

Program No. Name	Comments	"B" Occ DGSF	"I" Occ DGSF	Revision Remarks	B' Occupancy Space			Hospital "I" Occupancy Construction	Net increase due to split from IP to OP	
					'Utility' Building construction	MOB Building Construction	Ambulatory OSHPD III Construction			
1.0 Hospital Services "I" Occupancy - 70 Licensed Beds										
1.1	Skilled Care Cluster	28 Beds (Adj. to M/S)	0	15,331	integrate into swing acute/SNF bed unit concept below-includes only SNF support spaces	0	0	0	1,614	
1.2	Acute Care Cluster	28 Beds	0	13,594	48 Beds Acute SNF swing	0	0	0	24,335	
1.3	Obstetrical Care Cluster	6 Beds (3 LDRPs + 3 PP) (Adj. to ORs)	0	4,339	4 Beds (3 LDRPs + 1 PP (swing w/acute) (Adj. to ORs)	0	0	0	4,339	
1.4	Newborn Care	3 Nursery Bassinets	0	644	3 Nursery Bassinets	0	0	0	644	
1.5	Intensive Care Cluster	8 Beds (6 + 2 Future) (Adj. to ED)	0	4,368	4 Beds - integrate with Acute/SNF bed unit	0	0	0	2,960	
1.6	Emergency Care	8 Exam/Tx Beds (Adj. to ICU)	0	6,848	8 Exam/Tx Beds (Adj. to ICU)	0	0	0	6,848	
1.7	Surgical Services	6 ORs (2 General + 4 Small) & 18 Recovery/C	0	18,806	Split 4 OR's + support in B space, 2 in Hospital	0	0	11,253	8,080	527
1.8	Shell Space	Optional	0	0	Optional	0	0	0	0	
2.0 Hospital Services - Mixed "I / B" Occupancy										
2.1	Imaging Services & Cardiac Testing	1 MR 1 CT 3 RF 1 Nuc 2 US 1 Bone 2	10,770	878	Split: 1 RF and CT in Hospital; All other modalities in B Space	0	0	8,580	2,348	720
2.2	Laboratory	Incl. Community-wide Lab Services.	2,148	480	Move Lab production to utility building-specimen collection in Hospital and Amb. Bldg.	2,280	642	0	480	132
2.3	Pharmacy	2 Satellites + Warehouse (Pharmacy not require)	1,183	132	2 Satellites + Pharmacy in utility bldg.	1,183	0	132	132	132
2.4	Therapy Services	Incl. PT/OT, Sp. Tx. & Cardiac Rehab (OP +	3,744	203	Incl. PT/OT, Sp. Tx. & Cardiac Rehab (OP + IP	0	3744	0	203	
2.5	Materials & Building Support	Incl. Mat'l & File Storage, Eng. & Grounds, I.	5,346	748	Incl. Mat'l & File Storage, Eng. & Grounds, IT & Staff Lockers in whse space. (biomed only in I space)	5,346	0	200	748	
2.6	Shell Space	Optional	0	0	none provided	0	0	0	0	
3.0 Hospital Services - "B" Occupancy										
3.1	Lobby		2,090	0	In B space	0	2000	0	0	
3.2	Central Registration	Incl. Payroll, Billing, Soc. Serv., U.R./Risk Mgt	5,759	0	Split: Waiting and some reg stations in B space, Payroll, Billing, Soc. Serv., U.R./Risk Mgmt. & Med. Rec. in Bus. Park bldg.	2605	3027	0	0	
3.3	Administration	Incl. Medical Staff/Hospitalist Support & On-c	3,517	0	Admin in utility bldg., Medical Staff/Hospitalist Support & On-call in Hospital.	3117	0	0	400	
3.4	Outpatient Services	Incl. Bld Draw, O&E Hlth., Wound, Infusion,	3,900	0	Incl. Bld Draw, O&E Hlth., Wound, Infusion, PT	0	3900	0	0	
3.5	Education Services	Incl. Integrative Medicine.	2,036	0	Incl. Integrative Medicine.	0	2036	0	0	
3.6	Nutrition	(If Outside Service used, 1 Occ req's 2.5 sf/bed +	3,048	0	Kitchen in Utility bldg./Servery in B Space. Required storage in I space.	782	1,242	0	1,070	46
3.7	Security & Communications	Incl. PBX.	69	0	Req'd. in Hospital nr. ED.	0	0	0	80	
3.8	Mobile Tech Dock	250 nsj Canopy/Dock @ 50% BGSF	125	0	250 nsj Canopy/Dock in Utility bldg.	125	0	0	0	
3.9	Shell Space	Optional	0	0	none provided	0	0	0	0	
Total Departmental Area (DGSF)			43,733	67,101						
4.0 Medical Offices and Support Space										
4.1	Existing Physician Offices	25,000 BGSF estimate	25,000		allowance 10-15 MD's	0	10,000	0	0	
4.1	New Physician Offices	10,000 BGSF estimate	10,000		7,500 DGSF allowance	0	7,500	0	0	
4.2	New Initiatives (TBD, ENDO-JV, etc.	8,000 BGSF estimate	8,000		3,500 DGSF allowance	0	5,000	0	0	
4.3	Pharmacy and Related Medical retail	5,100 BGSF estimate	5,100		2000 DGSF allowance	0	2,000	0	0	
4.4	Sonoma Community Health Center	10,000 BGSF estimate	10,000		Remains in E location	0	0	0	0	
Total Departmental Area (DGSF)						0	24,500	0	0	
DGSF to BGSF 1.25 Multiplier						0	6,125	0	0	
Total Building Area (BGSF)			58,100		Total Building Area (BGSF)	0	30,625	0	0	
Departmental Area (DGSF) by Occupancy						15,438	16,591	20,165	54,278	1,557
DGSF to BGSF Multiplier (I Occ= 1.35, B Occ =1.25)						3,859	4,148	5,041	18,997	
Building Area (BGSF) by Occupancy						19,297	51,364	25,206	73,276	
TOTAL BUILDING AREA less MOB space										
TOTAL PROJECT BUILDING AREA										
Reduction from Sept. '05 project										
TOTAL PROJECT BUILDING AREA							169,142			
Reduction from Sept. '05 project							-18.57%			
5.0 Campus Services										
5.1	Parking	All surface parking for 595 cars			TBD					
5.2	Helipad									
5.3	Central Utility Plant & Yard	Supports MOB & Hospital (3000 sf) Incl. Mat'l's Mgmt structures			Supports entire campus- no future expansion cap.				2,500	
5.4	Healing Gardens									
5.5	Home Health Care	(May be off-site)		3,170	Offsite				0	
5.6	Therapy Pool	(Awning cover & heated)		400	None provided				0	