



## **Takoma Park On-Campus Alternative**

Aug 27, 2014

# Alternative Approach

## Basis of Alternative

- Campus Master Plan establishes the long-range conceptual re-development of the Takoma Park Campus.

Comprehensive approach to remain in Takoma Park.

Campus Master Plan forms basis of the vision for Takoma Park. As an “On-Campus Alternative,” WAH desired to understand what portion of the Master Plan would be required to be comparable to a new building at White Oak.

- On-Campus Alternative

Requires sufficient additional program to improve the Takoma Park Hospital while still maintaining a reasonable project cost and schedule as compared to the proposed project in White Oak

Step 1 + Step 2 + Step 3 of Campus Master Plan represent comparable Alternative

Patient Beds on Takoma Park campus after Step 3:

|                           |           |
|---------------------------|-----------|
| Medical Surgical:         | 144       |
| Maternity / OB:           | 16        |
| <u>Behavioral Health:</u> | <u>40</u> |
| Total:                    | 200       |

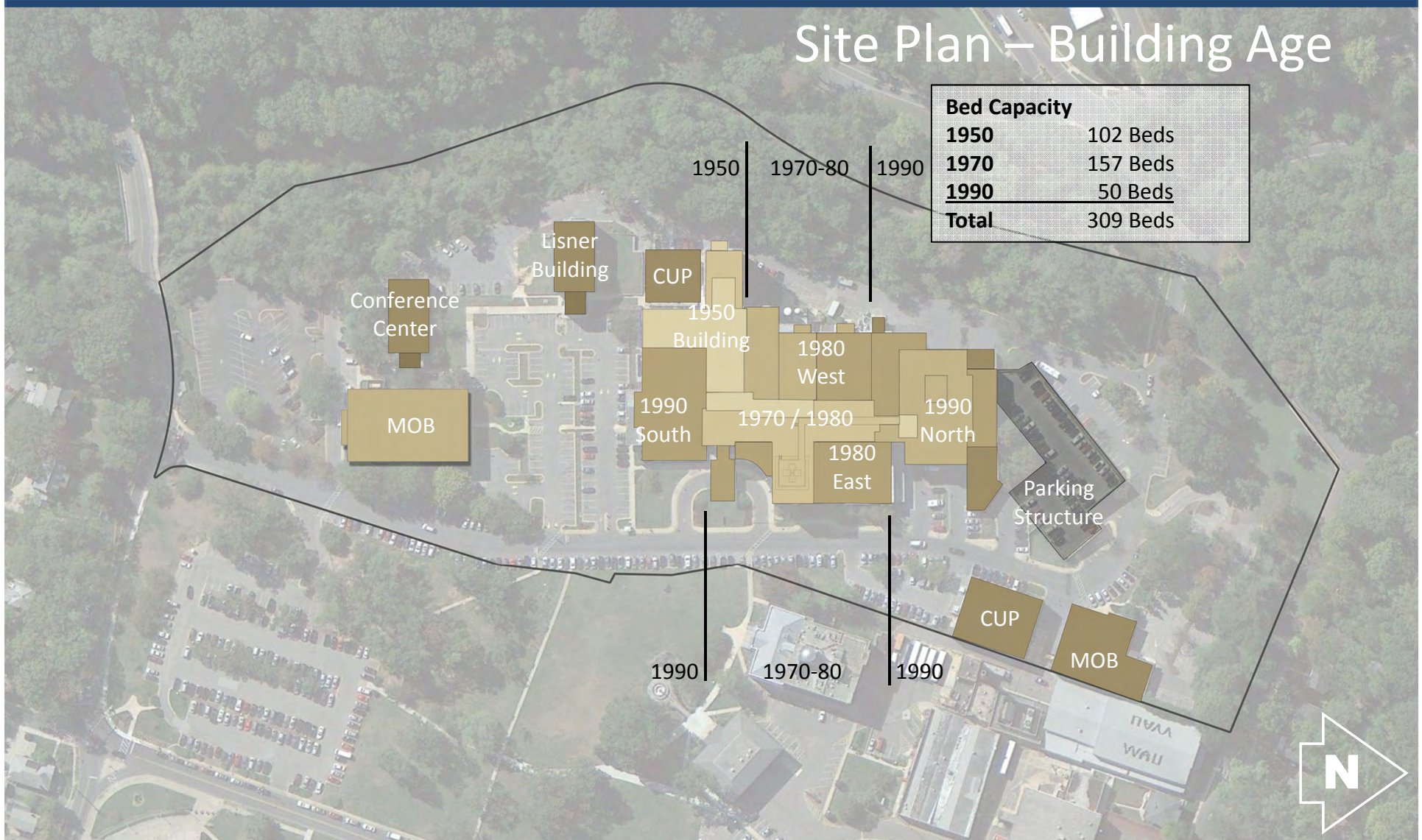
# Site Development Planning

## Site Plan – Site Restrictions



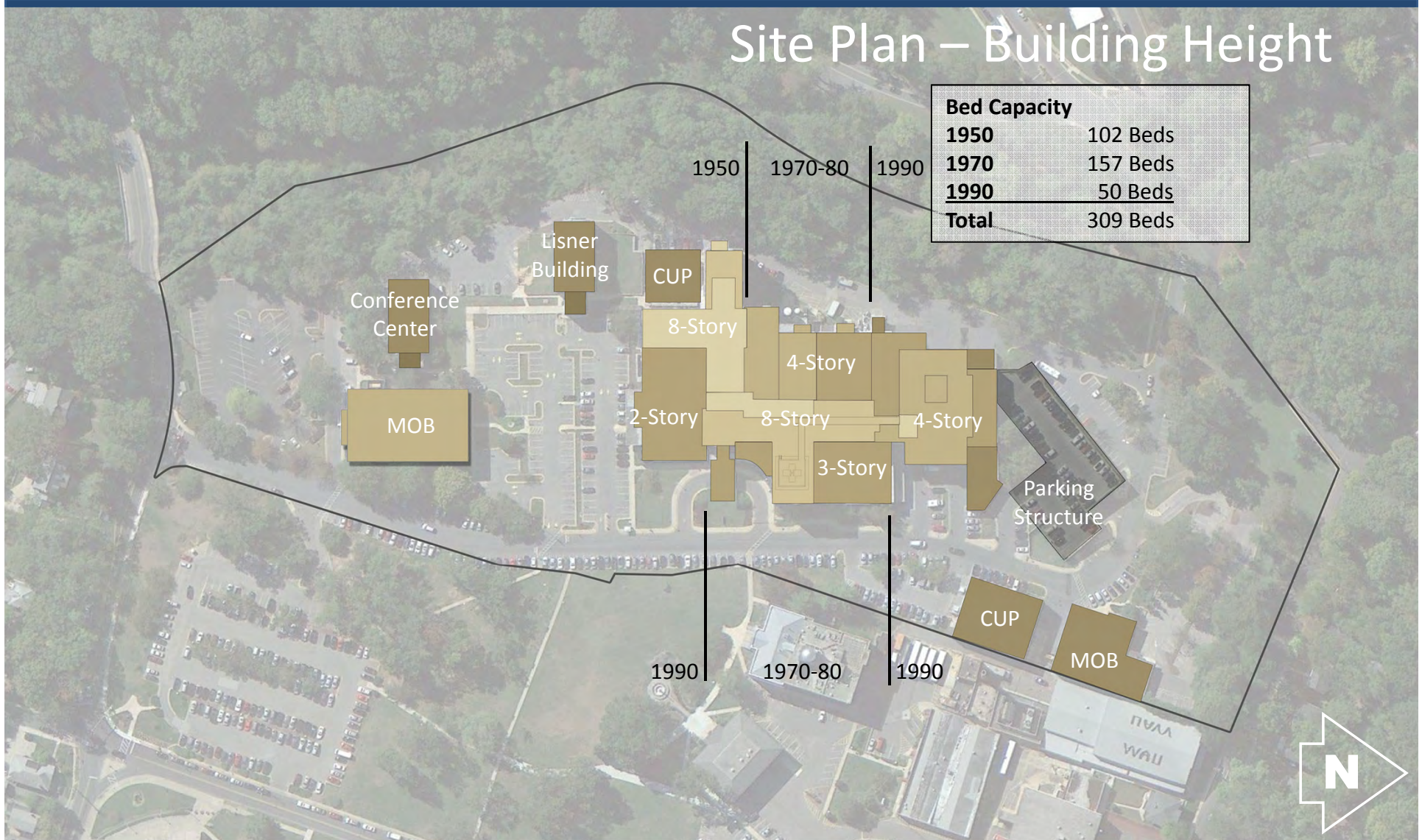
# Site Development Planning

## Site Plan – Building Age



# Site Development Planning

## Site Plan – Building Height



# Site Development Planning

## Development Approach

- **Campus Planning Concept**

Long-range institutional campus regeneration requires an “empty chair” site planning approach to facilitate development of replacement facilities while maintaining operations

1990 development on-campus constructed relatively low-rise additions to the main hospital building on both the north and south sides, restricting the ability to economically replace aging assets going forward without disruption to services or loss of services for a period of time

- **Maximize Future Campus Development Potential**

To maximize utilization of the limited existing available site area, future site development will require higher-density building footprints

Low-density building areas less than 7-stories include:

- 1980 East & West 4-story additions
- 1990 South 2-story addition
- 1990 North 4-story addition

These building areas are considered to provide limited asset value going forward

# Site Development Planning

## Development Approach



Phased redevelopment plan providing contemporary healthcare facilities

# Site Development Planning

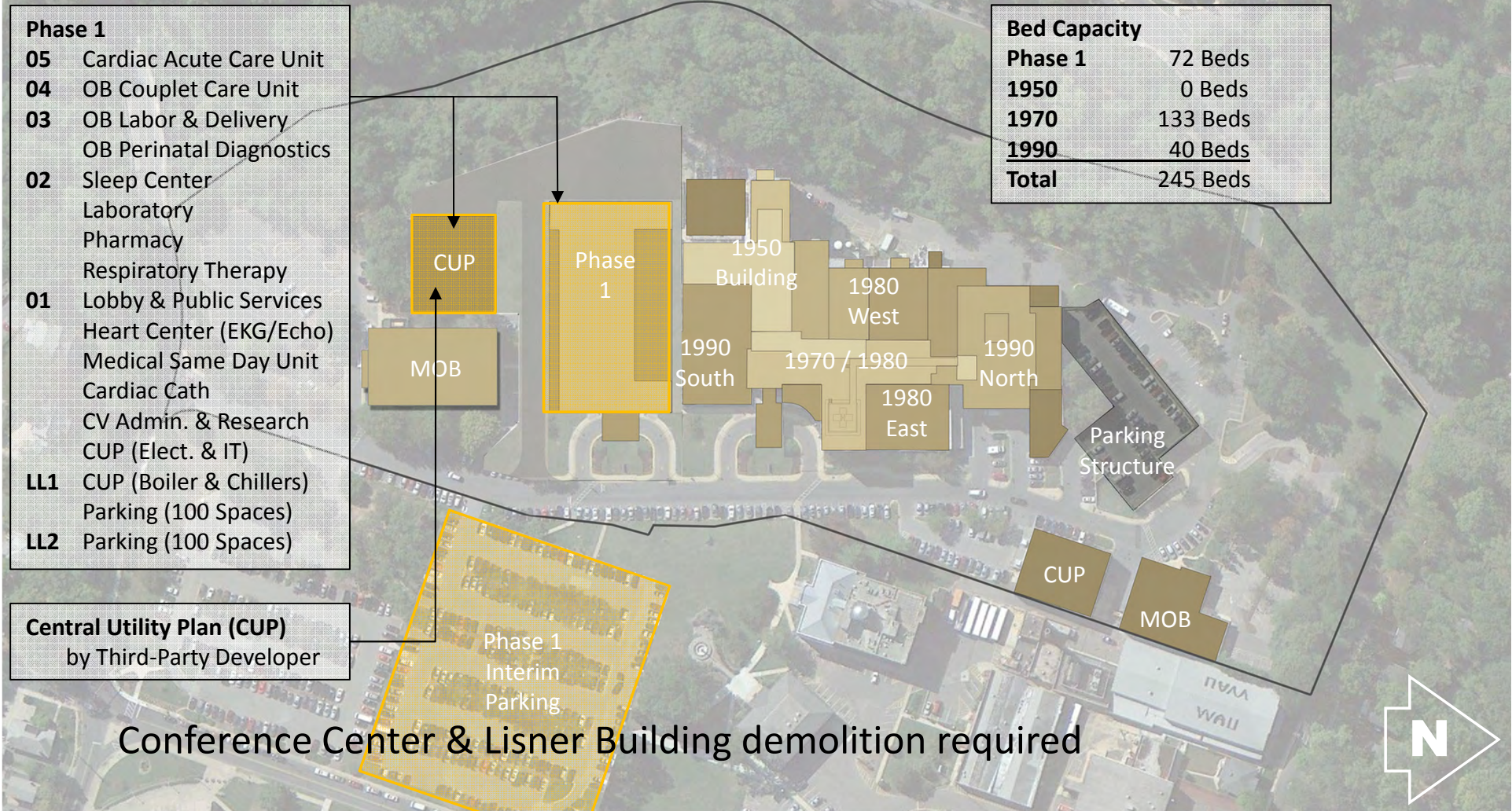
## Site Plan – Step 1

### Phase 1

- 05** Cardiac Acute Care Unit
- 04** OB Couplet Care Unit
- 03** OB Labor & Delivery  
OB Perinatal Diagnostics
- 02** Sleep Center  
Laboratory  
Pharmacy  
Respiratory Therapy
- 01** Lobby & Public Services  
Heart Center (EKG/Echo)  
Medical Same Day Unit  
Cardiac Cath  
CV Admin. & Research  
CUP (Elect. & IT)
- LL1** CUP (Boiler & Chillers)  
Parking (100 Spaces)
- LL2** Parking (100 Spaces)

### Bed Capacity

|                |          |
|----------------|----------|
| <b>Phase 1</b> | 72 Beds  |
| <b>1950</b>    | 0 Beds   |
| <b>1970</b>    | 133 Beds |
| <b>1990</b>    | 40 Beds  |
| <b>Total</b>   | 245 Beds |



**Central Utility Plan (CUP)**  
by Third-Party Developer

Conference Center & Lisner Building demolition required



# Site Development Planning

## Site Plan – Step 2

- Phase 2**
- 05** General Acute Care Unit
  - 04** Critical Care Unit
  - 03** OB Couplet Care Unit
  - 02** Surgical Suite  
SDS & PACU  
GI Endoscopy
  - 01** Lobby & Public Services  
Central Admitting / (PAT)  
Radiology
  - LL1** Emergency Services
  - LL2** Dietary Services  
Support Services

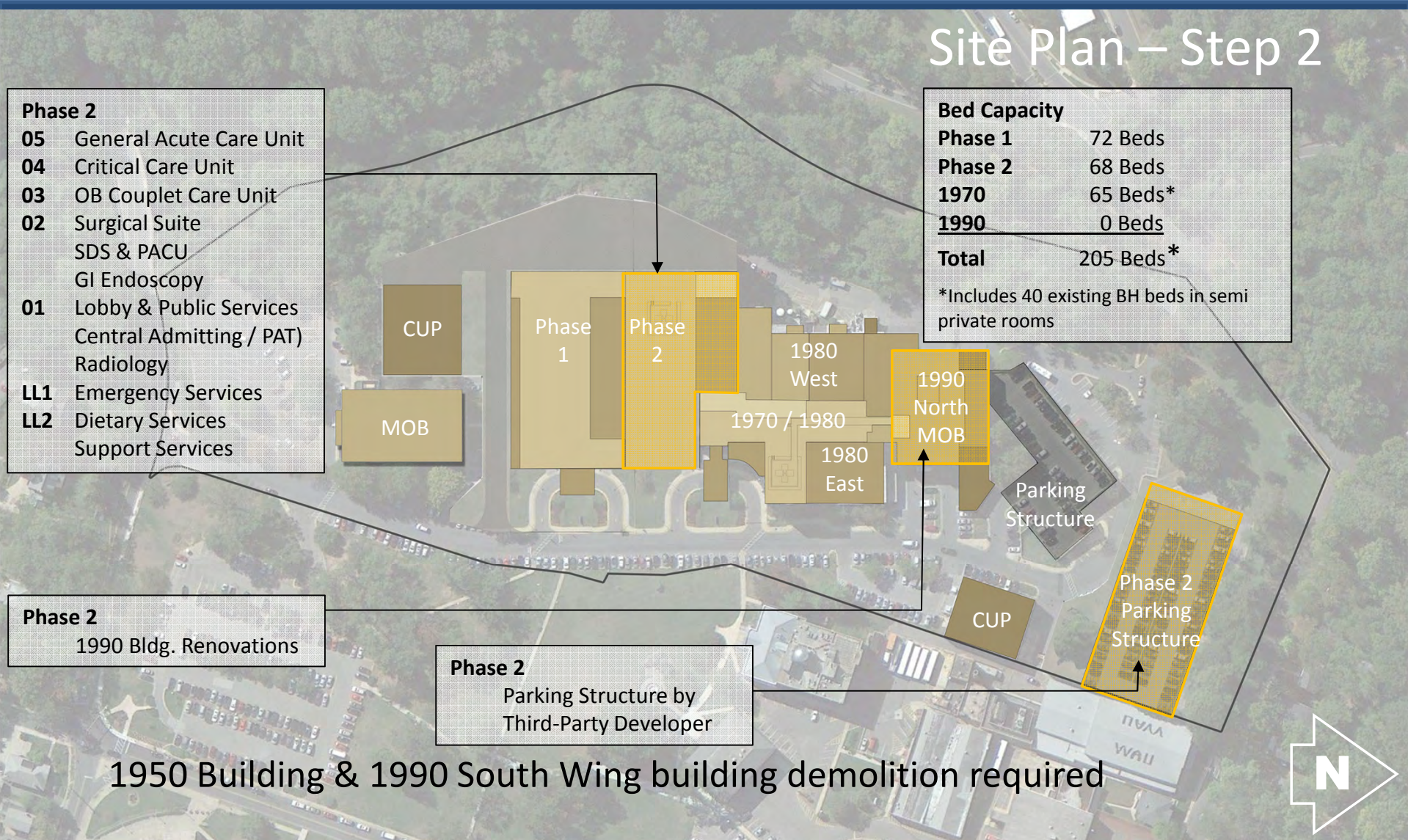
| Bed Capacity   |           |
|----------------|-----------|
| <b>Phase 1</b> | 72 Beds   |
| <b>Phase 2</b> | 68 Beds   |
| <b>1970</b>    | 65 Beds*  |
| <b>1990</b>    | 0 Beds    |
| <b>Total</b>   | 205 Beds* |

\*Includes 40 existing BH beds in semi private rooms

- Phase 2**
- 1990 Bldg. Renovations

- Phase 2**
- Parking Structure by Third-Party Developer

1950 Building & 1990 South Wing building demolition required



# Site Development Planning

## Site Plan – Step 3

### Phase 3-A

- 05 General Acute Care Unit
- 04 Shell Space
- 03 Behavioral Health Unit
- 02 Surgical Suite
- 01 Radiology
- LL1 Support Services
- LL2 Support Services

### Phase 3-B

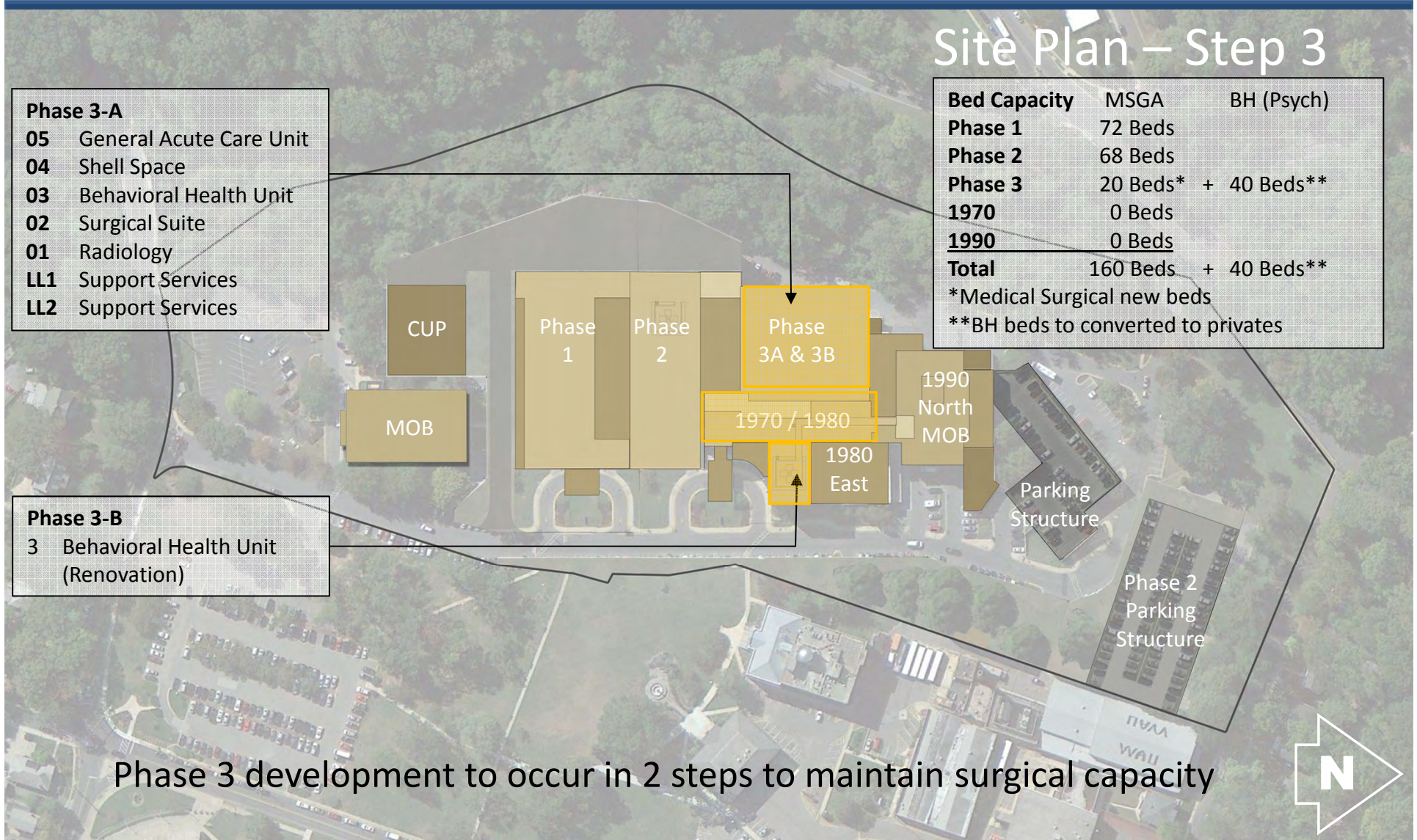
- 3 Behavioral Health Unit (Renovation)

### Bed Capacity

|              | MSGA              | BH (Psych)       |
|--------------|-------------------|------------------|
| Phase 1      | 72 Beds           |                  |
| Phase 2      | 68 Beds           |                  |
| Phase 3      | 20 Beds* +        | 40 Beds**        |
| 1970         | 0 Beds            |                  |
| 1990         | 0 Beds            |                  |
| <b>Total</b> | <b>160 Beds</b> + | <b>40 Beds**</b> |

\*Medical Surgical new beds

\*\*BH beds to converted to privates



Phase 3 development to occur in 2 steps to maintain surgical capacity

# On-Campus Alternative Planning

## Development Approach

- Step 1

Constructs new building and Central Utility Plant via third-party developer on existing parking area. This Step provides capacity on campus to remove older buildings re-locate services such as Emergency and prepares for Step 2 demolition and construction.

- Step 2

Demolishes 1950's era building at center of campus and 1990's South building to add capacity in preparation for future development.

- Step 3

Demolishes 1980's era (West) building at center of campus to reconnect surgery department on new level 2 and add capacity for new patient rooms above.

- New Construction Principles

Sufficient floor heights and floor plates for different programs.

Parking to replace demolished

Build in future growth (C.U.P., circulation zones, etc.)

# Site Development Planning

**565,800 GSF: 200 Beds @ 2,829 GSF / Bed**

(includes shell space for 26 future rooms and 40 private BH beds)

**5 Patient Care** 14'-0" Floor to Floor

**4 Patient Care** 14'-0" Floor to Floor

**3 Patient Care** 14'-0" Floor to Floor

**2 Surgery** 16'-0" Floor to Floor

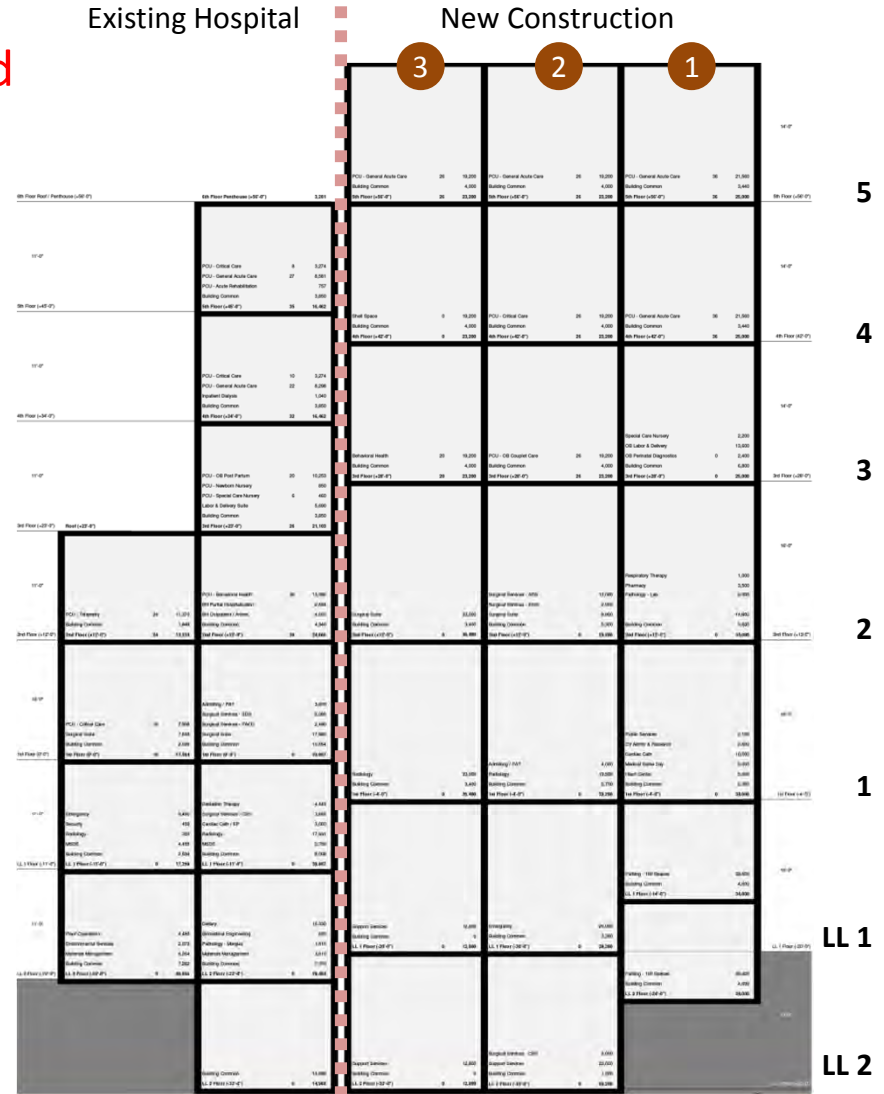
**1 Radiology / Cardiology** 16'-0" Floor to Floor

**LL 1 Emergency** 16'-0" Floor to Floor

**LL 2 Support Services** 14'-0" Floor to Floor

Existing Hospital

New Construction



## Compelling Priorities

- **1950 Building Construction**  
10'-9" floor to floor heights do not support high-acuity services such as OB L&D, Clinical Laboratory, Nuclear Medicine and Inpatient Services  
Site is critical to providing OB Post-Partum patient care adjacent to Phase 1 L&D Suite
- **Critical Adjacencies**  
Priorities include locating emergency services in close proximity to cardiac cath, and locating radiology, surgery & critical care in close proximity to the ED
- **Empty Chair**  
Site is planned to accommodate remaining services located in 1980 West Building

## Project Scope

- **Interim Development**  
Parking relocation to Adventist University leased open site area
- **New Construction**  
211,000 gross building area  
143,000 hospital building area  
68,000 structured parking area
- **Services**  
Inpatient Services
  - 72 beds
  - OB Labor & Delivery & Special Care NurseryAncillary Clinical Services
  - Pathology Clinical Laboratory
  - Pharmacy
  - Respiratory Therapy
- **CUP (Third-Party Developer)**

## Critical Phasing Issues

- Education Building  
Federally Qualified Health Center (FQHC)  
future location unresolved
- Lisner Building  
Services located in this building location  
unresolved
- Unresolved Hospital Departments  
Acute Rehabilitation Hospital  
Utilization Review & Quality Management  
Risk Management  
Coffee Shop  
Education Private Dining Room  
Environmental Services Linen Distribution

# Phase 1 Detail

## Site Plan

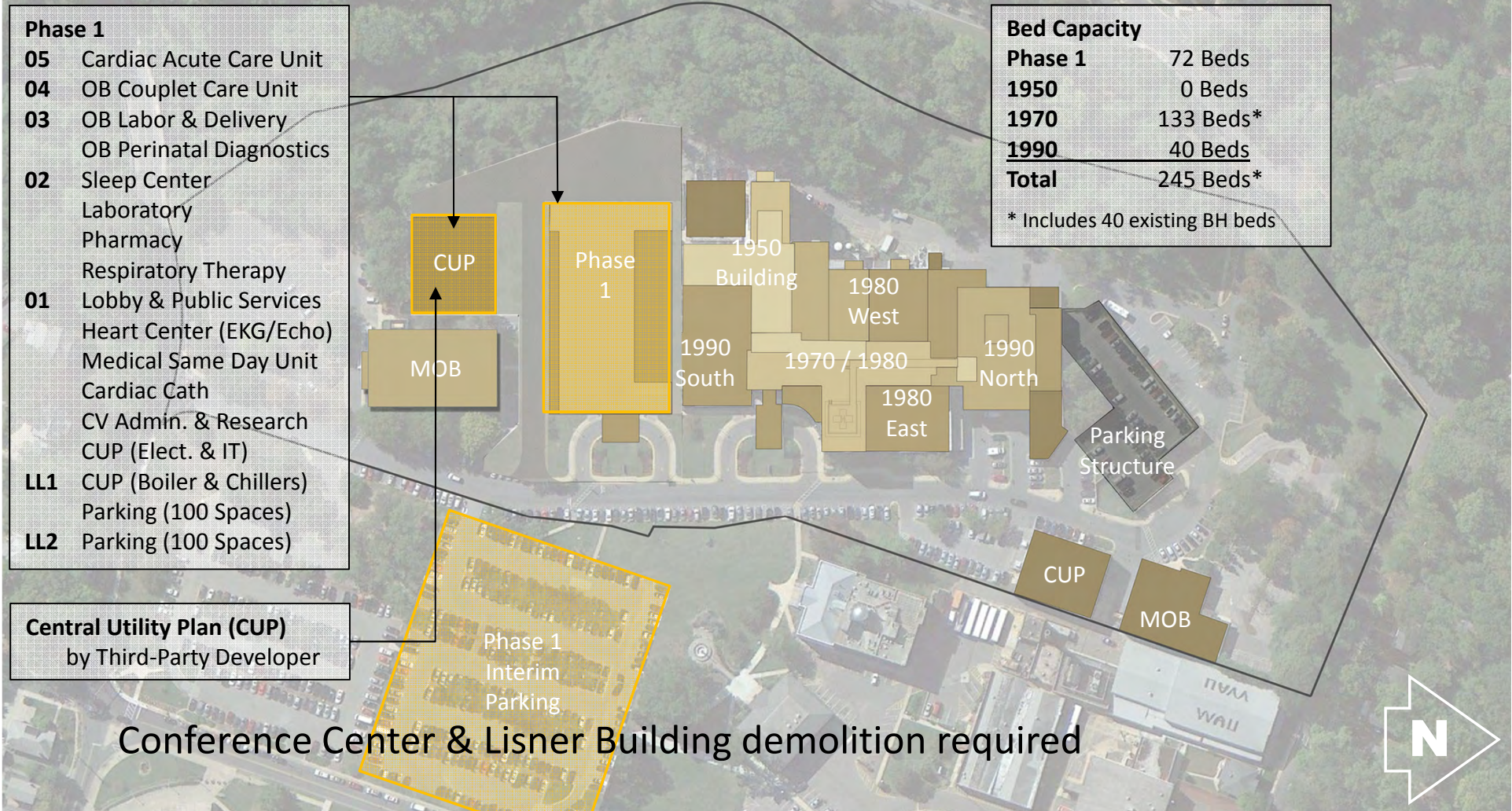
### Phase 1

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- 04** OB Couplet Care Unit
- 03** OB Labor & Delivery  
OB Perinatal Diagnostics
- 02** Sleep Center  
Laboratory  
Pharmacy  
Respiratory Therapy
- 01** Lobby & Public Services  
Heart Center (EKG/Echo)  
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| <b>Total</b>   | 245 Beds* |

\* Includes 40 existing BH beds

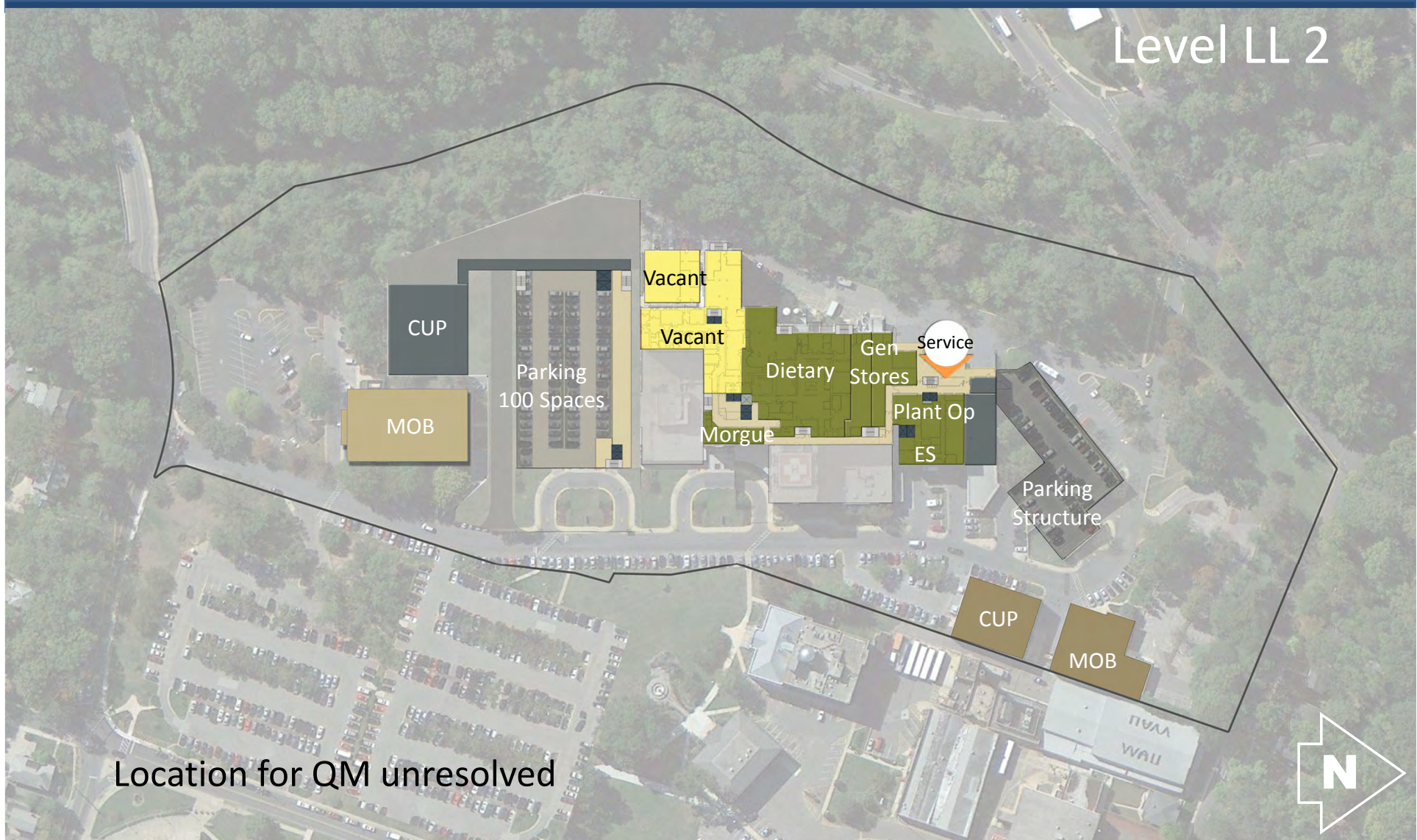


**Central Utility Plan (CUP)**  
by Third-Party Developer

Conference Center & Lisner Building demolition required

# Phase 1 Detail

Level LL 2

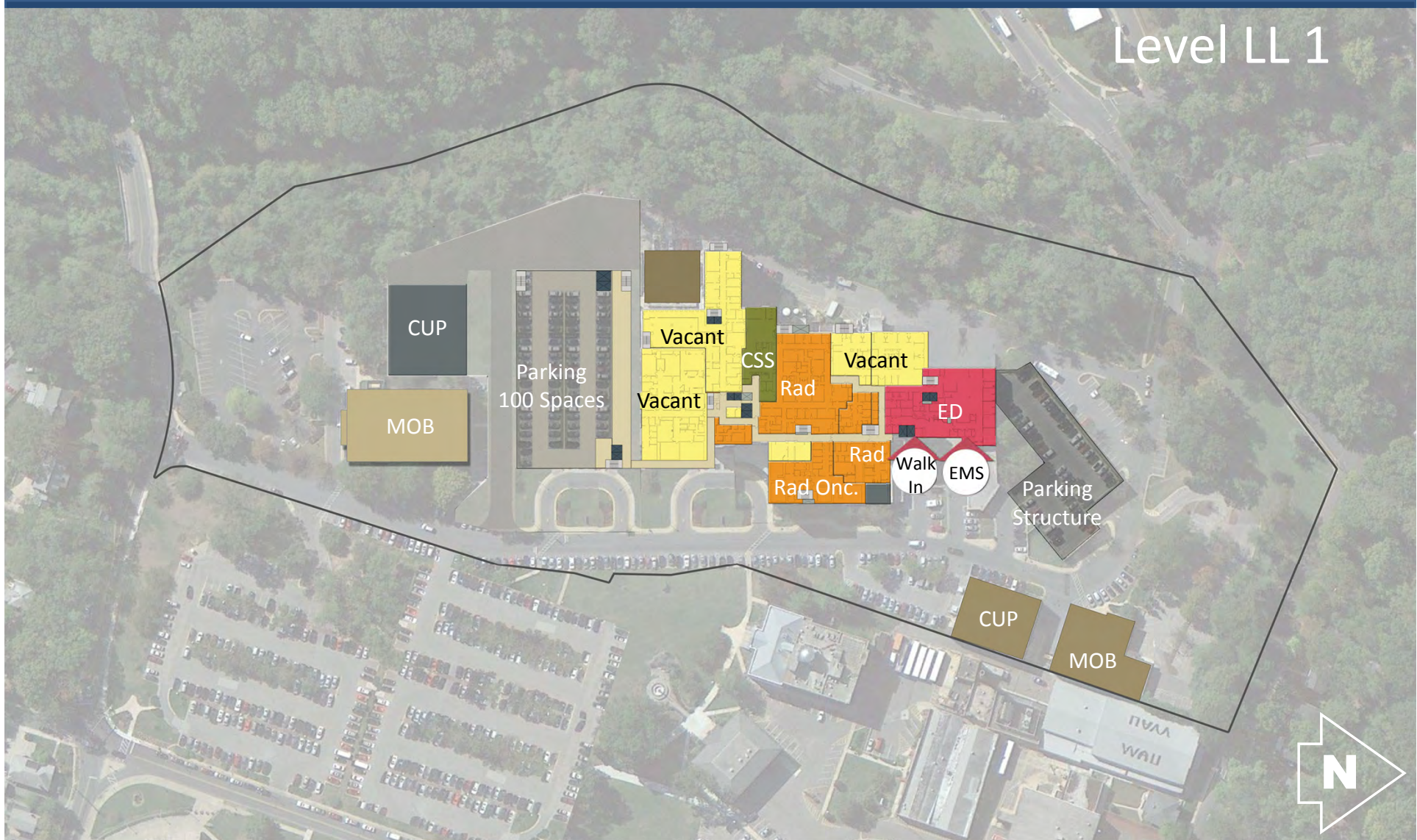


Location for QM unresolved



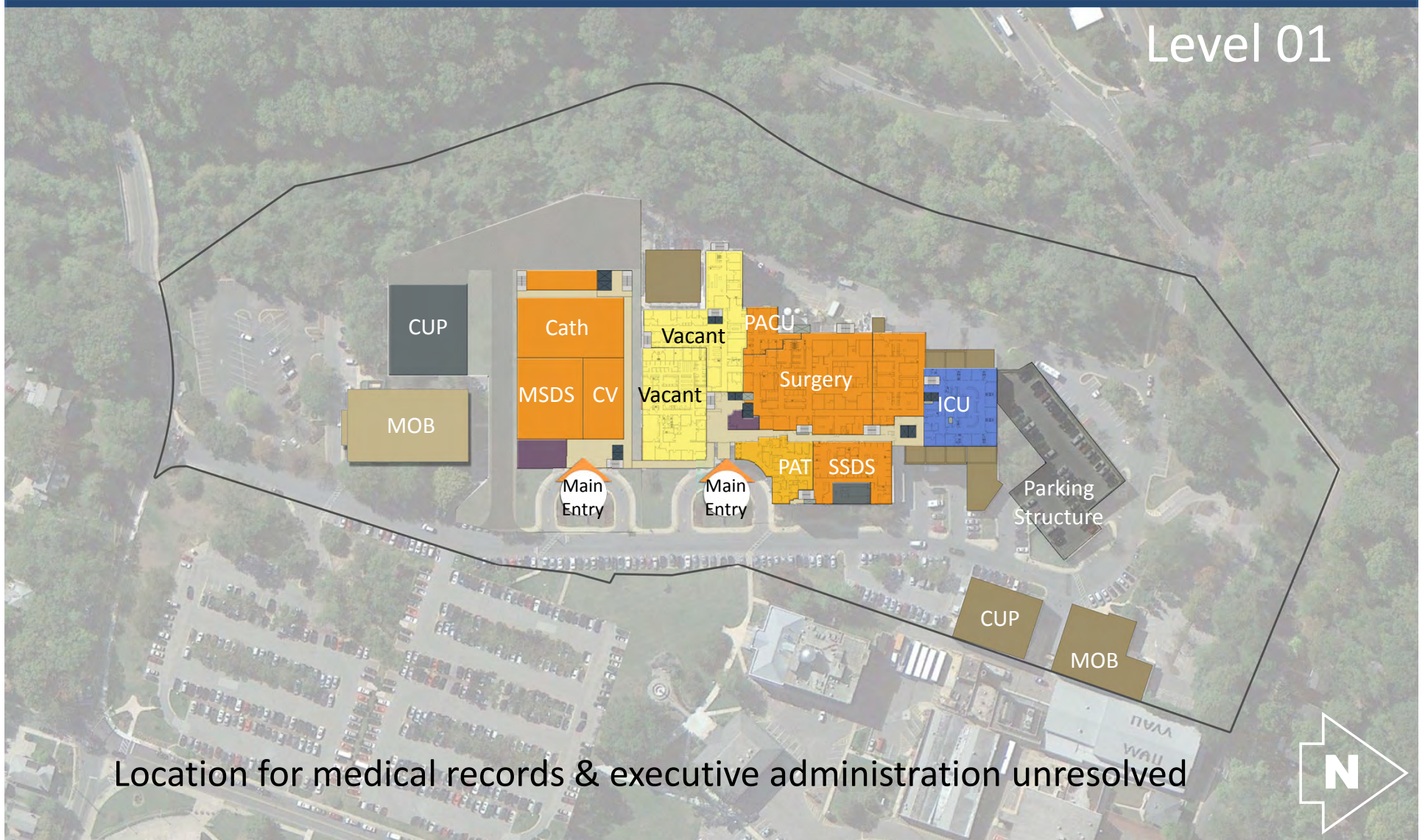
# Phase 1 Detail

Level LL 1



# Phase 1 Detail

Level 01



Location for medical records & executive administration unresolved

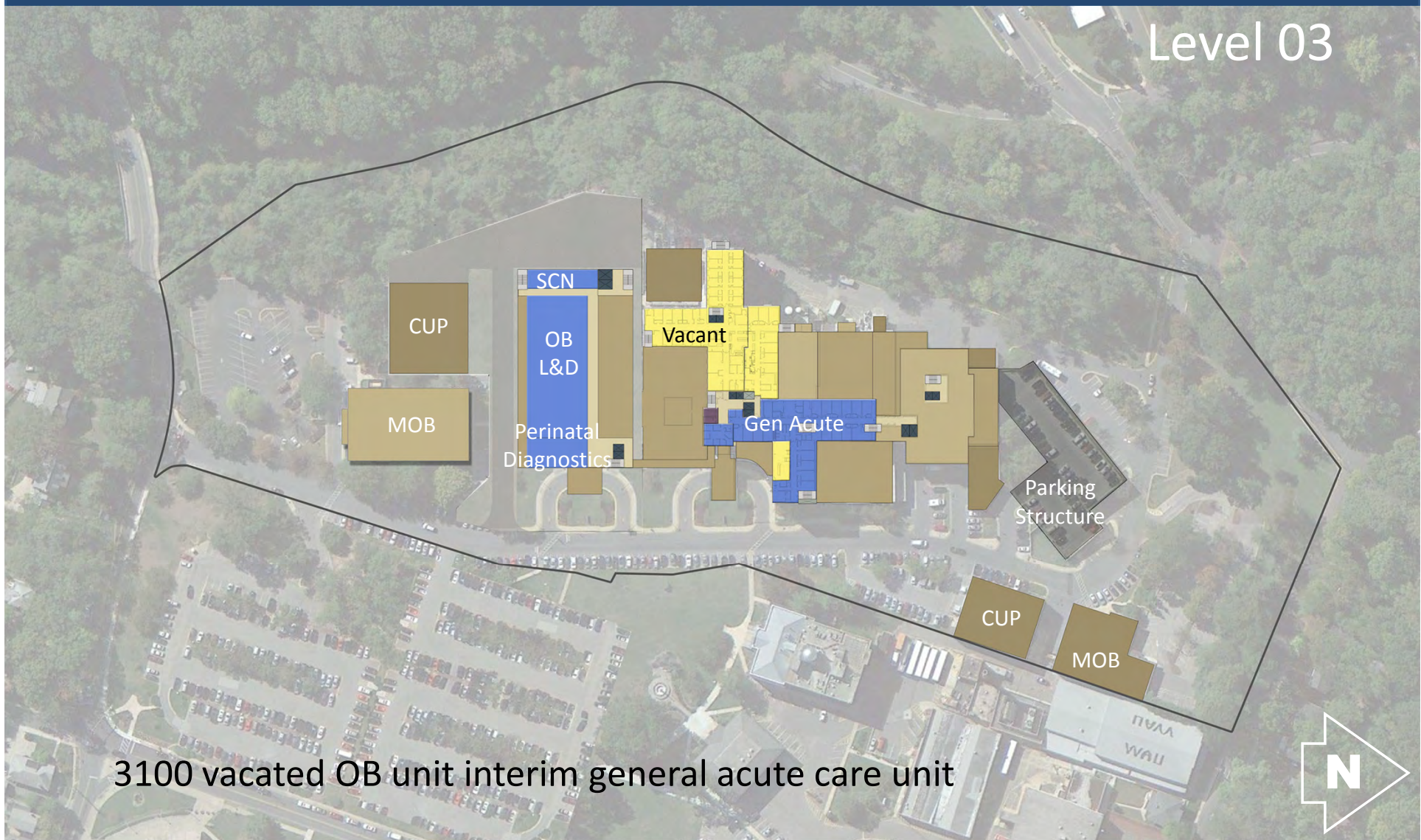
# Phase 1 Detail

Level 02



# Phase 1 Detail

Level 03



3100 vacated OB unit interim general acute care unit

# Phase 1 Detail

Level 04



# Phase 1 Detail

Level 05



5200 Acute Rehabilitation Unit location unresolved

# Phase 1 Detail

Level 06



## Compelling Priorities

- **1950 Building Construction**  
11'-0" floor to floor heights do not support high-acuity services such as OB L&D, Clinical Laboratory, Nuclear Medicine and Inpatient Services  
Site is critical to providing OB Post-Partum patient care adjacent to Phase 1 L&D Suite
- **Critical Adjacencies**  
Priorities include locating emergency services in close proximity to cardiac cath, and locating radiology, surgery & critical care in close proximity to the ED
- **Empty Chair**  
Site is planned to accommodate remaining services located in 1980 West Building

## Project Scope

- **Building Demolition**
  - 1950 Building            98,200 gross area
  - 1990 South Building   24,160 gross area
- **New Construction**  
186,400 gross building area
- **Services**
  - Inpatient Services
    - 68 beds
  - Ancillary Clinical Services
    - Emergency Services
    - Radiology suite
    - Surgical Suite
  - Support services
    - Dietary Services
    - Central Sterile Supply (CSS)
- **Parking Structure by Third-Party Developer**



# Phase 2 Detail

## Site Plan

- Phase 2**
- 05** General Acute Care Unit
  - 04** Critical Care Unit
  - 03** OB Couplet Care Unit
  - 02** Surgical Suite  
SDS & PACU  
GI Endoscopy
  - 01** Lobby & Public Services  
Central Admitting / (PAT)  
Radiology
  - LL1** Emergency Services
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Support Services

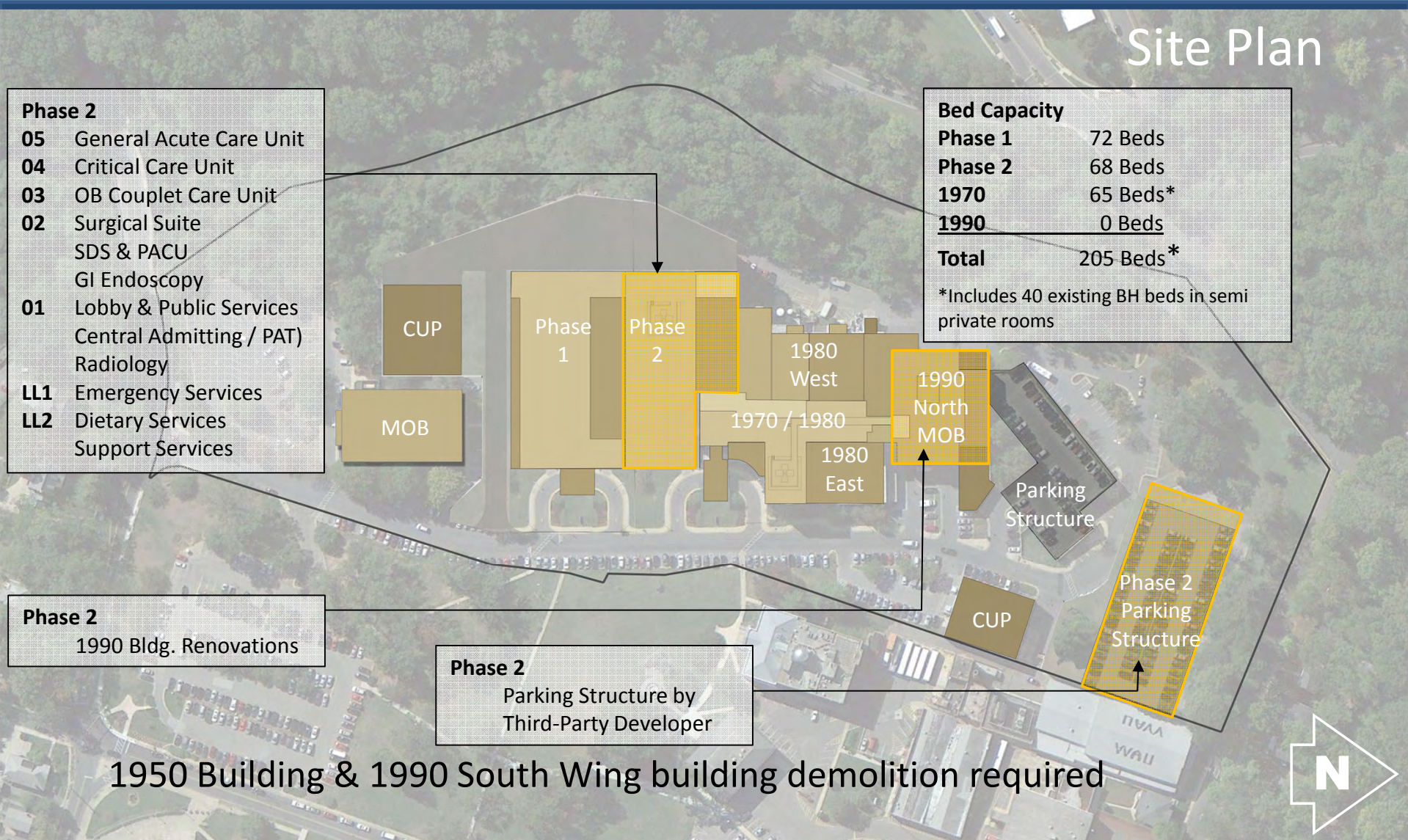
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\*Includes 40 existing BH beds in semi private rooms

**Phase 2**  
1990 Bldg. Renovations

**Phase 2**  
Parking Structure by  
Third-Party Developer

1950 Building & 1990 South Wing building demolition required



# Phase 2 Detail

## Level LL 2



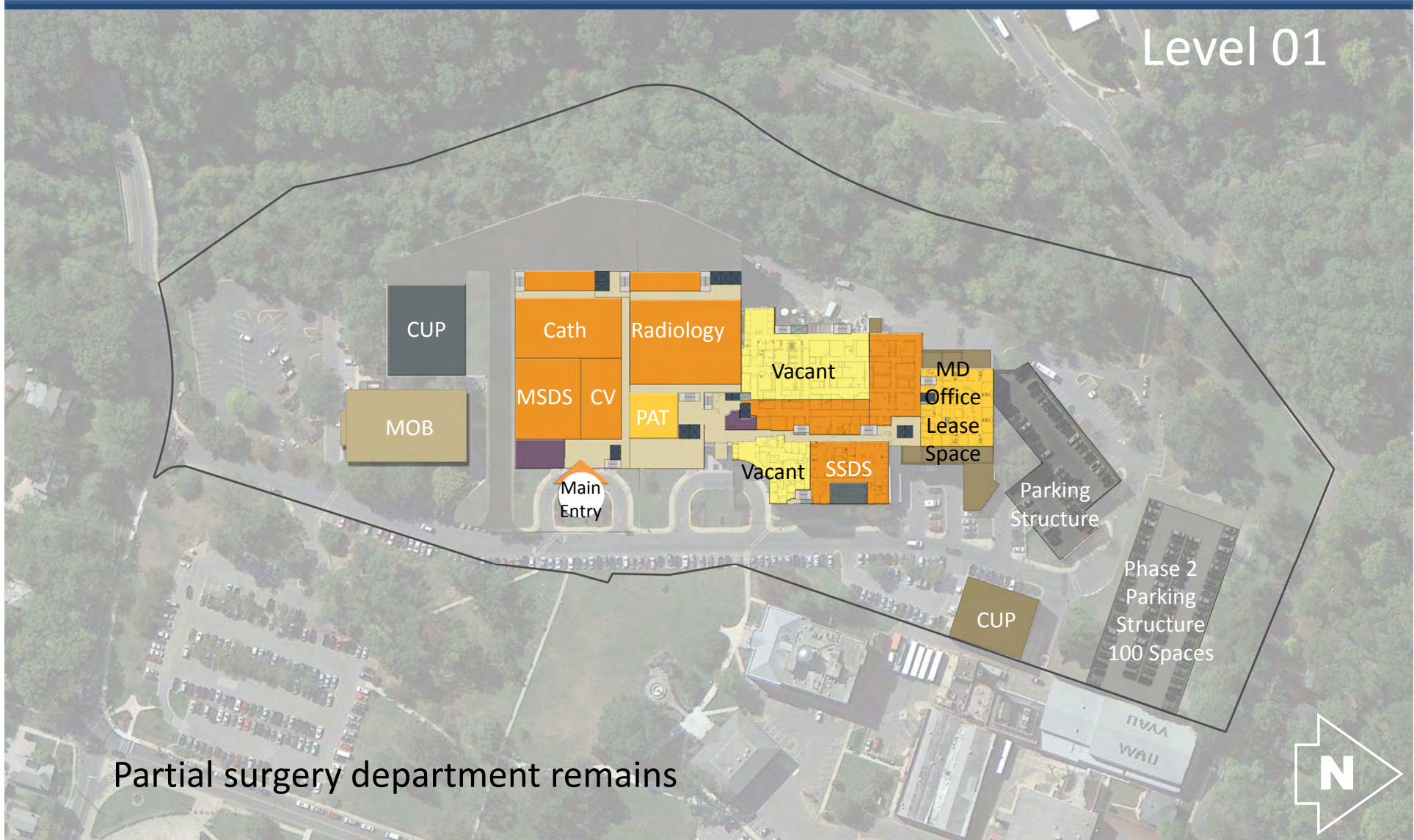
# Phase 2 Detail

## Level LL 1



# Phase 2 Detail

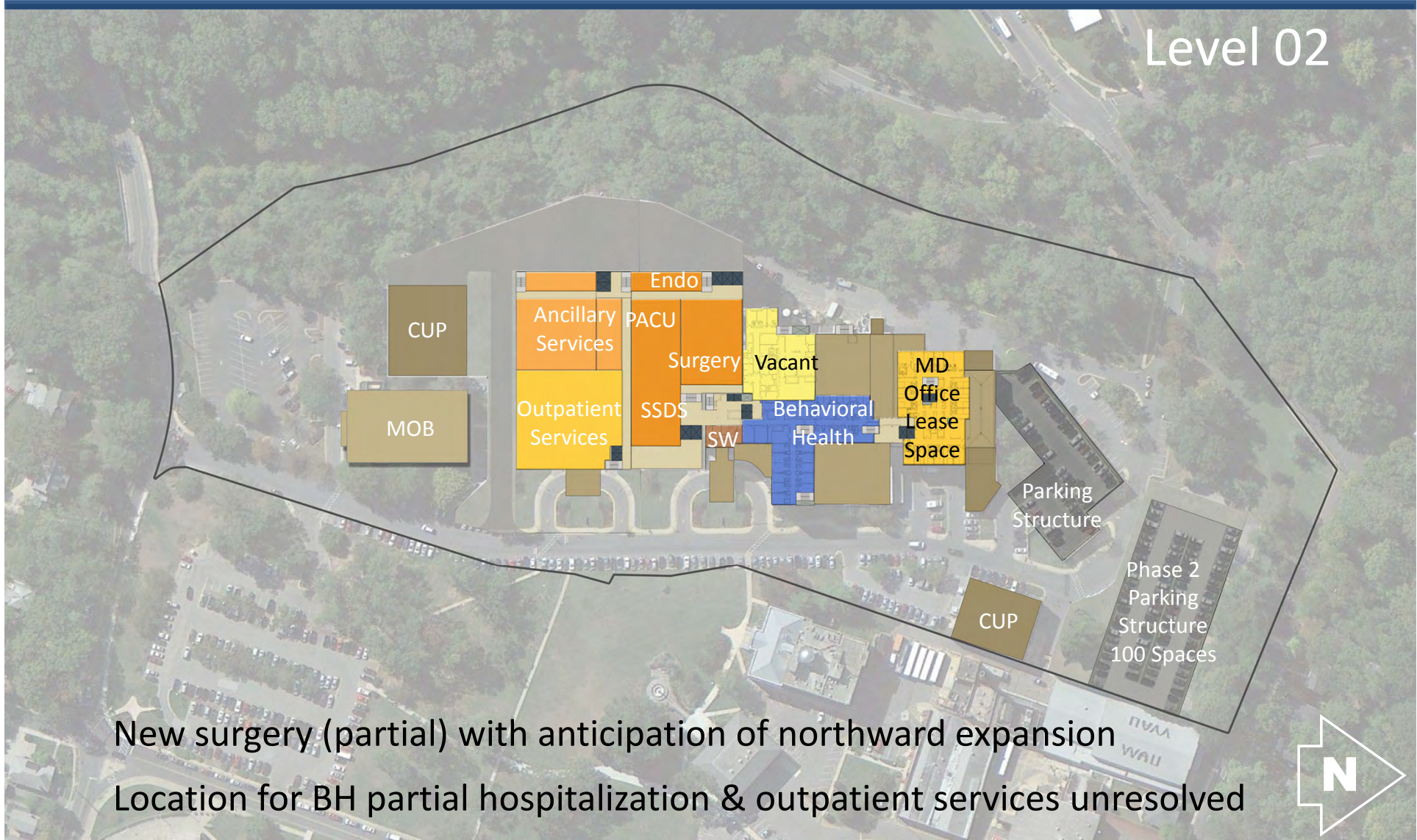
## Level 01



Partial surgery department remains

# Phase 2 Detail

Level 02



New surgery (partial) with anticipation of northward expansion

Location for BH partial hospitalization & outpatient services unresolved

# Phase 2 Detail

Level 03



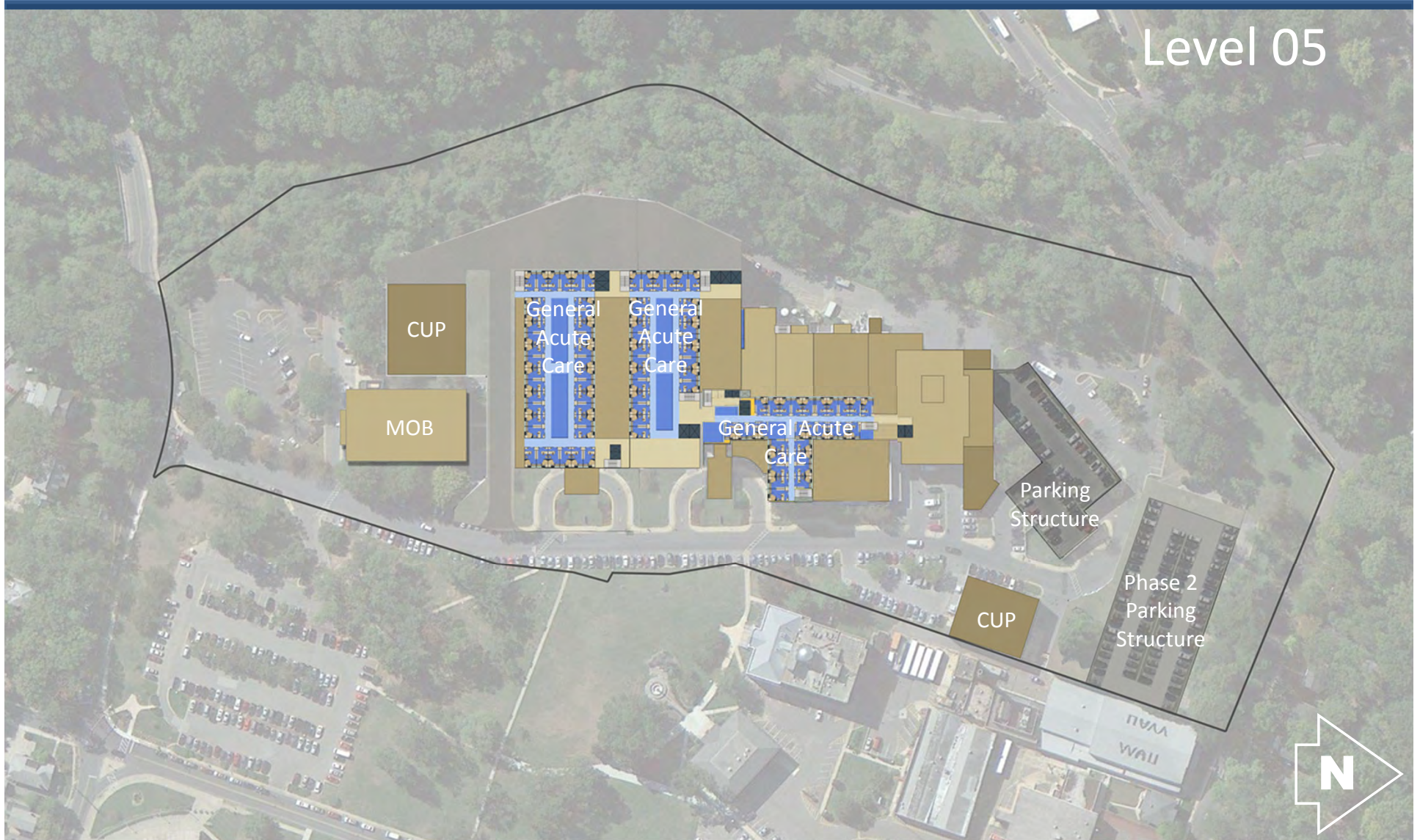
# Phase 2 Detail

Level 04



# Phase 2 Detail

Level 05





## Compelling Priorities

- **1980 West Building Construction**  
11'-0" floor to floor heights do not support high-acuity services such as radiology and surgical services  
  
Site is critical to providing total area required for radiology and surgical services partially located in Phase 2 development
- **Empty Chair**  
West site is planned to accommodate remaining services located in 1970-80 Central & East Buildings and 1990 North Building
- **Contiguous Surgery**  
Relocate final remaining surgery from level 1 to new level 2 to provide contiguous surgery department

## Project Scope

- **Building Demolition**  
1980 West – 64,650 gross area
- **New Construction**  
168,400 gross building area (new + renovation + shell construction)  
16,400 Renovation (BH unit)  
23,200 Shell Space (Phase 4 prep/future expansion)
- **Hospital Services**
  - Inpatient Services
    - 60 new beds (includes retrofit of 20 existing beds for contiguous 40-bed behavioral health unit)
  - Ancillary Clinical Services
    - Radiology suite
    - Surgical Suite
  - Support services
    - Environmental Services
    - Materials Management
    - Plant Operations
- **1990 North Building MOB**  
72,630 gross building area renovations

# Phase 3 Detail

## Site Plan

### Phase 3-A

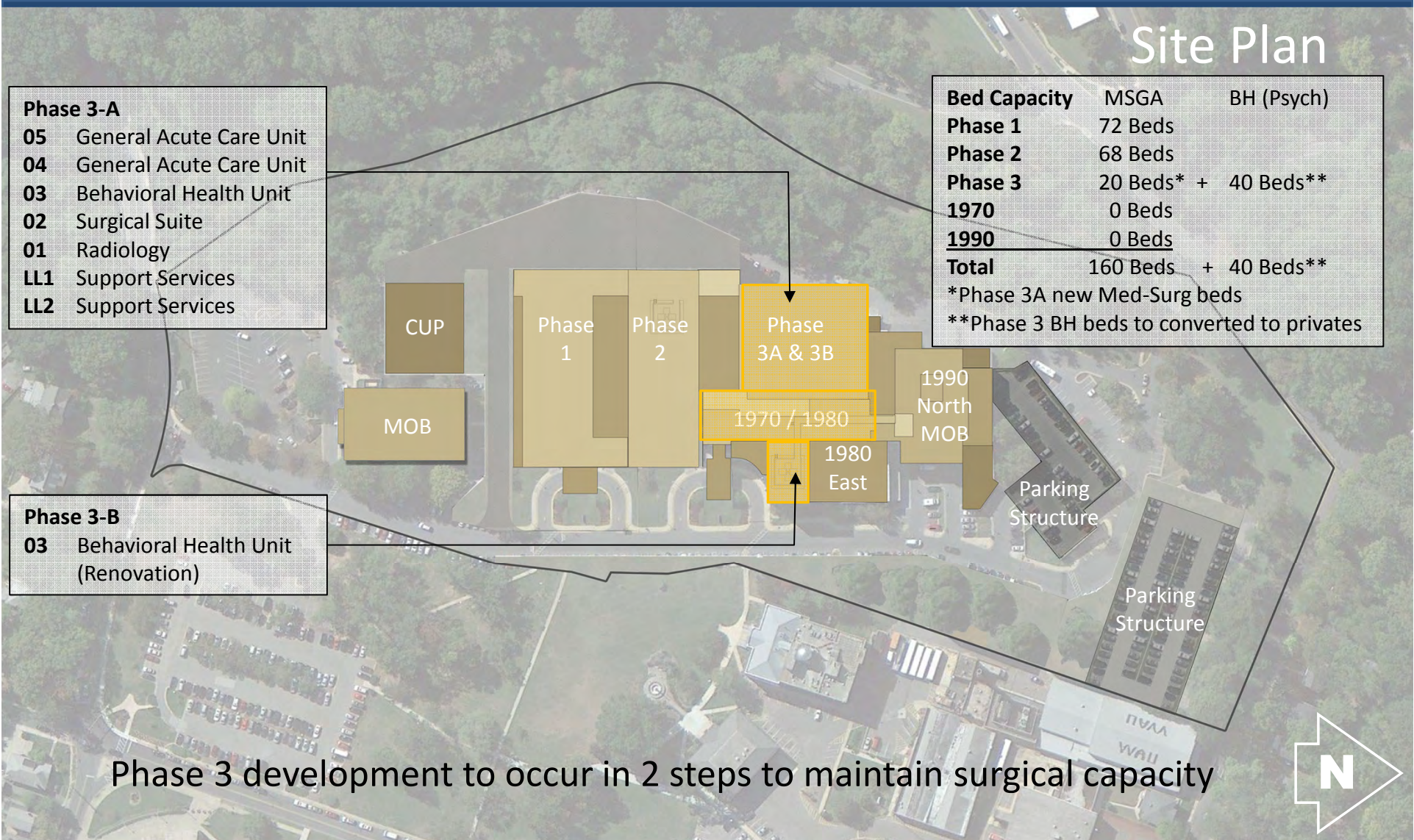
- 05 General Acute Care Unit
- 04 General Acute Care Unit
- 03 Behavioral Health Unit
- 02 Surgical Suite
- 01 Radiology
- LL1 Support Services
- LL2 Support Services

### Phase 3-B

- 03 Behavioral Health Unit (Renovation)

| Bed Capacity | MSGA              | BH (Psych)       |
|--------------|-------------------|------------------|
| Phase 1      | 72 Beds           |                  |
| Phase 2      | 68 Beds           |                  |
| Phase 3      | 20 Beds* +        | 40 Beds**        |
| 1970         | 0 Beds            |                  |
| 1990         | 0 Beds            |                  |
| <b>Total</b> | <b>160 Beds</b> + | <b>40 Beds**</b> |

\*Phase 3A new Med-Surg beds  
 \*\*Phase 3 BH beds to converted to privates



Phase 3 development to occur in 2 steps to maintain surgical capacity

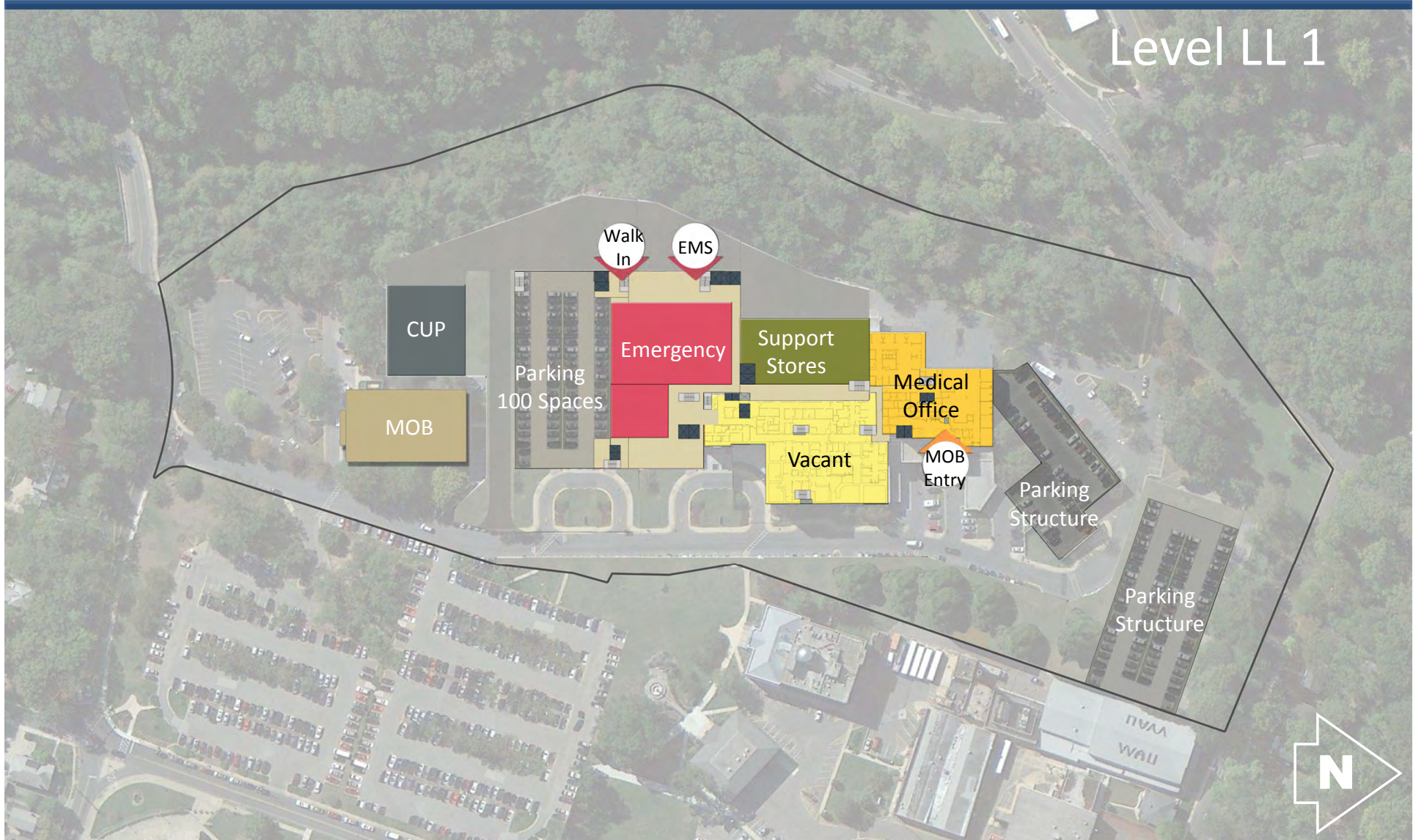
# Phase 3 Detail

Level LL 2



# Phase 3 Detail

Level LL 1



# Phase 3 Detail

Level 01



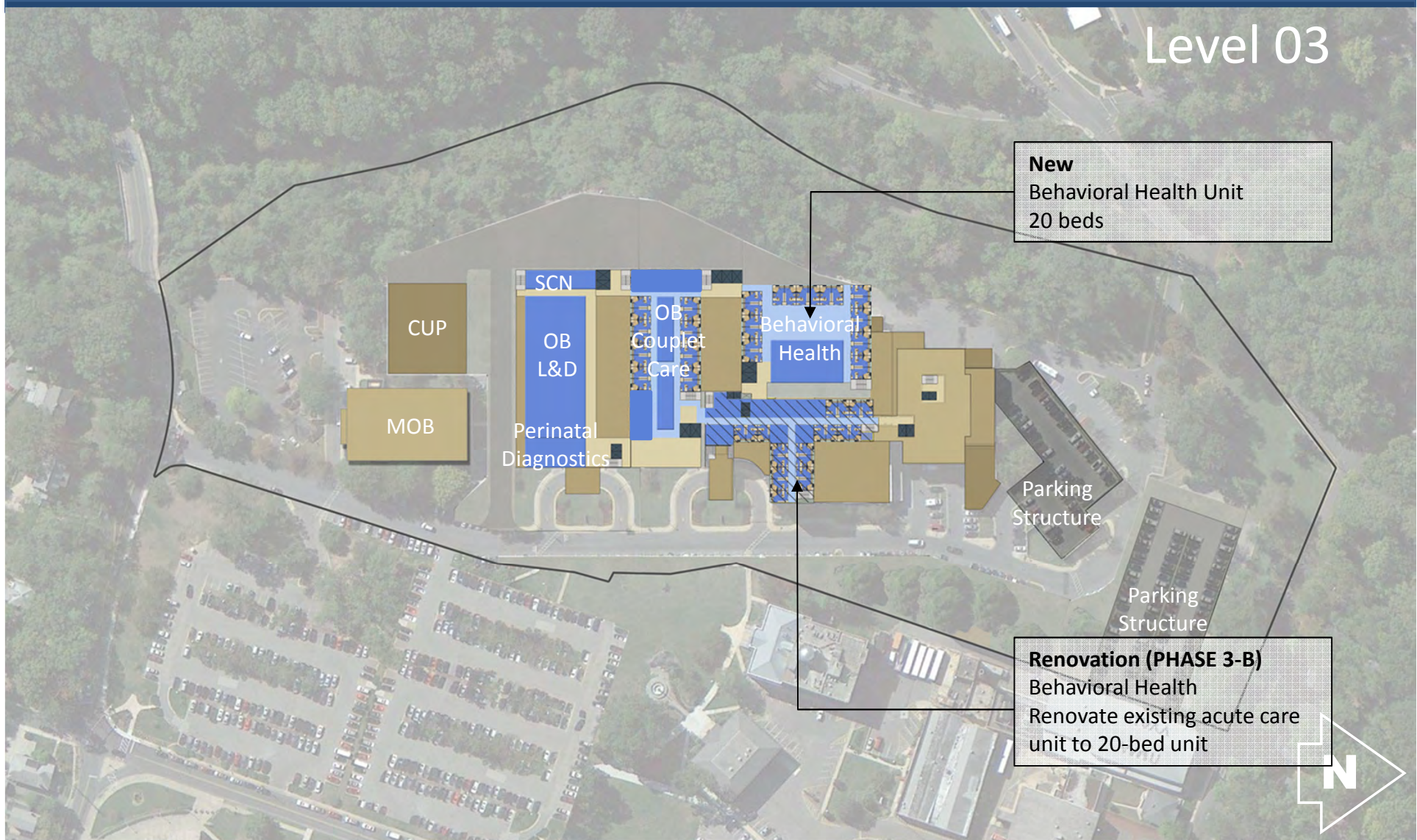
# Phase 3 Detail

Level 02



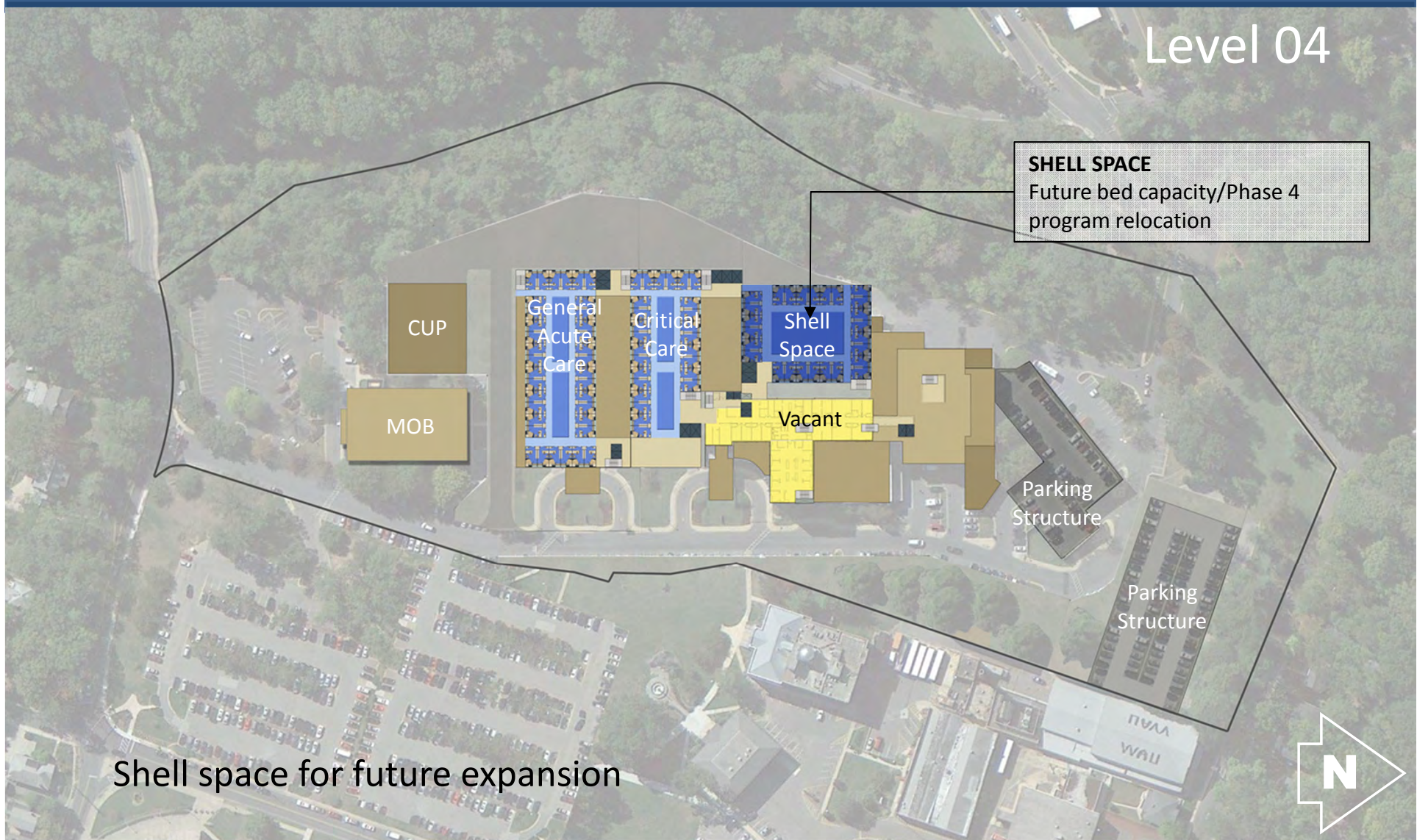
# Phase 3 Detail

## Level 03



# Phase 3 Detail

## Level 04





# Phase 3 Detail

Level 05

