

Mendocino Coast District Hospital

Overview Presentation | 11.08.2022

Devenney
GROUP

SPC & NPC Updates

Mendocino Coast District Hospital

GENERAL

BUILDINGS ON CAMPUS RANKED BETWEEN 2-4 FOR SPC & NPC BY HCAI (CALIFORNIA DEPARTMENT OF HEALTHCARE ACCESS AND INFORMATION)

BUILDINGS REQUIREMENTS TO BE MET BY **JAN. 1, 2030**:

SPC < 2 UPGRADED TO SPC 4D

NPC < 2 UPGRADED TO NPC 4/5

SPC

STRUCTURAL PERFORMANCE CATEGORY

REQUIREMENTS INCLUDE: UPGRADING STRUCTURAL ELEMENTS INCLUDING FOUNDATION, COLUMNS, ETC

NPC

NON-STRUCTURAL PERFORMANCE CATEGORY

REQUIREMENTS INCLUDE: INFRASTRUCTURE BRACING AND EQUIPMENT ANCHORAGE ALONG WITH UPGRADING WATER & FUEL STORAGE TANKS ON CAMPUS

MCDH Seismic Site Plan

Mendocino Coast District Hospital

SPC/NPC BUILDING LEGEND

BLDG #	Name	Year Built	SPC	NPC
1 BLD 00469	MAIN HOSPITAL	1969	2	2
2 BLD 00470	CENTRAL PLANT	1969	2	2
3 BLD 00471	EMERGENCY ADDITION WEST	1995	4	2
4 BLD 00472	X-RAY FILE STORAGE	2003	5	4
5 BLD 02787	RESPIRATORY NEUROPHYSIOLOGY LAB	1982	4	2
6 BLD 02788	EMERGENCY GENERATOR SHELTER	1995	4	3
7 BLD 03473	EMERGENCY ADDITION EAST	1995	4	2
8 BLD 06731	BULK MEDICAL GAS YARD	1992	N/A	2
9 BLD 06732	MEDICAL AIR SYSTEM SHED		5s	4s

LEGEND

Orange	SPC 2	NPC 2
Light Blue	SPC 4	NPC 2
Blue	SPC 4	NPC 3
Purple	SPC 5	NPC 4/s
Red	SPC N/A	NPC 4s
Grey	NON-HCAI FACILITY BUILDINGS	



OVERALL (HCAI) CAMPUS:



2030 SPC NON-COMPLIANT:



2030 NPC NON-COMPLIANT:



Case Study – Wood Structures

Mendocino Coast District Hospital

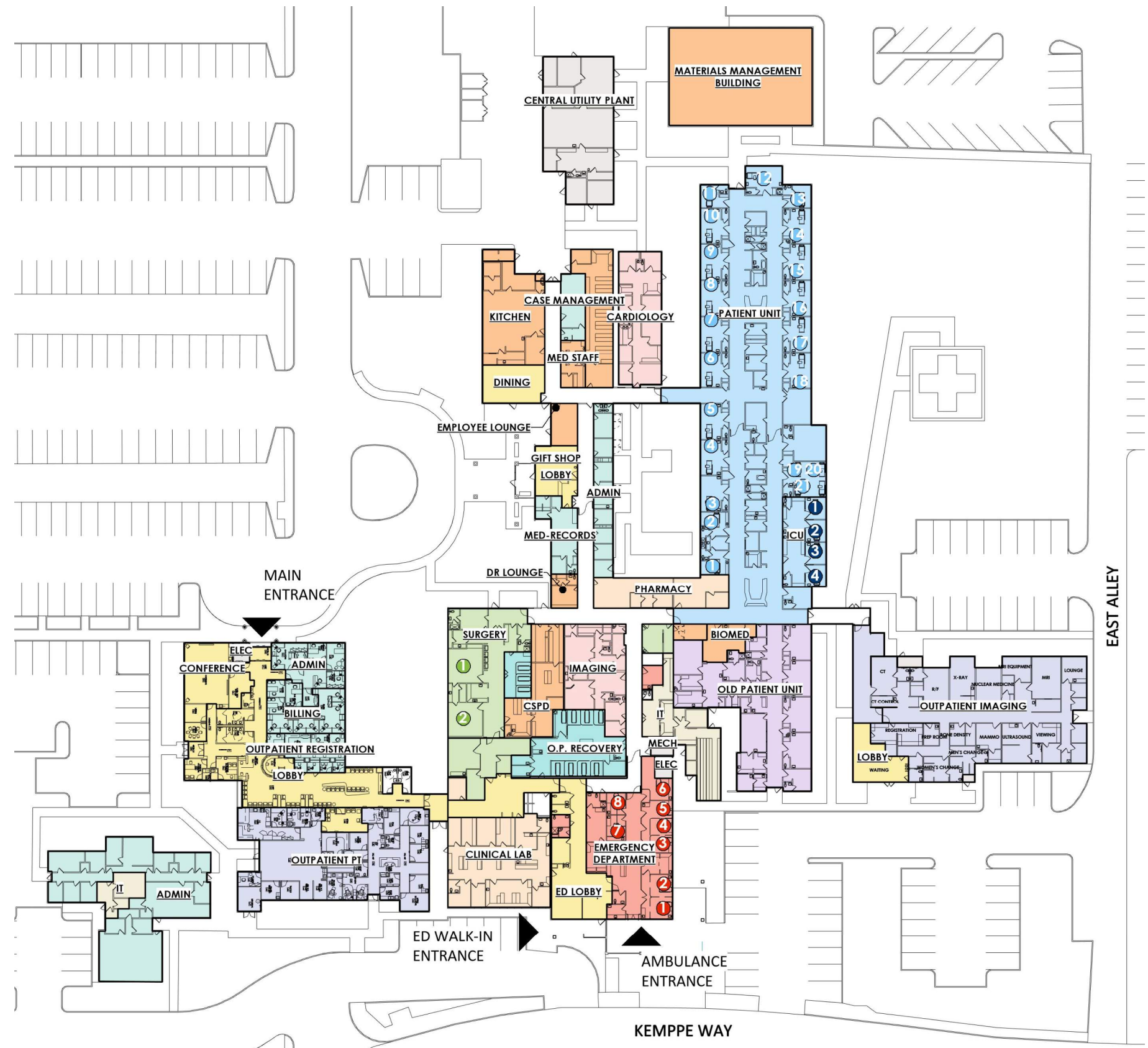
- ANALYSIS HAS RESULTED IN REDUCED IMPACTS ON PAST PROJECTS
 - REDUCE PLYWOOD SHEAR WALL STRENGTHENING BY UTILIZING NON-STRUCTURAL WALLS TO REDUCE DEMANDS ON SHEAR WALLS
 - ALTERNATE APPROACH TO EXISTING HOLDOWNS ALLOWS REDUCED IMPACTS
 - RECENT HCAI UNDERSTANDING OF WOOD STRUCTURE ANALYSIS FOR IMPACT OF NON-STRUCTURAL MEMBERS
 - RECENT HCAI UNDERSTANDING OF WOOD STRUCTURE ANALYSIS FOR IMPACT ON FOUNDATION
 - REDUCTION OF MTCAP TESTING REQUIREMENTS



Impact to Operations

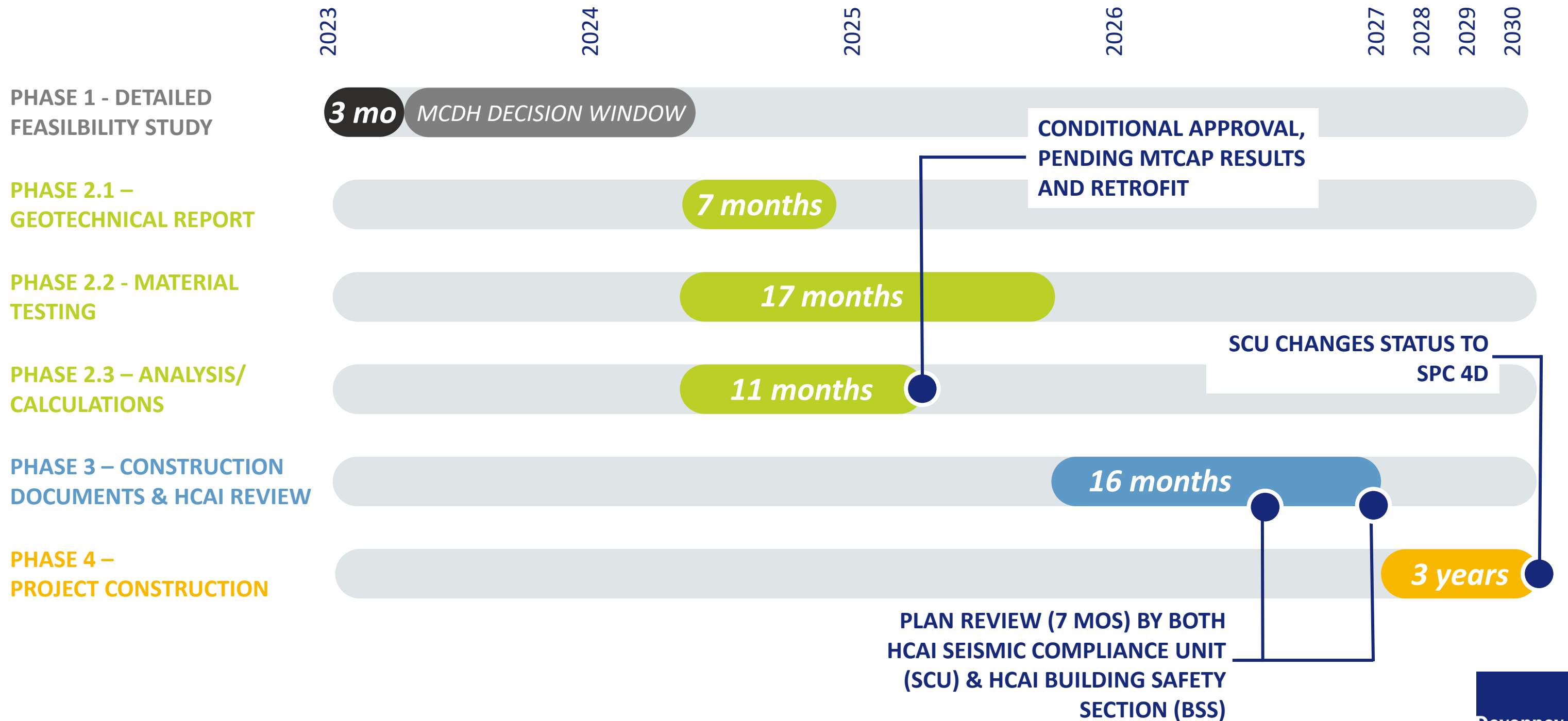
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- STRENGTHENING ELEMENTS
 - FOUNDATION UPGRADES
 - SHEAR WALL STRENGTHENING OR BRACING
 - ROOF SYSTEM STRENGTHENING
 - EQUIPMENT ANCHORAGE
 - PIPING AND DUCT WORK SYSTEM ANCHORAGE
- IMPACT TO FACILITY (NOT FULLY KNOWN UNTIL IMPACT STUDY COMPLETED)
 - LONG AND NUMEROUS PHASES TO LIMIT DOWNTIME TO CORE SERVICES
 - ISOLATED ROOMS TO LARGE ZONES DEPENDING ON ANALYSIS



Seismic Upgrade Process – Phase 1 & 2

Mendocino Coast District Hospital



Projections and Future Program Projections

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FUTURE PROJECTED PROGRAM (2031)	RECOMMENDED PROJECTIONS
BEDS – ICU	4
BEDS – GENERAL ACUTE	12 - 20
ED BAYS	14 - 16
SURGERY – OPERATING ROOMS	2
CT	1
RAD/FLUORO	2
ULTRASOUND	1
MRI/NM	MOBILE
ENDO	2
TOTAL NEW BUILDING GROSS SQUARE FEET	54,000 – 66,100 BGSF

Existing Site Analysis

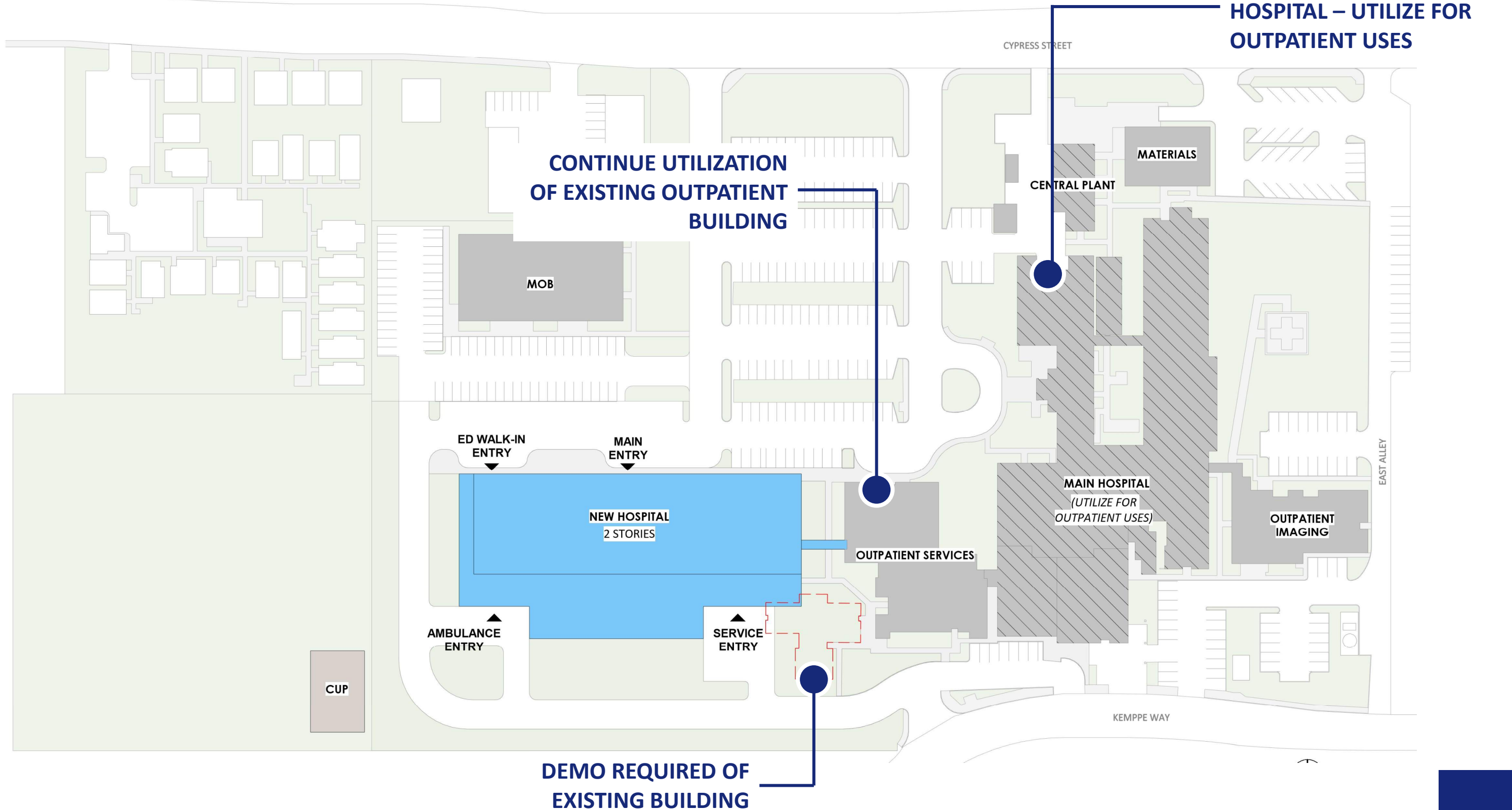
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- 1. ZONING: CO IN COASTAL DISTRICT
- 2. SITE SETBACKS: 10 – 20 FEET
- 3. BUILDING HEIGHT: 25 FEET, 35 FEET WITH VARIANCE
- 4. FLOOR AREA RATIO: 40% OF SITE



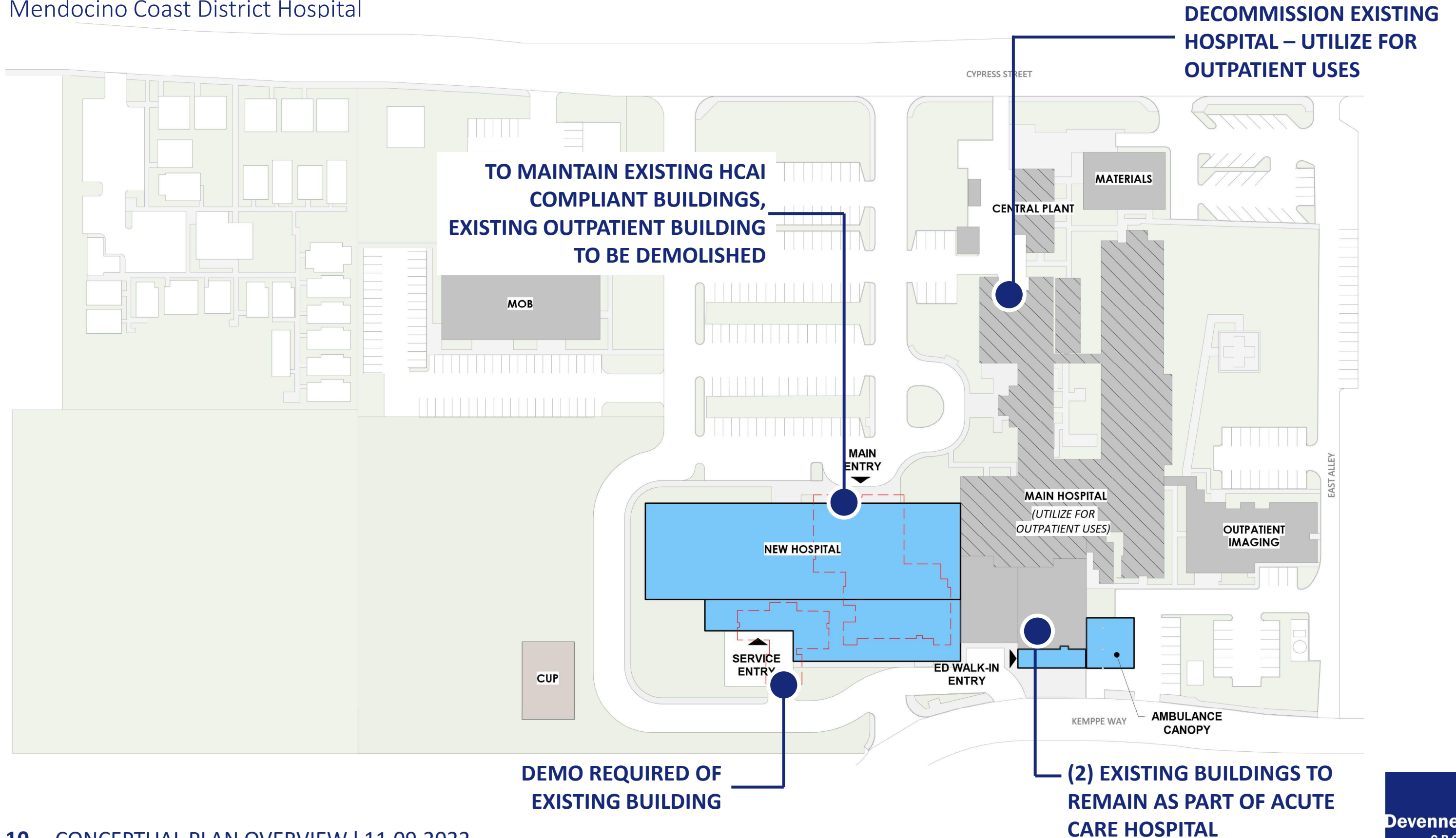
Future Site Plan – Diagram Option 1

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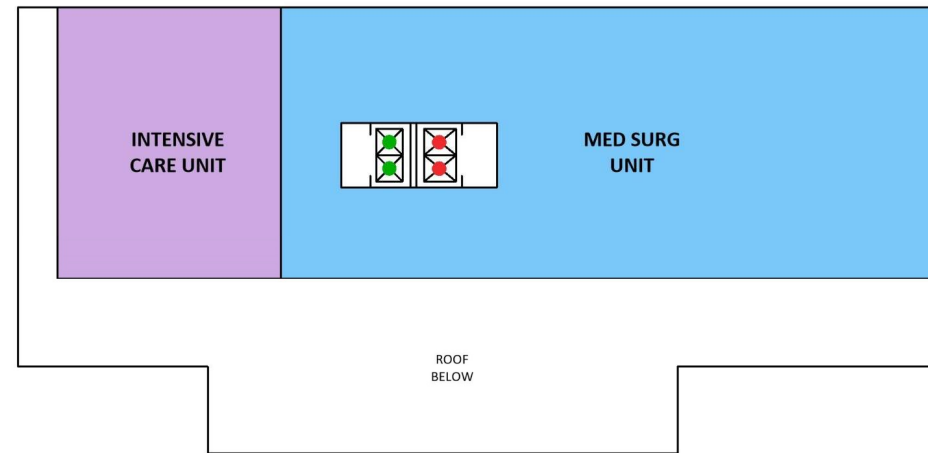
Future Site Plan – Diagram Option 2

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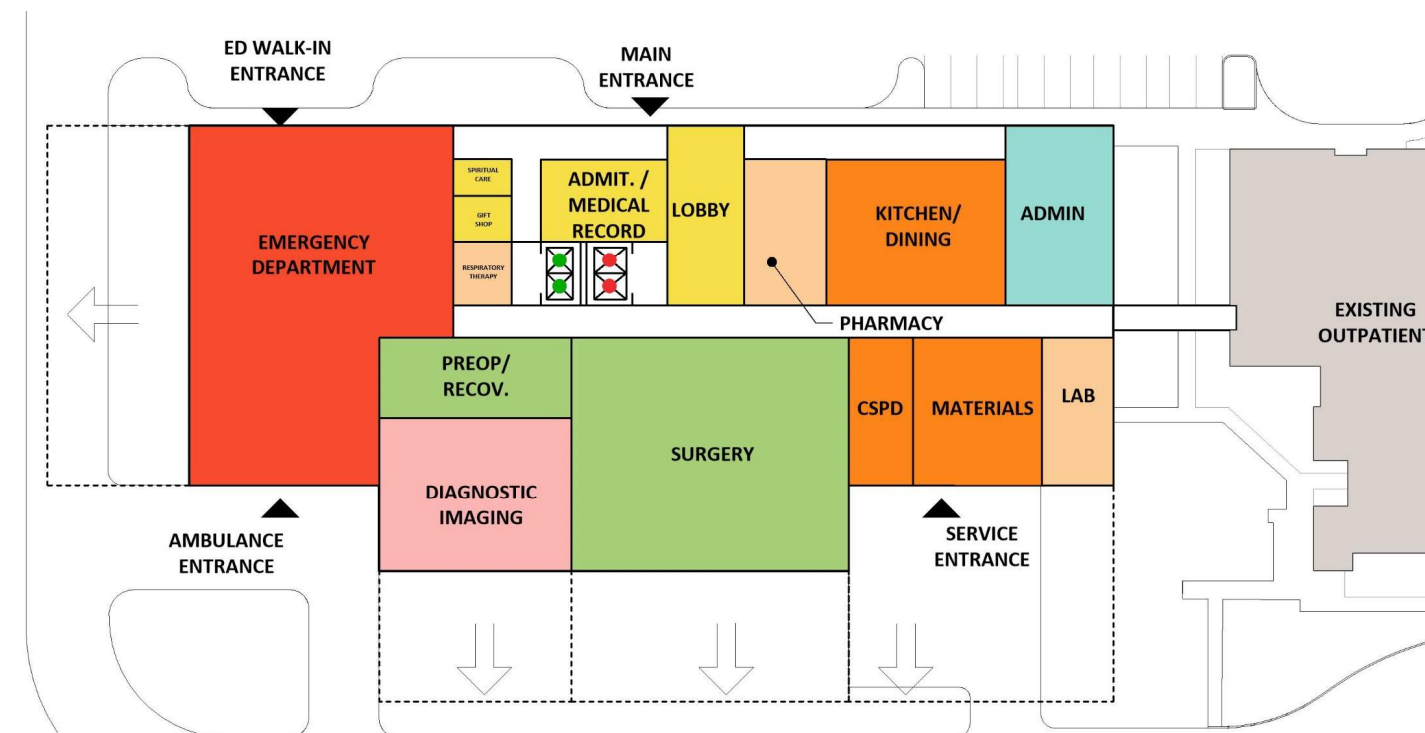


Preliminary Future Floor Plans

Mendocino Coast District Hospital



OPTION 1 – LEVEL 2



OPTION 1 – LEVEL 1

Next Steps

Mendocino Coast District Hospital

1. ONGOING REUSE EVALUATION OF EXISTING FACILITY
 - ENGAGE STRUCTURAL ENGINEER TO DO SPC 4D ANALYSIS (STRUCTURAL ENGINEER REQUIRED)
 - DEVELOP ARCHITECTURAL IMPACT OVERLAY OF EXISTING FACILITY TRIGGERED BY SEISMIC RETROFIT
2. UPDATE NEEDS ANALYSIS BASED ON ADDITIONAL DATA REQUEST
3. REVISE ARCHITECTURAL PROGRAM AND PLANNING
4. MOVE FORWARD WITH COST ANALYSIS OF BOTH SCENARIOS

