

ATTACHMENT G

PROJECT PHASING

The eight phases of the Master Plan are not sequential; some of the phases would overlap, but all phases are anticipated to be complete by 2032. The key components of each phase are broken down as follows:

Phase 1: Expansion of East Tower Shell Space and Surgical Spaces

- Interior remodel to the existing shell space located on the second floor of the East Tower to expand new operating rooms, catheterization labs, electrophysiology and interventional labs; no change in building footprint is proposed.
- Interior remodel of existing operating rooms in the existing East Tower.

Phase 2: Campus Utilities and Infrastructure Upgrades

- Upgrade non-structural performance category utility and infrastructure for the existing La Viña Building, East Tower and existing East Tower Annex, including fiber optic networks, data center, and improved mechanical and plumbing systems.

Phase 3: La Viña Building Expansion

- Interior remodel to relocate rehabilitation facilities between levels within the existing La Viña Building.
- Construct new lobby, elevator towers and stairwells, resulting in an 8,500 square foot addition to the existing La Viña Building.
- Modification to the façade of the existing La Viña Building.

Phase 4: Independent Utility Relocation

- Re-route mechanical, electrical, plumbing, and data utility infrastructure from the Central Utility Plant to service the existing West Tower, proposed West Tower Annex, and proposed La Viña Building expansion.
- Provide new utility services to existing buildings to be retained in compliance with current State seismic and City requirements.

Phase 5: West Annex A and B Buildings

- Demolish existing construction management buildings on 620-624 S. Pasadena Avenue.

- Construct new 136,000-square-foot West Annex A Building (three stories with basement and 60 feet in height) and 64,000 West Annex B Building (two stories with two levels of subterranean parking and 42 feet in height). The West Annex A building would accommodate up to 96 additional patient beds while West Annex B would accommodate up to 64 patient beds, for a total of 160 new patient beds. Facilities would also be provided for Support Services, Respiratory Therapy, Mechanical Rooms, Neonatal Intensive Care Unit, Labor and Delivery, Perinatal High Risk Unit, Maternity & Nursery Unit, Pediatric services, Pediatric Intensive Care Unit, and a Medical Surgical Unit/GYN Unit.
- Construct two-level subterranean parking structure containing 350 spaces beneath the West Annex B building.

Phase 6: Renovation and Relocation

- Relocate inpatient services currently housed in the 1921, 1938, and Valentine Buildings (to be demolished), Wingate, Hahn, and La Viña Buildings into the East and West Towers, West Tower Annex, and elsewhere within the La Viña Building.
- Provide new emergency and power upgrades for East Tower, East Tower Annex, and La Viña Building.

Phase 7: Demolition of 1938, 1921, and Valentine Buildings

- Relocate any remaining departments currently housed in the existing 1921, 1938, and Valentine buildings to the Wingate, Hahn, and La Viña Buildings.
- Demolish the existing 1921, 1938, and Valentine Buildings.
- Construct new façades for the existing La Viña, Wingate, and Hahn buildings to repair former connections to demolished buildings.
- Construct new 4,800-square foot entry lobby in the Wingate Building after former connections to buildings are demolished.

Phase 8: Complete Remaining Utilities and Site Work

- Complete relocation or construction of remaining utility infrastructure to serve relocated facilities.
- Complete construction of site work (hardscape, landscaping) and pedestrian linkages and access.
- Complete construction of central garden.