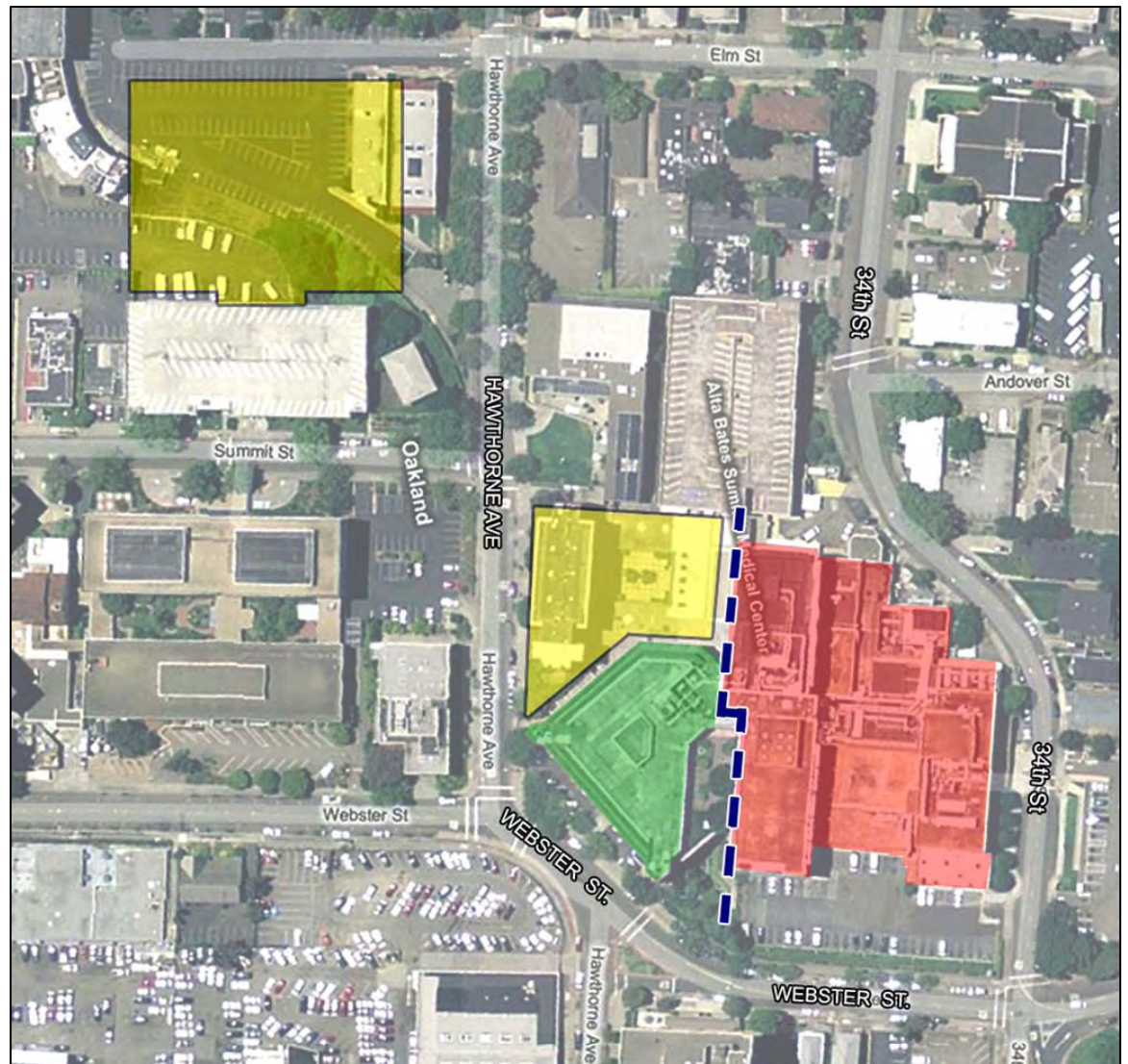
Project Site

- 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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Site Constraints

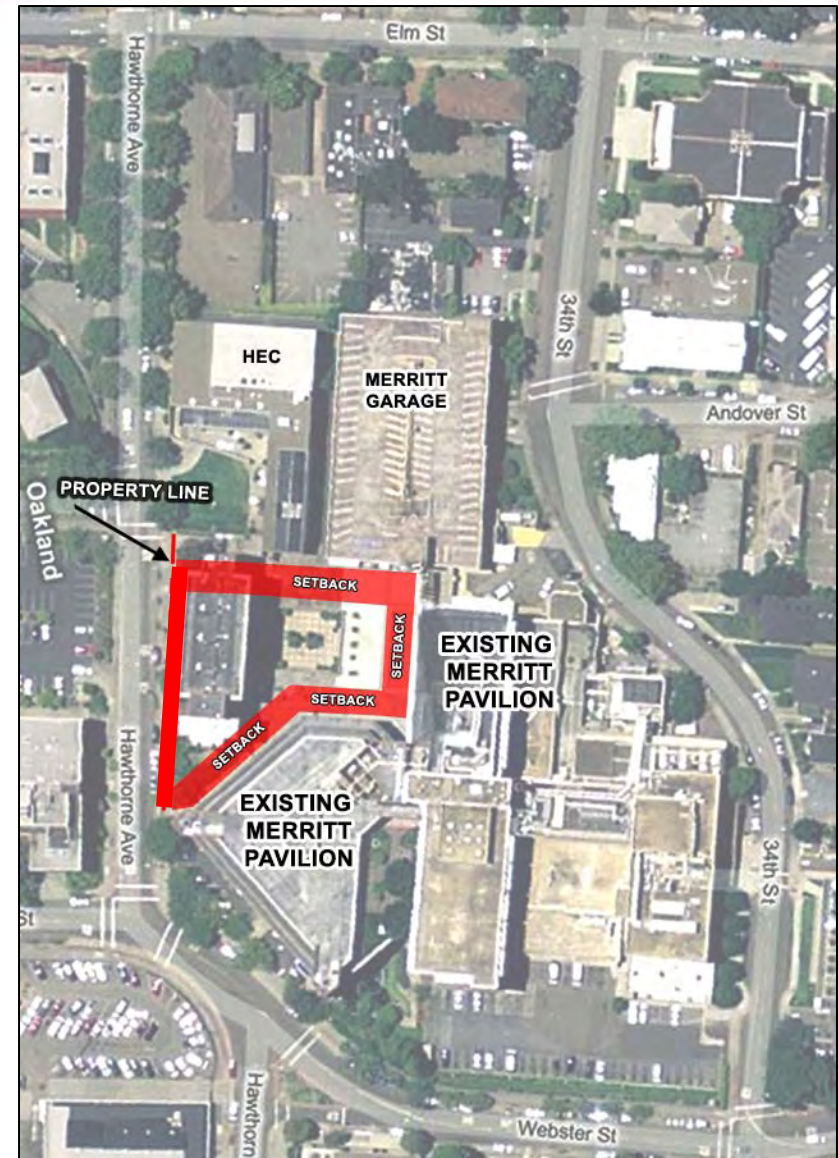
THE LOCATION OF THE NEW PATIENT CARE PAVILION IS DICTATED BY THE ADJACENT EXISTING BUILDINGS AND STREETS

- REQUIRED SETBACKS AND NEW TOWER BOUNDARIES



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Site Constraints

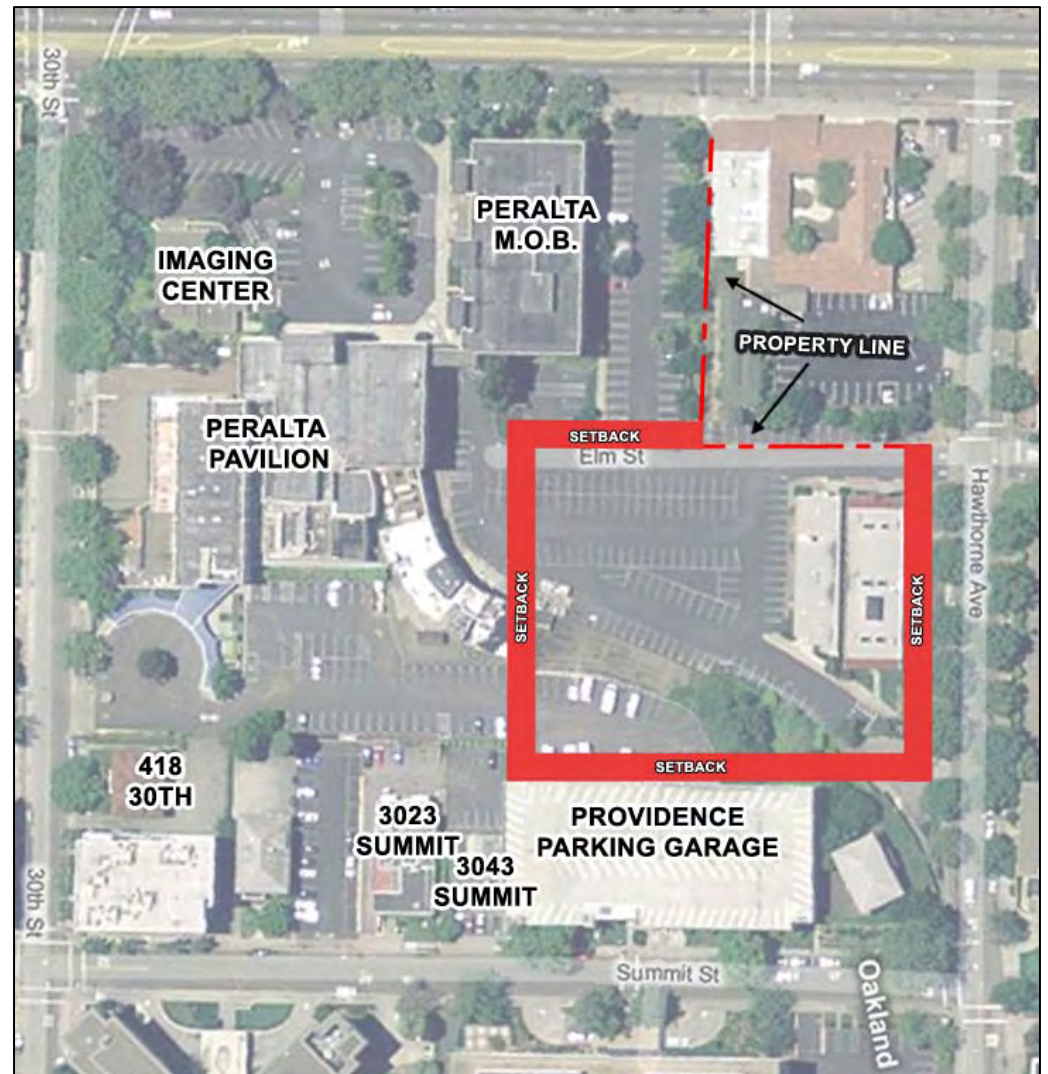
THE LOCATION OF THE NEW GARAGE IS DICTATED BY THE SIZE REQUIREMENT TO BE INCORPORATED IN A CENTRALIZED LOCATION OF THE EXISTING SITE

- REQUIRED SETBACKS AND NEW GARAGE BOUNDARIES

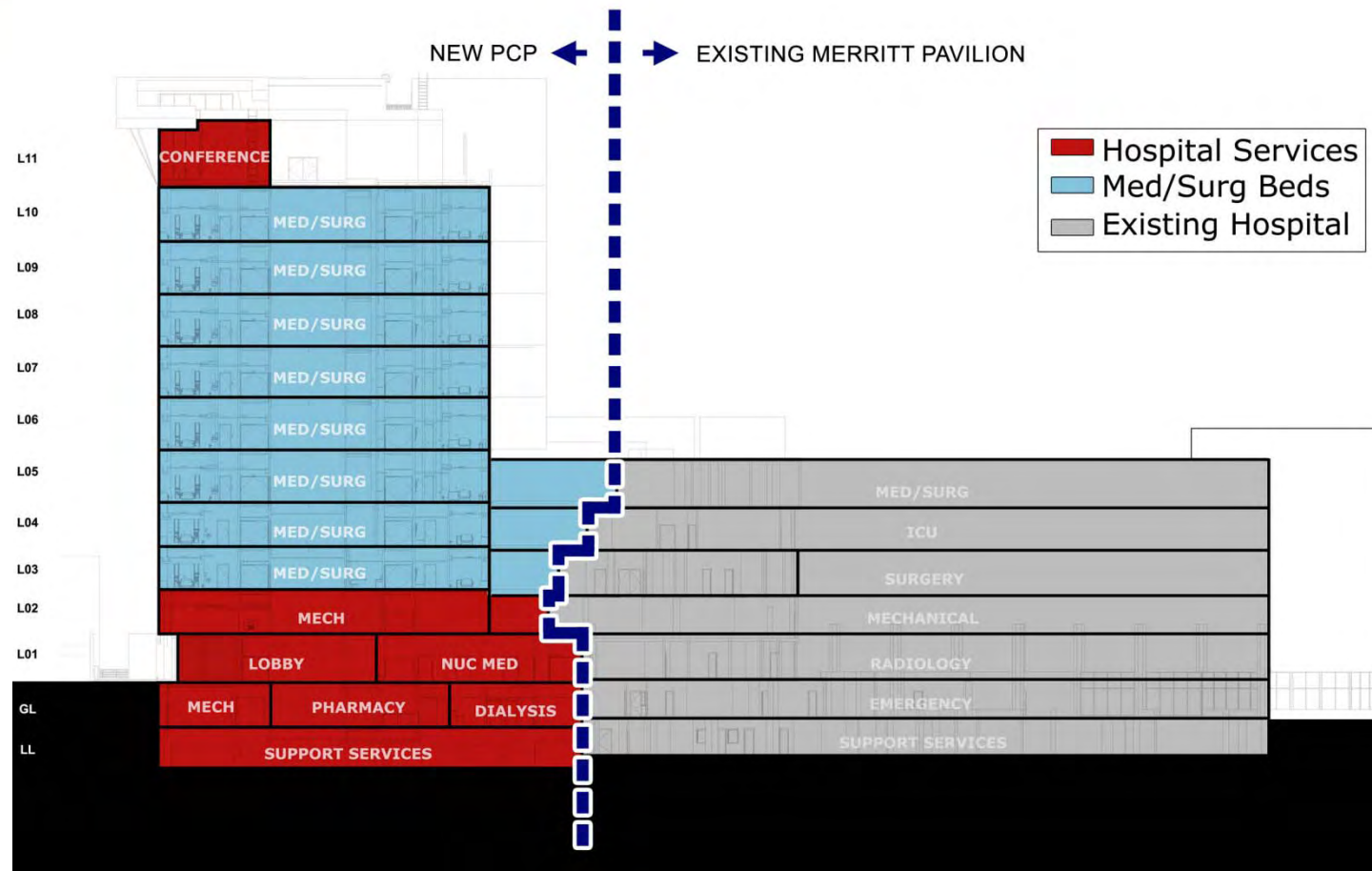


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Building Section



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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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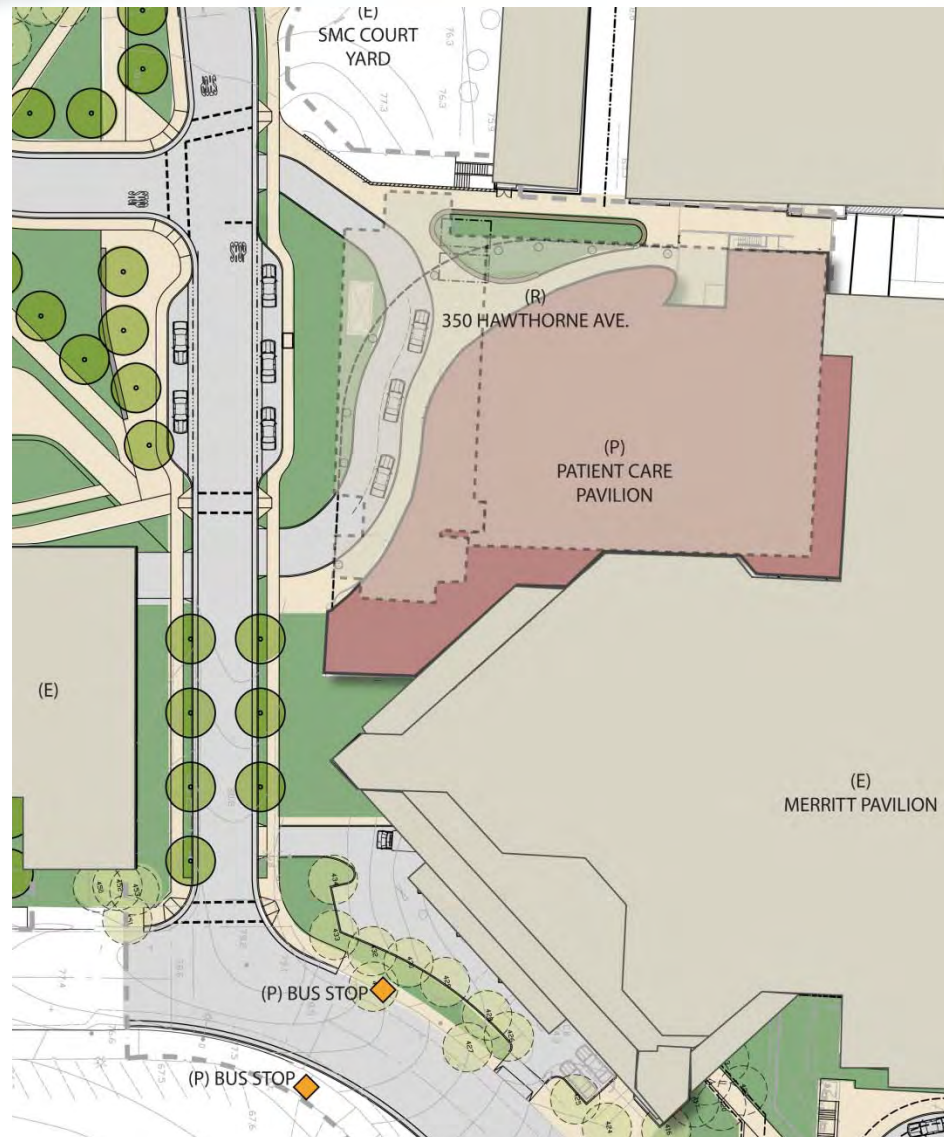
ALL DRAWINGS AND DIAGRAMS ARE
CONCEPTUAL IN NATURE



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Pavilion Main Entrance Level



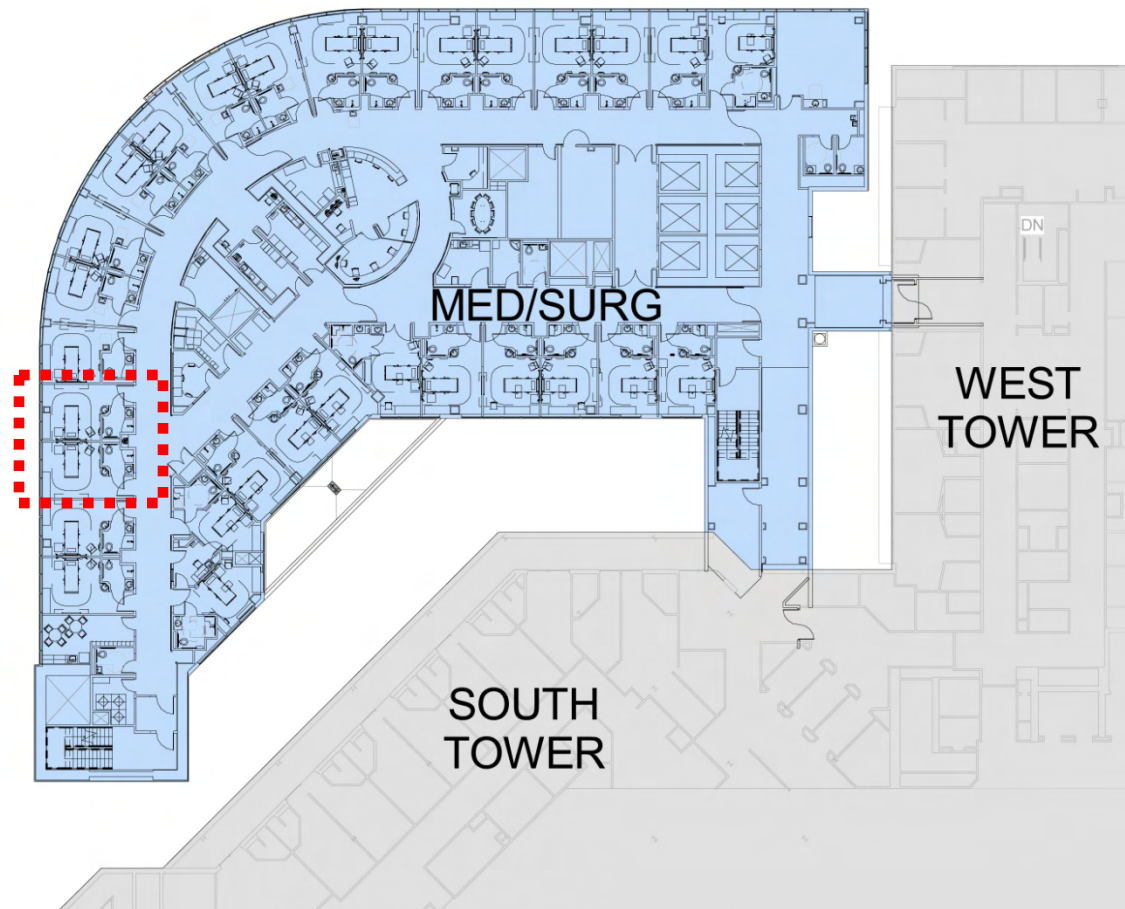
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Typical Patient Floor Plan



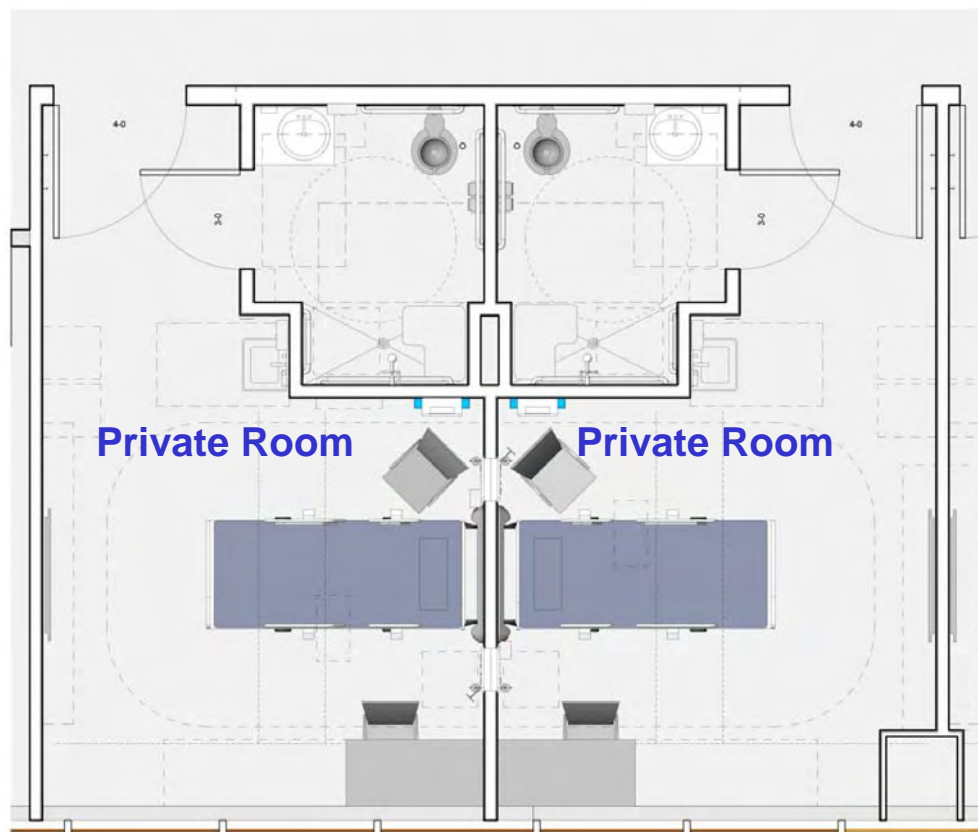
30 Private
Acute Beds



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Typical Patient Room Plan



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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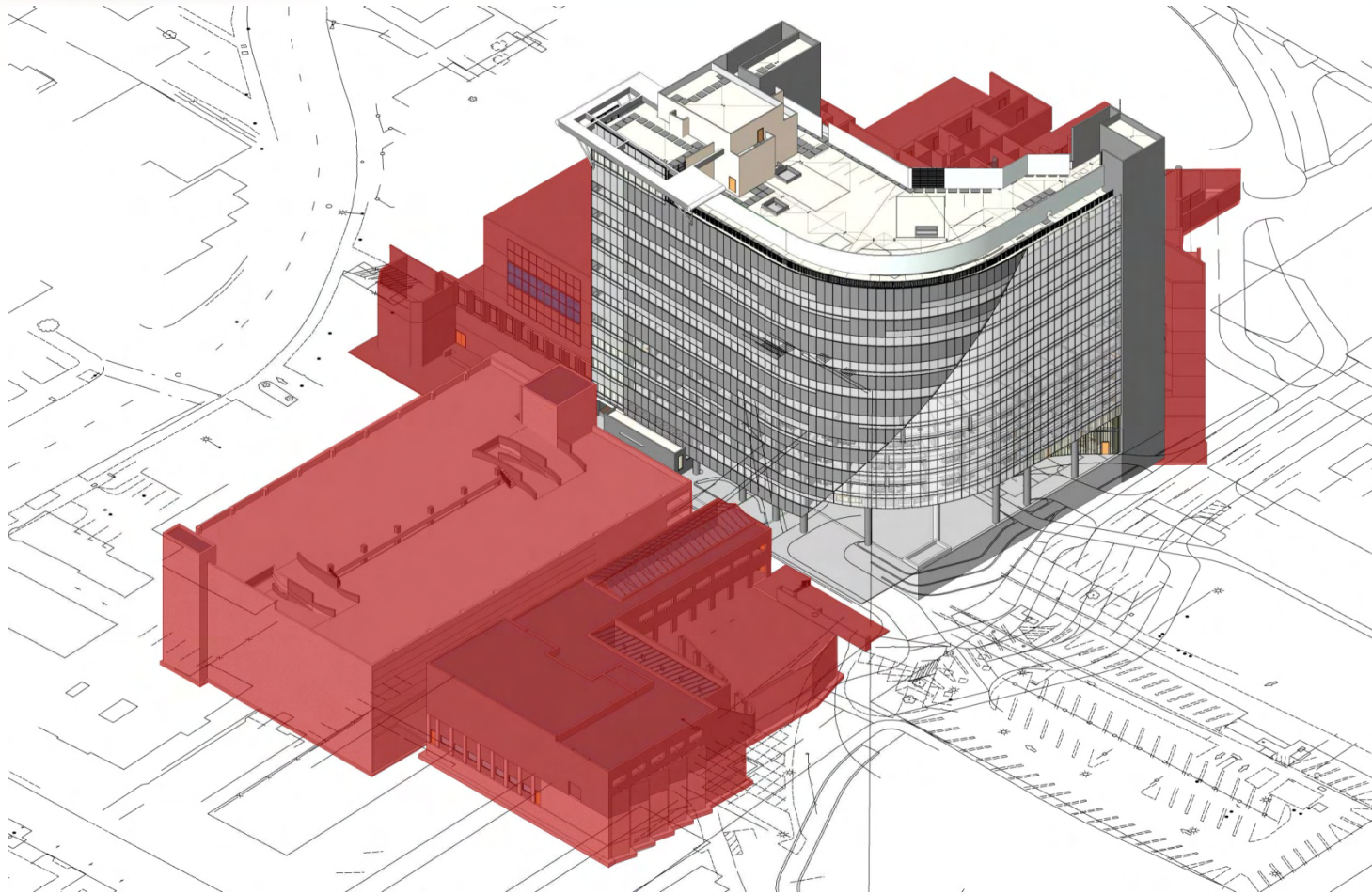
Central Elevators



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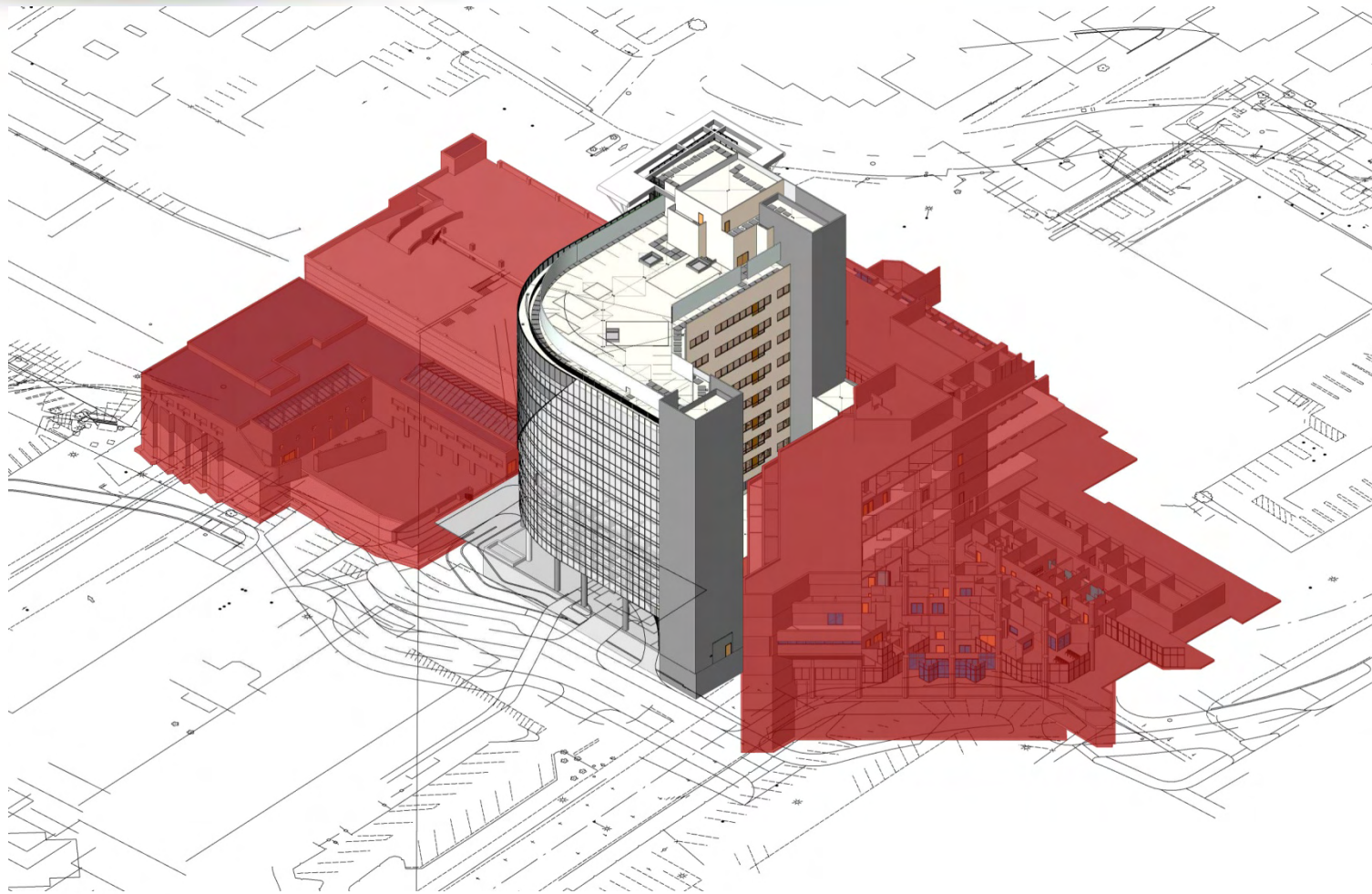
Pavilion Building Massing



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Pavilion 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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Devenney
GROUP

Building Exterior

VIEW UP HAWTHORNE AVE FROM
BROADWAY



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Building Exterior



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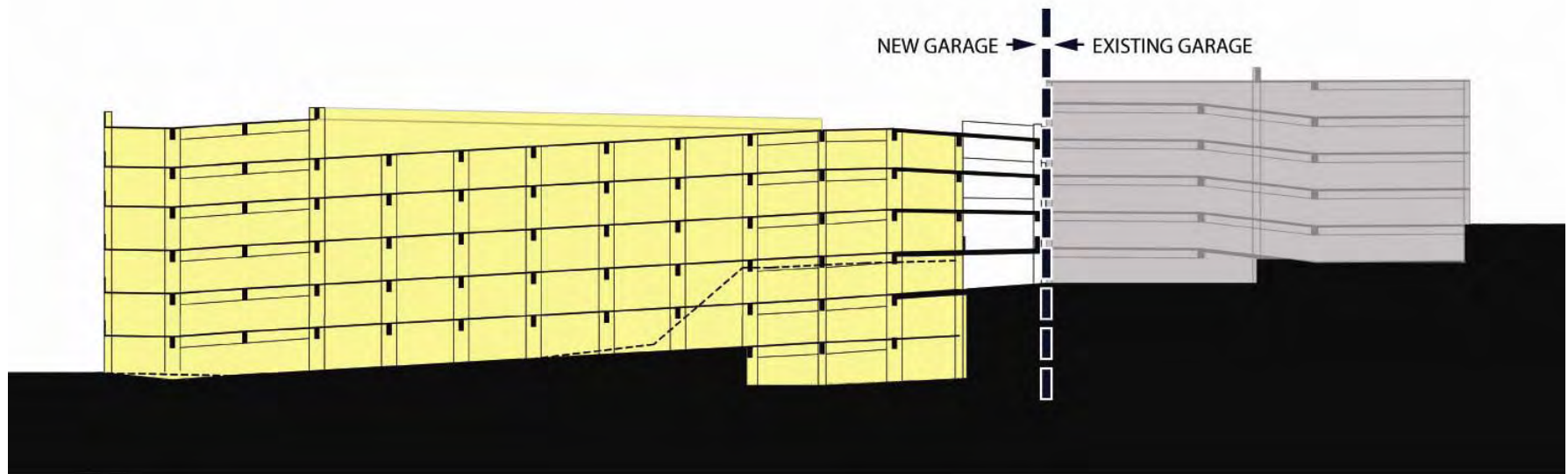
Building Exterior



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Parking Garage Section



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Campus Building Massing



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Garage Exterior Design Concepts

- Garage integration with existing providence garage
- Elevators located to serve entire campus
- Aid in ADA circulation on site
- Keep site as beautifully landscaped as possible



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Garage West Elevation



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Garage Exterior



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Garage Exterior



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Parking Garage Panoramic View – Telegraph



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Questions & Answers

What's important to you?



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