City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: May 2, 2013

AGENDA DATE: May 9, 2013

PROJECT ADDRESS: 400 W. Pueblo Street (MST2003-00152)
Santa Barbara Cottage Hospital

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Senior Planner RLB
Suzanne Riegle, Assistant Planner SR

I. PROJECT DESCRIPTION/BACKGROUND

On March 24, 2005, the Planning Commission approved the Santa Barbara Cottage Hospital (SBCH) Modernization and Seismic Compliance Plan. As required by State law, SBCH is being seismically retrofitted and upgraded. The project involves the demolition of hospital structures, including the existing main hospital building and Eye Center, and structures located on the adjacent block bounded by Oak Park Lane, and Junipero, Castillo and Pueblo Streets. New hospital structures will be constructed resulting in a 712,550 sq. ft. hospital facility. The existing South Wing, East Wing, Centennial Wing, and Buildings G and K will remain as part of the hospital complex. A helipad was constructed on the roof of the Diagnostic and Treatment Building. The number of licensed beds will be reduced from 456 to 337.

To allow the new hospital construction, the 2300 Block of Castillo Street between Pueblo and Junipero Streets has been permanently closed. Parking for the project is provided in two new multi-level parking structures and surface parking lots. The Knapp parking structure is located behind the Knapp Building at 2400 Bath Street, and is intended primarily for hospital staff. The Pueblo parking structure is located at the northeast corner of Pueblo and Castillo Streets. A childcare center consisting of three single story structures is located adjacent to the Pueblo parking garage. Construction of the project is expected to be completed in 2015 and the hospital will remain operational during construction.

A new Hospital Area Specific Plan (SP-8), was established as part of the approval in 2005, and provides a hospital-oriented zone and specifies allowable land uses and development standards for three separate areas within the project site. SP-8 facilitates the reconstruction of the existing facilities as well as future development within the SP-8 zone. A Development Agreement was also approved to facilitate the lengthy construction period and ensure that the project is carried out in a timely manner.

II. PURPOSE

As part of the Santa Barbara Cottage Hospital Modernization and Seismic Compliance Plan approval in 2005, Condition of Approval F.4 requires an annual review of the project during construction, and for three years following the issuance of the Certificate of Occupancy for the project (Exhibit A - PC Resolution No. 020-05). The condition is intended to provide the Community Development Director and Planning Commission an annual progress report during the various construction phases of the Hospital project, and reads as follows:

> *"Each year during project construction and for three years following Certificate of Occupancy issuance for final construction phase, SBCH shall submit a report on project status. The report shall include, but not be limited to, schedule, tree protection, construction traffic, solid waste reduction, issues that have arisen and complaints that have been made during the prior year and steps taken to resolve them, progress made, accomplishments, and other items determined appropriate in consultation with the Community Development Director. Under no circumstances, may existing conditions of approval be amended or new conditions imposed unless requested by the applicant. Provided however, as part of the annual reporting process, the applicant and the Community Development Director shall review the effectiveness of construction requirements and conditions and, with the benefit of the public outreach process, determine where refinements can be made to further minimize short-term construction impacts to the surrounding neighborhood and maintain or expedite the construction schedule. Such refinements may be made by the Community Development Director and reported to the Planning Commission through the annual reporting process. The Planning Commission may make suggestions and request additional information."*

III. DISCUSSION OF ISSUE AREAS

The annual review of the hospital construction progress was last held on July 19, 2012 for construction during the 2011 calendar year. This report reviews the 2012 calendar year of project construction, with specific focus on the schedule, solid waste reduction and neighborhood issues and concerns (See Exhibit B for more details):

A. SCHEDULE

The following provides an annual summary of major construction accomplishments made during the last year (2012):

- Phase 4 Construction was completed and SBCH occupied the new Diagnostic & Treatment Building in February 2012.
- Phase 5 work, which includes demolition of Buildings A, B, C, and F, construction of the "link" building and Conference Rooms began on September 6, 2012 and is approximately 16% complete.

Based on information provided by SBCH, the new hospital reconstruction project is on schedule to meet State-mandated deadlines with completion of Phase 8 anticipated by 2018.

B. SOLID WASTE REDUCTION

Per Condition of Approval C.16, SBCH is required to feasibly reduce, reuse, and recycle demolition and construction waste consistent with State and City diversion goals. Through the combined efforts of ProWest, and Marborg Industries, Inc., approximately 99% of all solid waste materials associated with Phase 5 of the project has been diverted from the Tajiguas Landfill.

The overall recycle rate of 99% exceeds the City's Construction and Demolition Ordinance minimum requirement of 70% diversion. The following solid waste quantities have been diverted over the preceding year:

Solid Waste Reduction (2012)

Solid Waste Reduction Practice	Tons	Percent
Source Separated Concrete and Asphalt Loads (job-site)	4,767	90%
Source Separated Metal (job-site)	168	3%
Construction and Demolition Loads (Marborg)	384	7%
Total Project Tonnage	5,319	100%

Total Tonnage Diverted from Landfill	5,242	99%
Residual from Floor Separated Loads	77	1%

C. OTHER ISSUE AREAS

Neighborhood Meetings

Pursuant to Condition of Approval C.34., the Hospital has held three informational meetings with the neighborhood as a means to keep interested parties and surrounding neighbors abreast of the construction phases and schedule. At the three neighborhood construction update meetings held on May 15, 2012, August 15, 2012 and November 15, 2012, the neighbors had an opportunity to provide comments and ask questions.

Issues and concerns expressed by neighborhood residents for the previous year (2012) were documented by SBCH and submitted as part of Exhibit B (Attachment 4: Neighborhood Complaint Log). The Complaint Logs identify the type of complaints filed and actions taken to resolve them, if warranted. Complaints during this timeframe varied from construction workers parking on surrounding streets to trash left by construction workers in front of neighboring office buildings.

During the last year (2012), staff did not receive any additional complaints about the on-going construction. Construction was limited to the interior of buildings for the first half of the year and demolition and construction on the exterior restarted in September 2012.

New General Contractor

Following the Completion of Phase 4, SBCH and a representative of the new general contractor, ProWest, contacted City Staff to discuss Phase 5 construction. ProWest appointed Khris Drake as the on-site superintendent in charge of Phase 5 improvements. A pre-construction conference was held on August 23, 2012 at SBCH and included SBCH Administrative and construction management staff, architects, landscape architects, representatives from ProWest, subcontractors, environmental and structural consultants, the PEC, and City Staff from various departments. The Phase 5 scope of work, project conditions of approval, and areas of previous neighborhood concerns were discussed.

IV. CONCLUSION

Phase 5 began on September 6, 2012 and is projected to be completed by late 2015 when Phase 6 construction of the third patient pavilion and Centennial Wing expansion is estimated to begin, The project is on schedule to meet state mandated timelines.

The construction timeframe for the hospital is lengthy and at times has posed an inconvenience for surrounding neighbors. However, given the scope of the project, construction activities have been achieved in a timely manner and proceeded relatively well. Concerns and issues identified by neighboring residents have been acknowledged and, to the extent feasible, addressed by SBCH personnel, construction contractors, the PEC, and City Staff. Based on this review, Staff is not proposing any changes to the Conditions of Approval.

Exhibits:

A. PC Resolution 020-05 as amended by CC on April 26, 2005 (available on the City's website)
B. Annual Report Submitted by Applicant, March 7, 2013

City of Santa Barbara
California

Exhibit A: PC Resolution 020-05 as amended by City Council on April 26, 2005 is available on the Planning Commission Website: www.SantaBarbaraCA.gov/PC. under archives.

EXHIBIT A

S U Z A N N E E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S, I N C.

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

7 March 2012

Ms. Suzanne Riegle
City of Santa Barbara Planning Division
630 Garden Street
Santa Barbara, CA 93101

Subject: Santa Barbara Cottage Hospital Modernization and Seismic Compliance Plan
2012 Annual Report to Planning Commission

Dear Ms. Riegle:

In accordance with the condition # F.4 of the Hospital's conditions of approval, we hereby submit this annual progress report for review by the City Planning Commission. The report covers the period from January 1, 2012 through December 31st 2012 and is comprised of the following sections:

Notable accomplishments made during this reporting period are summarized below:

- Phase 4 100% complete and SBCH has occupied the new Diagnostic & Treatment building since February 2012
- Phase 5 (Demo/Link/Conference) underway (16% complete).

Section I. Mitigation Monitoring

The project conditions of approval require ongoing Mitigation Monitoring Reports (MMRP) to ensure compliance with all approved environmental impact mitigation measures and that these reports were completed in the field and filed with the City at the intervals required. Key requirements address tree protection, dust control, construction traffic and parking among others. There were not any condition compliance issues identified by the mitigation monitor during the 2012 construction period. Please note that Phase 5 construction activities began in September of 2012. Some coordination with SBCH and the project contractor, Prowest was necessary to discuss possible construction worker parking, as on several occasions questionable non-project related parking was a concern. The subject parking was subsequently resolved as it was determined to not be construction related parking.

Section II. Solid Waste Reduction Plan (Construction Phase)

Condition 16 of the project conditions of approval requires that the Hospital implement a Solid Waste Management Plan (SWMP), which was submitted to the City and approved in 2007. While the SWMP primarily targets solid waste reduction for hospital operations, a section of the program addresses solid waste reduction strategies to be implemented during construction of the new hospital.

McCarthy Construction prepared a report documenting the total quantity of solid waste diverted from the landfill (99% of all solid waste generated) during the Phase 4 construction period in 2012. The Phase 4 construction period is now 100% complete (please see **Attachment 1** for a full copy of the report).

EXHIBIT B

1029 SANTA BARBARA STREET, SANTA BARBARA, CALIFORNIA 93101
TEL 805 966-2758 • FAX 805 966-2759 • E-MAIL info@sepps.com

Section III. Neighborhood Coordination

III.A. Meetings

The Hospital organized three neighborhood meetings in 2012. The first meeting was held on May 15th, 2012, and covered current construction schedule updates (Phase 5 Demo/Link/Conference (D/L/C)) and future construction phases. A total of thirty nine (39) neighbors, City employees and Cottage representatives were in attendance.

A second meeting was held on August 15, 2012 and also covered current construction schedule updates (Phase 5 Demo/Link/Conference (D/L/C)) and future construction phases. A total of twelve (12) neighbors were in attendance.

A third meeting was held on November15th, 2012, and also covered current construction schedule updates (Phase 5 Demo/Link/Conference (D/L/C)) and future construction phases. A total of sixteen (16) neighbors were in attendance. Meeting flyers and attendance sign-in sheets are included for your reference. Please see **Attachment 2**.

In addition, I have attached copies of the Phase 5 Pre-construction meeting minutes, a copy of Santa Barbara Cottage Hospital's Website Construction update, a copy of a neighbor letter sent May 4, 2012 re: upcoming meetings and a copy of the SBCH power point presentations to the City and neighbors on August 15, 2012 and November 15, 2012, See **Attachment 3.**

III.B Complaint Logs

No Phase 5 construction related neighborhood complaints were received by the SBCH Neighborhood Complaint Line in 2012.

Section IV. Schedule

We have attached a construction schedule demonstrating the status of each phase of construction as it was at the end of 2012 and moving through projected build-out. (**See Attachment 4**).

This concludes the 2012 annual report. Should you have any questions or require additional information, please call me at (805) 966-2758.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Heidi Jones

Heidi Jones, AICP
Associate Planner

Attachments

STANDARD INDUSTRIES

Demolition Contractors:
1905 Lirio Ave
Ventura, CA 93004
www.standard1.com

February 14, 2013

Tom Thomson, Project Manager
PO Box 689
Santa Barbara, CA 93102

RE: Solid Waste Reduction Practices

Mr. Thomson,

This report is intended to serve as our summary of Solid Waste Reduction Practices over the course of Phase 5 demolition work at Santa Barbara Cottage Hospital.

Standard Industries has met and exceeded the minimum required landfill diversion quantities by diverting 99% of all solid waste from the Phase 5 project (reference attached).

Should you require any further information please call.

Respectfully,

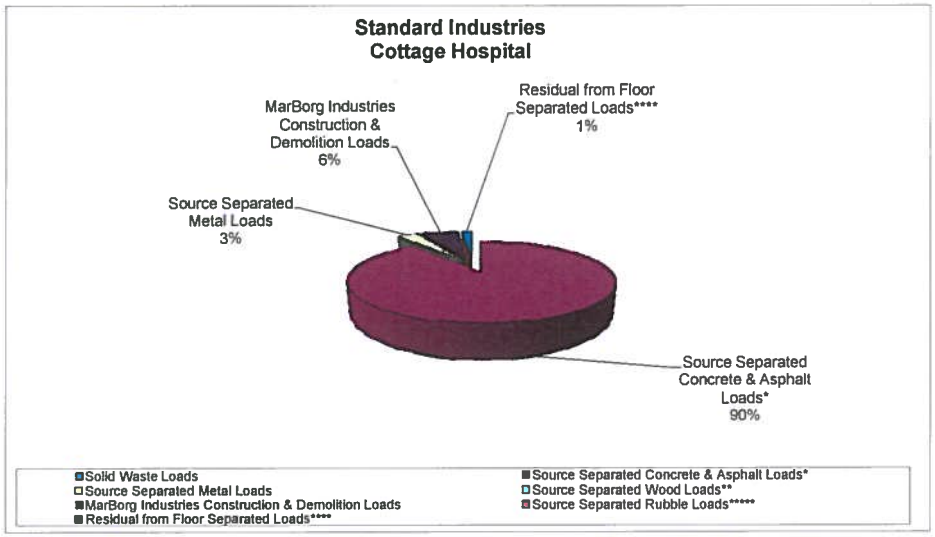
Randy Mayes
Project Manager

Attachment 1

Standard Industries
Cottage Hospital

Recycling Diversion Program
1/1/12-12/31/12

Solid Waste Loads (Landfill)	**0 Tons**
Source Separated Concrete & Asphalt Loads* (Job-Site Diversion Program)	**4767 Tons**
Source Separated Metal Loads (Job-Site Diversion Program)	**167.95 Tons**
Source Separated Wood Loads (Job-Site Diversion Program)**	**0 Tons**
MarBorg Industries Construction & Demolition Loads (MarBorg Industries Recycling Program)	**384.27 Tons**
Source Separated Rubble Loads*** (Job-Site Diversion Program)**	**0 Tons**
Total Project Tonnage	**5319.22 Tons**
Total Tonnage Diverted from Landfill	**5242.37 Tons**
Residual from Floor Separated Loads****	**76.85 Tons**
Garbage Directly Disposed at the Landfill	**0 Tons**



MarBorg 307.42

***Clean concrete and asphalt are acceptable. Sandstone type rock is acceptable but must also be small enough to fit through the crusher which is 18 inches in diameter.**
ABSOLUTELY NO **wire mesh, rebar, wood roots, dirt or other material included with the rubble.**

****Must be 100% organic waste & wood waste mixed together. Crates, construction wood waste, and wood with nails will be accepted.**
ABSOLUTELY NO **wood that has been treated with creosol (ex. railroad ties and telephone poles) will be accepted. No trash.**

*****Mixed recyclable commodities loads such as cardboard, wood, concrete, metal & stucco. These loads are separated at the MarBorg Industries Recycling Yard.**

******Non-recyclable residual from recycle loads is taken to Tajiguas Landfill. This number is an average with a 5 margin of error.**

*******Mixed materials including dirt, concrete, concrete with rebar, rocks, bricks, tile and stucco with wire mesh are acceptable.**
ABSOLUTELY NO **trash, papers, cans, bottles or organic waste or any sort i.e. ivy, grass, wood, brush, etc.**

Hospital neighbors and interested community members are invited to an SBCH neighborhood meeting.

Tuesday May 15, 2012

5:30 – 6:30 pm

Cottage Rehabilitation Hospital

2415 De La Vina Street

Meisel Conference Rooms

We'll update you on what's currently in progress, discuss future construction phases, and answer your questions.

RSVP to 569-8917

light refreshments provided

Cottage

Attachment 2

Cottage

Neighborhood Meeting
Tuesday, 5/15/2012
5:30 PM
SIGN-IN SHEET

Name	Address	Preferred Contact Info
JACK MEYER	515 TALLANT RD.	meyerfun@gmail.com
Michelle Pearce	2504 Castillo St	Ltspicy@gmail.com
Nancy Franco	2325 Garden	nancyfranco@cox.net
Joyce Wieder	Bath	wieder1@juno.com
Cecily Johns	2535 Orella	cecilyjohns@cox.net
ALEX PUJO	2425 Chapala	alex@pujo.net
Maureen Mullin	2423 Chapala	raymul@cox.net
Ish Hout	Los Olivos	
Ivan Giling	2327 Oak Park Ln.	ivan.giling@gmail.com
DANA SCHORN	527 W. Pueblo #4	Gem3@att.net
B. HOUT	W. QUINTO ST	805 967-0303
ERIC LASSEN	1111 N. NOPAL ST SB 93103	805 962-0527
Celeste & Ken Barber	1221 San Andres SB 93101	965-2274
Jean & Gene Marasco	2111 De La Vina #14	569-0710
Shelley Rivara	2505 De La Vina St	shellyr4@hotmail.com

Cottage

Neighborhood Meeting
Tuesday, 5/15/2012
5:30 PM
SIGN-IN SHEET

Name	Address	Preferred Contact Info
Jean Sedar	1924 C Bath St.	E-JeanSedar@gmail.com
Kathleen Elsey	2 East Pueblo	kathleen@elsey.com
Keith Johnson	306 W. Los Olivos	
Vivian La France	229 W. Alamar	vivlaf@cox.net
Suzanne Elledge		
Patti Gutshall	2716 El Prado Rd.	pgutshall@cox.net
ELIZABETH WAGNER	401 W LOS OLIVOS	
IRENE PEARCE	2504 CASTILLO	
Frank Hotchkiss	City Council	
Chuck Matthews	2209 Anacapa St	

Cottage

Neighborhood Meeting
Tuesday, 5/15/2012
5:30 PM
SIGN-IN SHEET

Name	Address	Preferred Contact Info
[illegible]	2201 [illegible]	
Madison Modernos		
Ann Tappan	2516 Castillo	ann@tappanbuilders.com
Steve Tappan	"	steve@tappanbuilders.com
Pam Post	2607 Ovella St	pamelapost@cox.net
June Pujo	2425 Chapala St	junepujo@yahoo.com
Victor Elsey	2 E Pueblo	
Linda Hana		moonglow_4@hotmail.com
Bettie Weiss	City of Santa Barbara	bweiss@santabarbaraca.gov
Sally Kingston	209 W Constance	kingston_denver@yahoo.com
Tony Fischer	2208 [illegible]	fischlaw@cox.net
Shelly		
Cathy Murillo	809 W Valerio	cmurillo@santabarbaraca.gov
Kiki Foot	21 [illegible]	kfoot.959@[illegible]

Cottage HEALTH SYSTEM

August 7, 2012

To: Neighbors of Santa Barbara Cottage Hospital

Re: Santa Barbara Cottage Hospital Facilities Master Plan; Phase 5

Dear Neighbor:

Santa Barbara Cottage Hospital is about to commence work on the next phase of our Facilities Master Plan. This project is known as Phase 5: Demo/Link/Conference (D/L/C). This was discussed at our last Neighborhood Meeting of May 15, 2015.

Phase 5 D/L/C consists mostly of preparation for and actual demolition of several buildings in phases, which clears the path for future construction (Phase 6) in late 2015.

Phase 5 commences with the demolition of our North Wing or Building F (please see attached site plan). This work is expected to start in October of this year and be completed by April, 2013.

After that work is complete, we will begin work on a small "Link Building" (3,300 Square Feet) which is expected to begin in June of 2013 and be completed by August, 2014. This Link Building will provide a required connection between our original hospital and the recently completed Patient Pavilions. When this connection is complete work will begin on the demolition of the Reeves, Central and West Wings. During this period, our contractor will be remodeling space for Conference rooms in the East Wing.

If you have questions or concerns you may contact the following:

Construction Manager: ProWest Constructors
Michael Haight, Project Manager 951-712-3783 mhaight@prowestpcm.com

Project Environmental Coordinator: Suzanne Elledge Planning and Permitting Services
Heidi Jones, Associate Planner 805-966-2758 Heidi@sepps.com

Community Concern Hotline 805-569-8917

We will continue to communicate progress on this project both through our quarterly Neighborhood Meetings and on our website at www.sbch.org , see "Building For the Future". Our next Neighborhood Meeting is scheduled for August 15, 2012.

Attached please find our hours of construction and job site rules.

Sincerely,

Ron Biscaro
Vice President for Project Management

Hospital neighbors & interested community members
are invited to a SBCH neighborhood meeting

Wednesday August 15, 2012

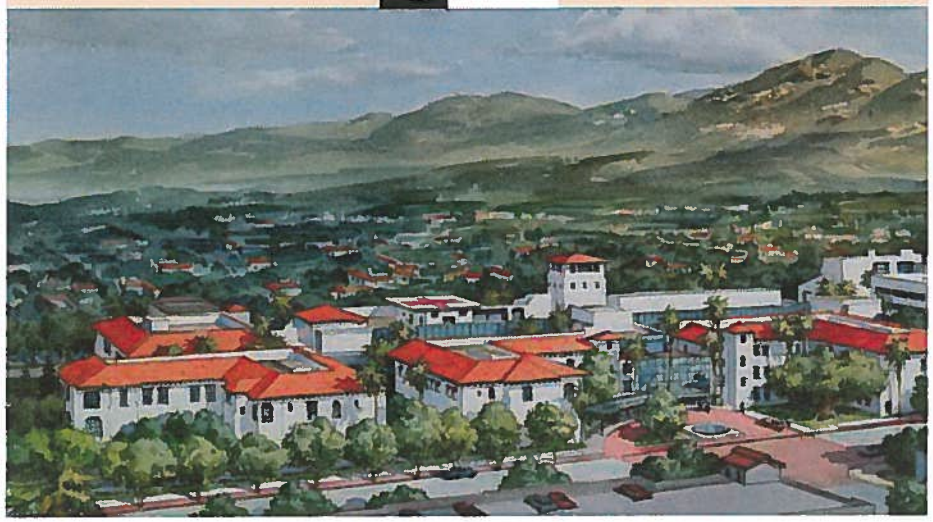
5:30 pm - 6:30 pm

Cottage Rehabilitation Hospital
2415 De La Vina Street
Meisel Conference Rooms

We will provide an update on current projects, discuss
future construction phases, and answer your questions.

RSVP to 569-8915
Light refreshments provided

Cottage HEALTH SYSTEM



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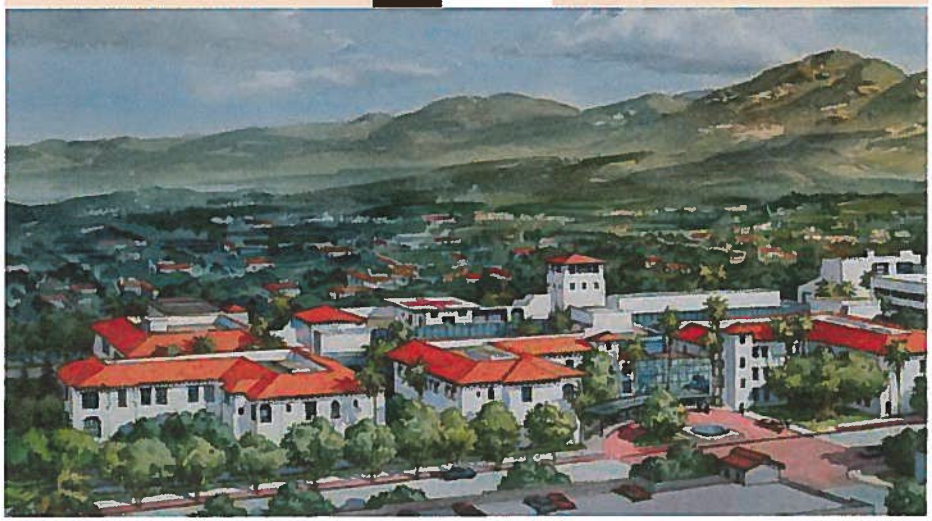
Cottage HEALTH SYSTEM



Cottage

Neighborhood Meeting
Wednesday, 8/15/2012
5:30 PM
SIGN-IN SHEET

Name	Address	Preferred Contact Info
DANIEL	2525 DE LA VINA	N/A
Phyllis Stoo	2326 De La Vina	phone
PATRISE MERCURIO	2324 DE LA VINA HA	dragondancer@cox.net
Jaya Wieda	2104 Bath St.	wieda1@juno
Elizabeth Wagner	401 W LOS OLIVOS APT 16	

Cottage

Neighborhood Meeting
Wednesday, 8/15/2012
5:30 PM
SIGN-IN SHEET

Name	Address	Preferred Contact Info
Robert Dee	110 W. Constance Ave, #7	mail
B. Hout	W. QUINTO	
Martha Wilkins	427 W. los olivos St	email
Ann Tappan	2516 Castillo St	
DANA SCHUM	PO BOX 2018 49 3120	
Sylvia Gerard	2502 Orello St #A	
Bonnie Freeman	405 W Quinto St.	Mail or bonniegoleta@cox.net

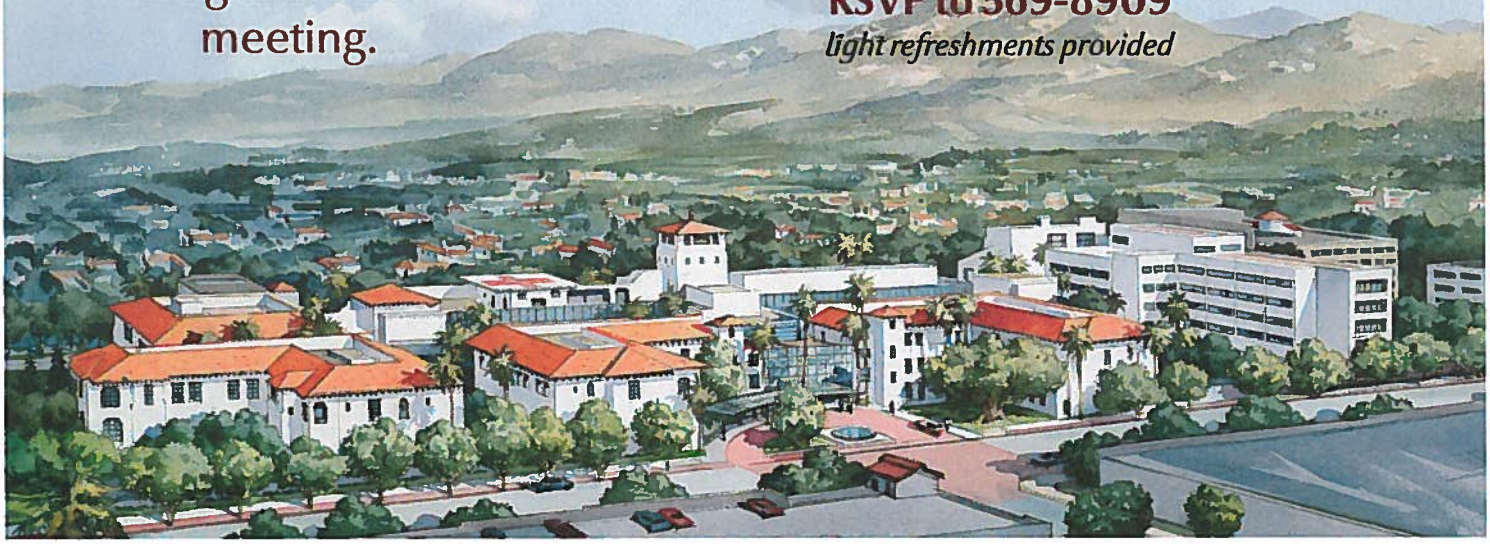
Hospital neighbors and interested community members are invited to a Santa Barbara Cottage Hospital neighborhood meeting.

Thursday, November 15, 2012
5:30 – 6:30 pm

Cottage Rehabilitation Hospital
2145 De la Vina Street
Meisel Conference Rooms

We'll update you on what's currently in progress, discuss future construction phases and answer your questions.

RSVP to 569-8909
light refreshments provided



Hospital neighbors and interested community members are invited to a Santa Barbara Cottage Hospital neighborhood meeting.

Thursday, November 15, 2012
5:30 – 6:30 pm

Cottage Rehabilitation Hospital
2145 De la Vina Street
Meisel Conference Rooms

We'll update you on what's currently in progress, discuss future construction phases and answer your questions.

RSVP to 569-8909
light refreshments provided

Cottage

Neighborhood Meeting
Thursday, 11/15/2012
5:30 PM
SIGN-IN SHEET

Name	Address	Preferred Contact Info
Ronald Buckley	1201 W. Valerio St SB CA	
[illegible]	Po. 9171	
Billie Mauriz	Anacapa	
Jane E Russell	519 W Pueblo	
Chris KAMPN	3463 St Nyl	
Matt Renner	W. Figueroa	
Jordan Ecarma	Westmont Road	
Yates Saffarla	227 JESMARY	
Bonnie Freeman	415 W. Quinto	5200 Austin Rd., SB 93111
DAVID WILLIAMS		
[illegible]	[illegible]	
Calvin Marble	401 W Los Olivos	
[illegible]	[illegible]	
MIKE ELIASON	715 ANACAPA ST	

Cottage

Neighborhood Meeting
Thursday, 11/15/2012
5:30 PM
SIGN-IN SHEET

Name	Address	Preferred Contact Info
JACK MEYER	515 TALLANT RD	meyerfun@gmail.com
Beth Bailey	534 W. Junipero St	bethannbailey@gmail.com
Bonnie Freeman	514 QUINTO W.	bonniegdeta@cox.net

SANTA BARBARA COTTAGE HOSPITAL

Phase 5 Demolition, Conference, Link Project Preconstruction Conference
Meeting Summary
Thursday, August 23, 2012
1:30 – 2:20 PM @ Burtness Auditorium (back)

Presenter	Discussion	Action/Outcome
SBCH: -William Thomson Project Director	I. Introductions: • Representation was made by SBCH; City of Santa Barbara building planners, engineers, fire dept; ProWest Construction Managers; LBL Architects; Millhollin Inspection Services; Arcadia Studio Landscape Architects; Westree Arborist; Penfield & Smith Engineers; Fugro Geotech Engineers; Dudek Archaeologists; SEPPS Environmental Coordinator; Standard Industries Demo; Hayward Baker Shoring. • This meeting fulfills SB City mandate for Conditions of Approval	• Agenda distributed • Contact list distributed • Preconstruction letter about Phase 5 timeline distributed • Sign-in sheet circulated
	II. General SBCH Facilities Master Plan Background: • Phase 1 – Demo eye center, Pueblo Castillo block • Phase 2A – Two new parking structures • Phase 2B – New Energy Center/ Central Plant construction • Phase 3 – Demo West block • Phase 4 – New hospital construction	• Slideshow depicting each phase
	III. Permitting: • City of SB Building & Safety Permit for Phases 4 through 6 covers: landscaping, grading, shoring • Civil Works Permit to handle work around project covers: water line cut and cap, a new drive approach • OSHPD permit for demo	• Keith Millhollin is OSHPD Inspector of Record (IOR)
SBCH: - Nick Henderson Project Manager	IV. Phase 5 Description: • Primarily a demo project to make way for Phase 3rd pavilion • Approximately 3 year project starts Sept. 6, 2012: 1. Demo North wing aka Flieschman building F ▪ Involves shoring utilities and existing buildings ▪ 6-7 months 2. Link building construction ▪ 3000 sq. ft. connecting East & Centennial wings ▪ OSHPD & licensing requirement that acute care services are connected at all times ▪ Set 2 water tanks underground for 96 hrs of emergency water in case lose city water ▪ Includes TI of new conference rooms 1st flr east wing ▪ About 1yr 3. Make Ready A, B, C buildings ▪ Utility removal & prep for demo ▪ Aug. – Dec. 2014 4. Demo Central, West and Reeves wings (A,B,C buildings) ▪ Includes reskinning buildings left standing around the demo of A, B, C ▪ Jan. – Dec. 2015 • Next: Phase 6 – Build 3rd pavilion, expand Centennial wing	• Animation of next 6 years (Phases 5 & 6) in 2 min. • Animation accessible at: www.sbch.org/tabid/414/Default.aspx

Attachment 3

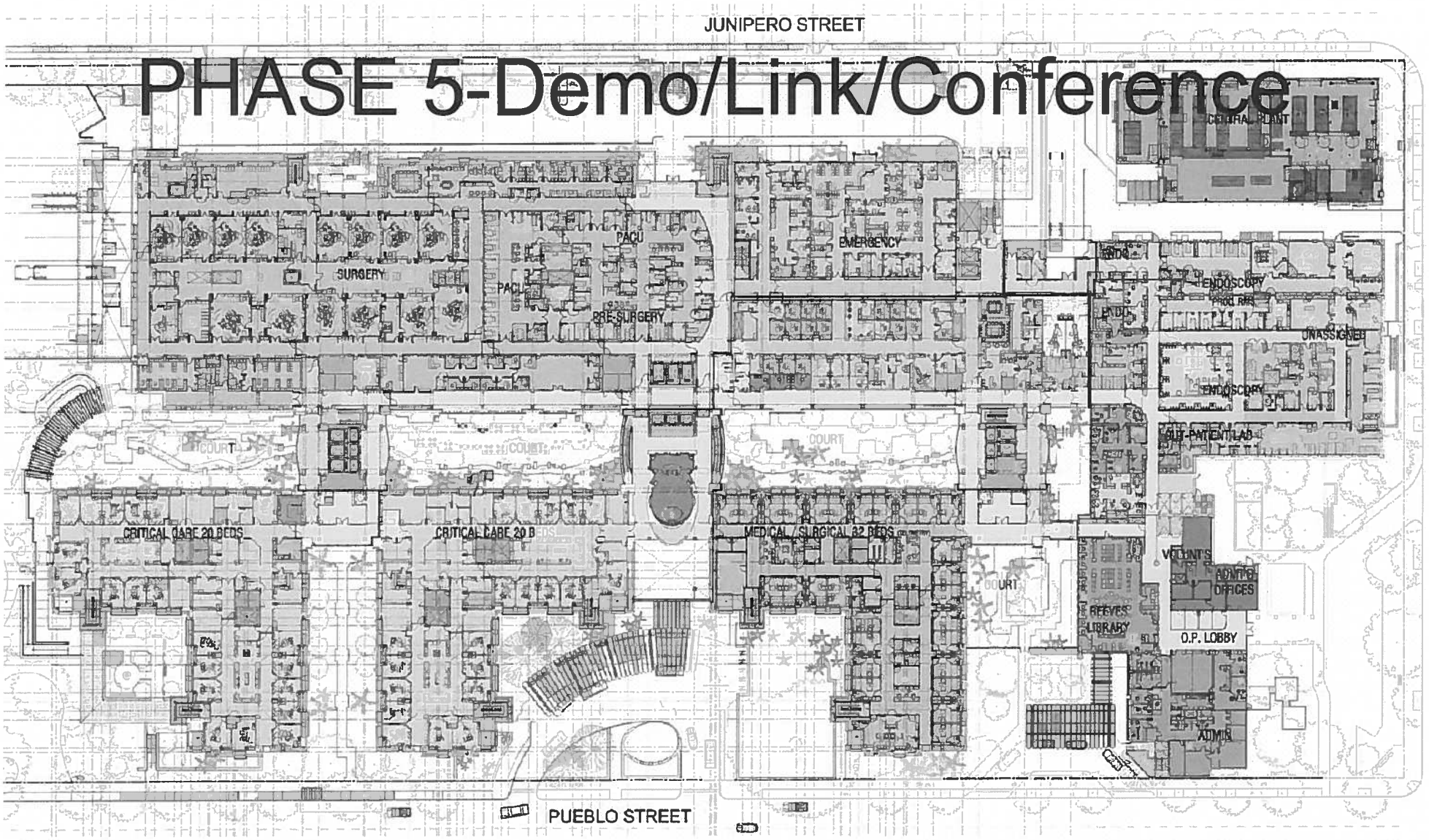
Presenter	Discussion	Action/Outcome
LBL Architects: - Joe Pignetti Project Manager Arcadia Studio: - Bob Cunningham Principal SBCH: - William Thomson Project Director SBCH: - Nick Henderson Project Manager	V. Disciplines: Project Architecture: • Provide construction administration services – submittals, RFIs, observing construction, site visits • In communication with IOR at all times Landscape Architecture: • Contact Bob Cunningham for any changes to landscaping • Contact Peter Winn, Arborist, concerning Moreton Bay Fig tree and other city historical landmark tree protection Tree Protection: • On City of SB Bldg & Safety Permit • Contact Tim Downing prior to removal of any city street trees • Haul routes are established Bird Nest Protection: • Ted Mullen, project biologist, confirmed tree removal is ok after nesting season which ended Aug. 15, 2012 • Vegetation Disturbances: contact Ted Mullen & Bob Cunningham for monitoring	• Tim Downing (805) 564 5592
ProWest: - Michael Haight Project Manager	VI. Specific Conditions of Approval Concerns: • Key contact person for any site/construction concerns • Khris Drake, ProWest Superintendent also contact person **Construction hours:** 7:30 am – 5:30 pm Mon -Thu 7:00 am – 5:00 pm Fri 7:00 am – 4:00 pm Sat (only as needed) • No work on Sundays or holidays • Designated parking off-site with shuttling service for workers after 6:30am **Noise Mitigation:** • Modern equipment with good operating mufflers, no idling • Restrict vehicle alarms & horns • 8 ft. fences • No saw cutting, jack hammering, concrete crushing, etc. outside operating hours • No music on site • Drilling operation, no pile driving **Dust & Emissions Mitigation:** • Use of water trucks and fire hoses to mitigate dust • Wind monitoring – cease excavation if winds >20mph • Street sweeping 3 blocks to 101 freeway • Concrete, dirt to stay on-site as much as possible **Traffic Control Plan:** • Traffic control route established • Sidewalk closures coming up • Don't anticipate full street closures; some half-street closures	

Presenter	Discussion	Action/Outcome
Dudek: - David Stone Project Archaeologist	Achaeological Procedures: • Must be present to monitor below ground/slab level procedures for potential new ground disturbances • Not a known archaeological site • Proposed a pre-excavation meeting • In case of any discovered archaeological disturbances, may request that work be redirected in order to keep project moving	• Point of Contact: Khris Drake, ProWest • Khris Drake to coordinate pre-excavation meeting with Dudek, Fugro, excavators, equipment operators
Fugro: - Greg Denlinger Geotechnical Engineer	Shoring: • Must be present for shoring operations • Khris Drake to be point of contact	
SEPPS: - Heidi Jones Associate Planner	Environmental Coordination: • Point of contact with the City for permitting & approval requests • Will give frequent progress reports to the City, so please SEPPS informed of all operations, schedule, reports • Subcontractor parking in the neighbourhood has been a concern in the past	• Progress reports to City • Monitor & mitigate parking & construction hours
SBFD: - Jim Austin Fire Inspector	Fire Life and Safety Concerns: • Minimal concerns • Khris Drake will take Ryan DiGiulio/Jim Austin (fire inspectors) and two closest engine houses on job walks to keep SBFD appraised of paths of egress and fire life safety concerns around job site	• Khris Drake to coordinate SBFD job walks
City of Santa Barbara: - George Estrella Chief Building Official	Permitting: • Cottage Hospital will need approval for special conditions beyond the restricted construction hours listed above	• Heidi Jones, SEPPS, to route such requests to the City
	VII. Round Table Questions: • None • Meeting adjourned	

Owners Present: William Thomson, Nick Henderson, Vinny Arndt, Kelly Vazquez, Courtney Ewart

Guests: City of SB: George Estrella, Suzanne Riegel, Randy Ward, John Rousseau; SBFD: Jim Austin; SEPPS: Heidi Jones; LBL: Joe Pignetti; ProWest: Michael Haight, Joe Linden, Khris Drake; Arcadia: Bob Cunningham; Westree: Peter Winn; Dudek: David Stone; Fugro: Greg Denlinger; Standard Industries: Randy Mayes; Hayward Baker: Bert Garcia, Kelly Bjerk (Shofner)

Recorded by: Kelly Vazquez, Courtney Ewart



December 22, 2003

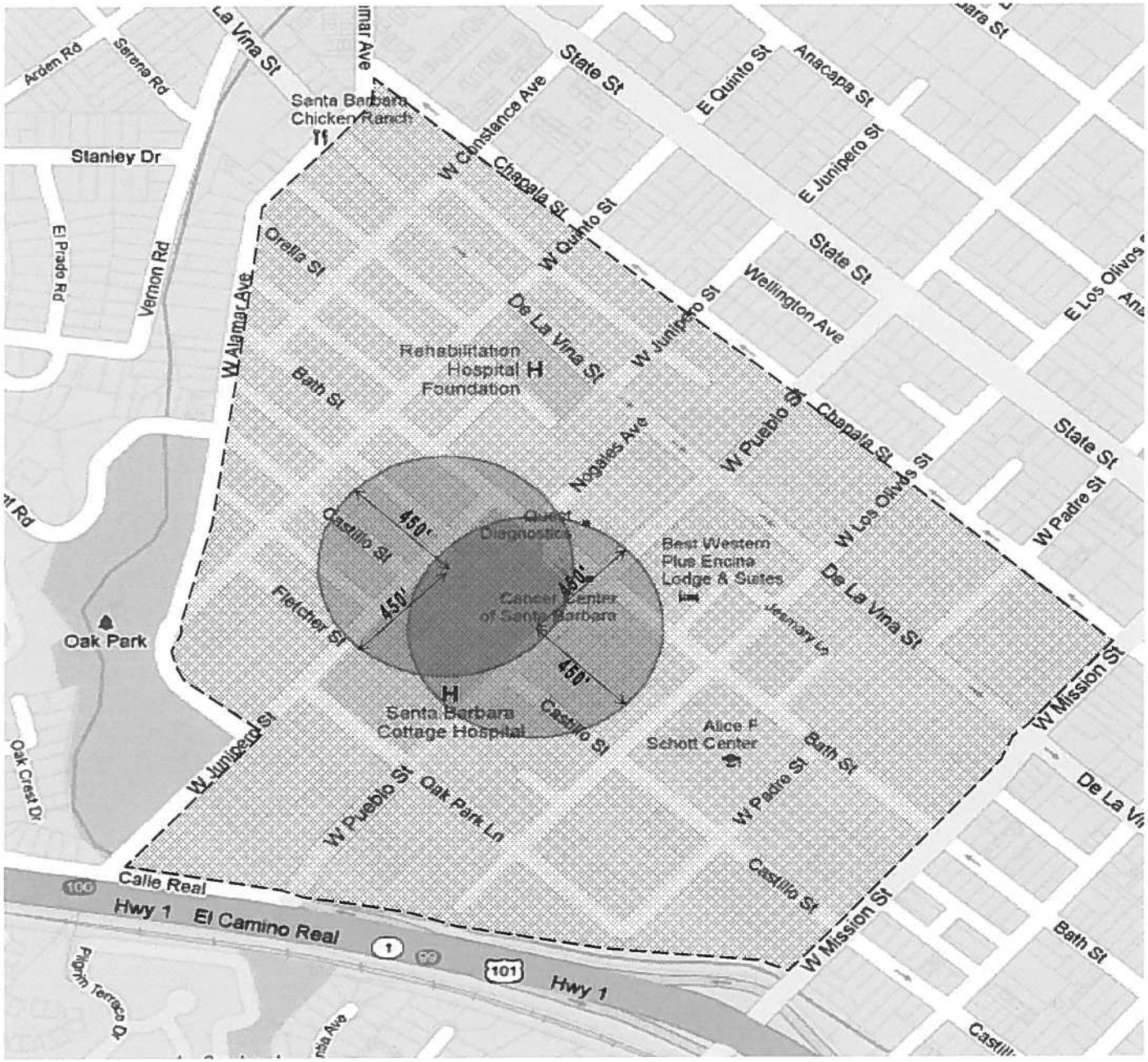
Santa Barbara Cottage Hospital

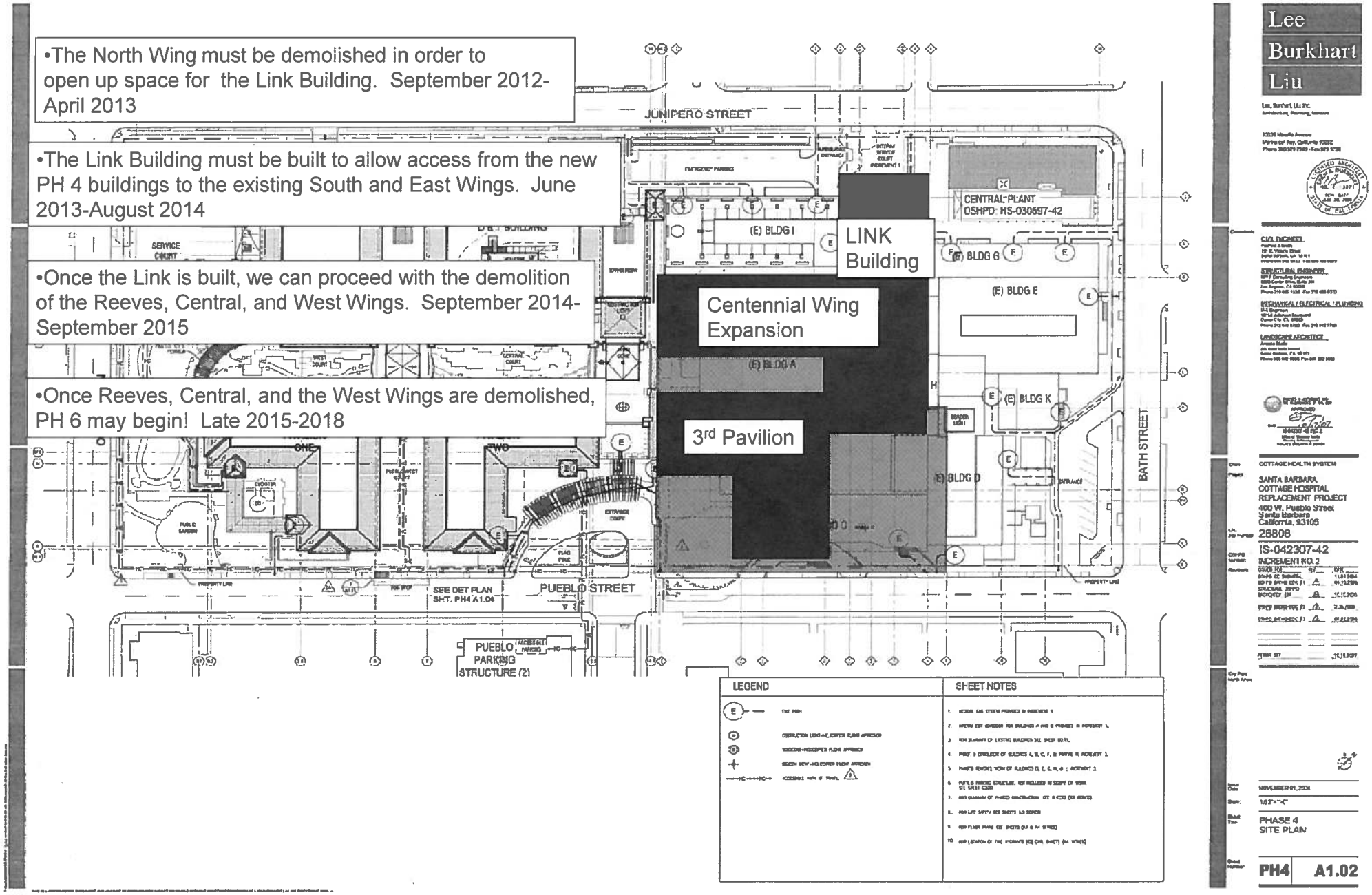
Cottage Health System

Second Floor Plan

0' 20' 40' 80'

Lee
Burkhart
Liu


Arden Rd
Serena Rd
La Vina St
Santa Barbara Chicken Ranch
Stanley Dr
El Prado Rd
Vernon Rd
W Alamar Ave
Orella St
W Constance Ave
Chapala St
W Quinto St
State St
E Quinto St
Anacapa St
E Junipero St
Wellington Ave
E Los Olivos St
De La Vina St
W Juniper St
Rehabilitation Hospital Foundation
Bath St
Nogales Ave
W Pueblo St
W Los Olivos St
W Padre St
Castillo St
450'
Quest Diagnostics
Best Western Plus Encina Lodge & Suites
Cancer Center of Santa Barbara
Fletcher St
Oak Park
Santa Barbara Cottage Hospital
Alice F Schott Center
W Juniper St
W Pueblo St
Oak Park Ln
W Padre St
W Mission St
Oak Crest Dr
Calle Real
Hwy 1 El Camino Real
Hwy 1
Pilgrim Terrace Dr

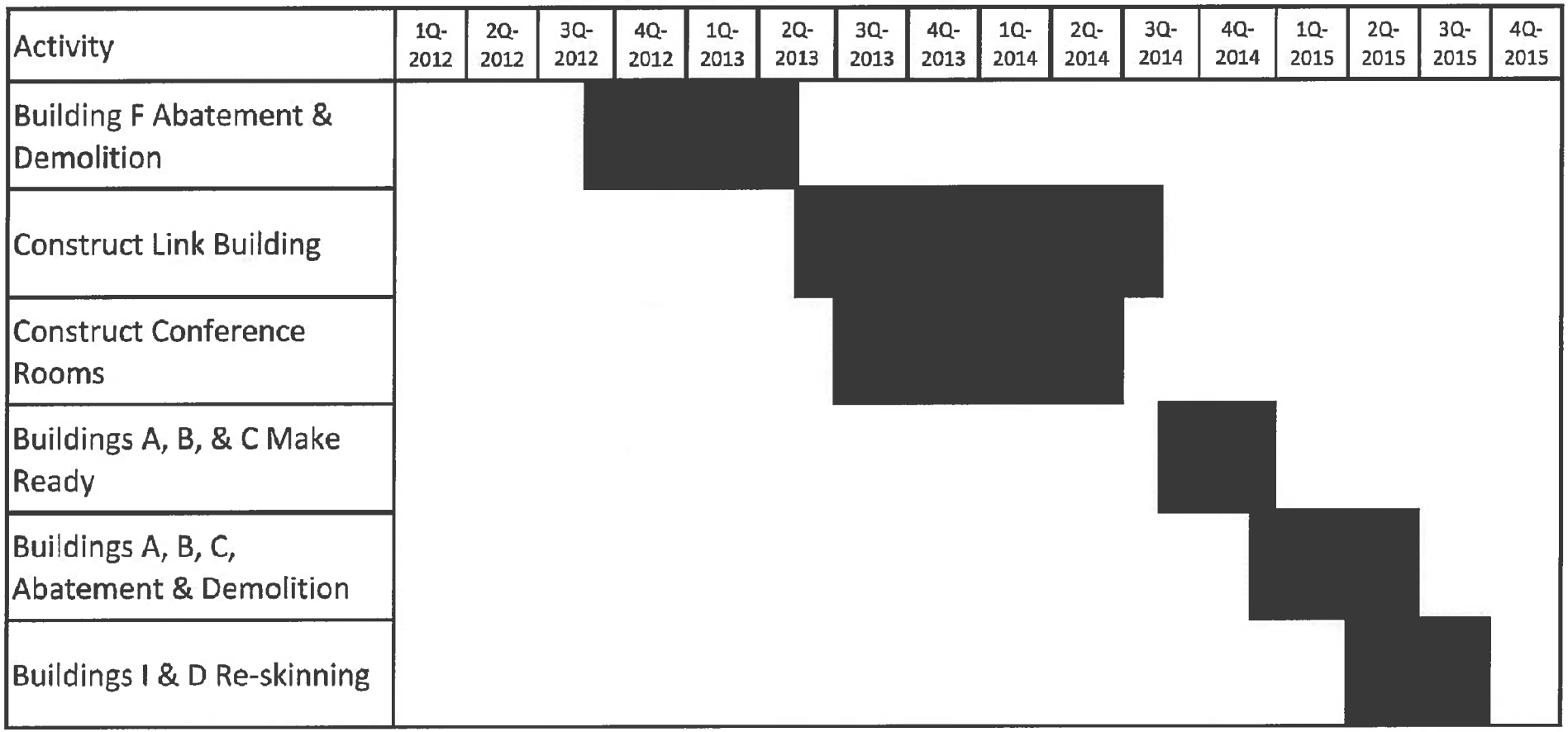

•The North Wing must be demolished in order to open up space for the Link Building. September 2012-April 2013
•The Link Building must be built to allow access from the new PH 4 buildings to the existing South and East Wings. June 2013-August 2014
•Once the Link is built, we can proceed with the demolition of the Reeves, Central, and West Wings. September 2014-September 2015
•Once Reeves, Central, and the West Wings are demolished, PH 6 may begin! Late 2015-2018
JUNIPERO STREET
CENTRAL PLANT
OSHPD: HS-030697-42
(E) BLDG I
LINK Building
(E) BLDG G
(E) BLDG E
Centennial Wing Expansion
(E) BLDG A
(E) BLDG K
3rd Pavilion
(E) BLDG D
BATH STREET
PUEBLO STREET
SEE DET PLAN SHT. PH4 A1.04
PUEBLO PARKING STRUCTURE (2)
LEGEND
SHEET NOTES
Lee Burkhart Liu
COTTAGE HEALTH SYSTEM
SANTA BARBARA COTTAGE HOSPITAL REPLACEMENT PROJECT
400 W. Pueblo Street
Santa Barbara
California, 93105
26808
IS-042307-42
INCREMENT NO. 2
NOVEMBER 01, 2004
PHASE 4
SITE PLAN
PH4
A1.02

•The North Wing aka. The Fleischman Wing or Building F
•Built in 1929-1930 and is the oldest remaining building on campus
•The North Wing no longer meets the current seismic regulatory requirements for patient care
•We decommission and demolish the North Wing to opens up the space needed to build a seismically compliant "link" building

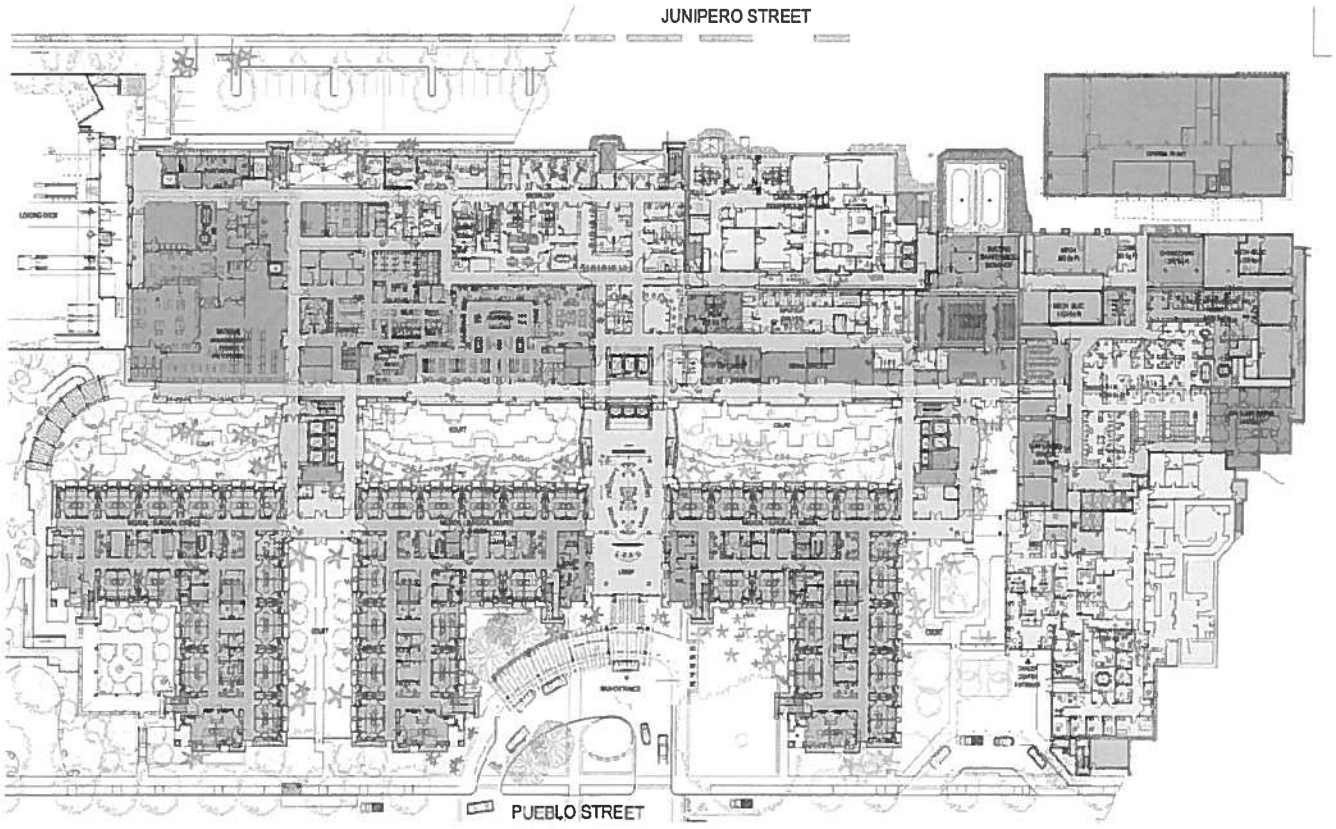
•The Link Building is an approximately 3000 SF Concrete Building
•Establishes a seismically compliant interior pathway from the Centennial Wing to the East Wing and allows us to decommission and demolish the Central/Reeves/West Wings
• (2) – 40,000 gallon Emergency Water Storage Tanks that will serve the hospital for a period of 96 hours
East Wing
Link Building
Centennial Wing

•Decommissioning and Demolishing the Central/Reeves/West Wings
•Opens the site up for the construction of PH 6-Centennial Wing Expansion and Construction of the 3rd Patient Pavilion
East Wing
Link Building
Centennial Wing

PH 5-Demo/Link/Conference



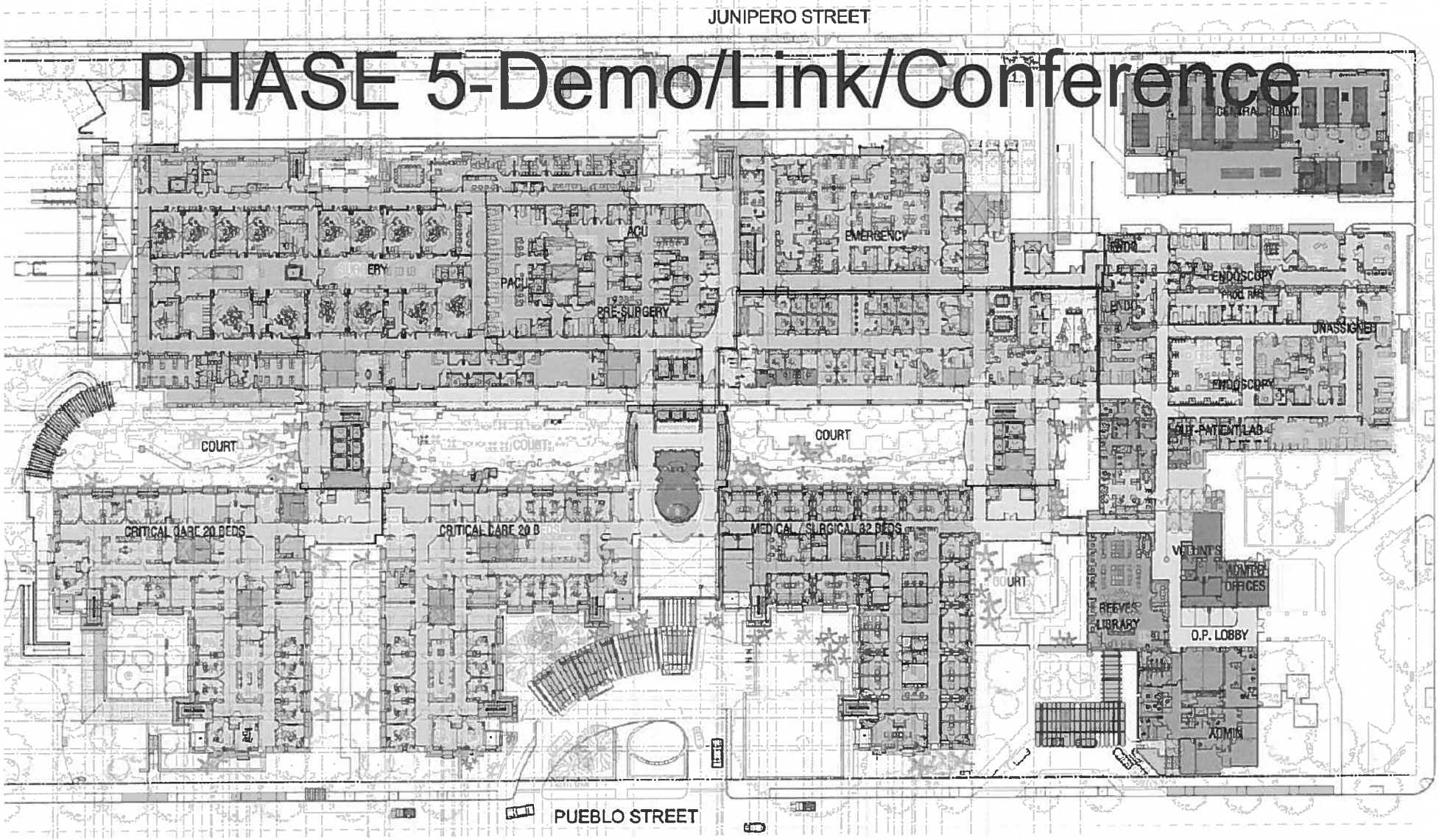
QUESTIONS?



Santa Barbara Cottage Hospital
Cottage Health System

First Floor Plan

Lee
Burkhart
Liu



December 22, 2005

Santa Barbara Cottage Hospital

Cottage Health System

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Lee
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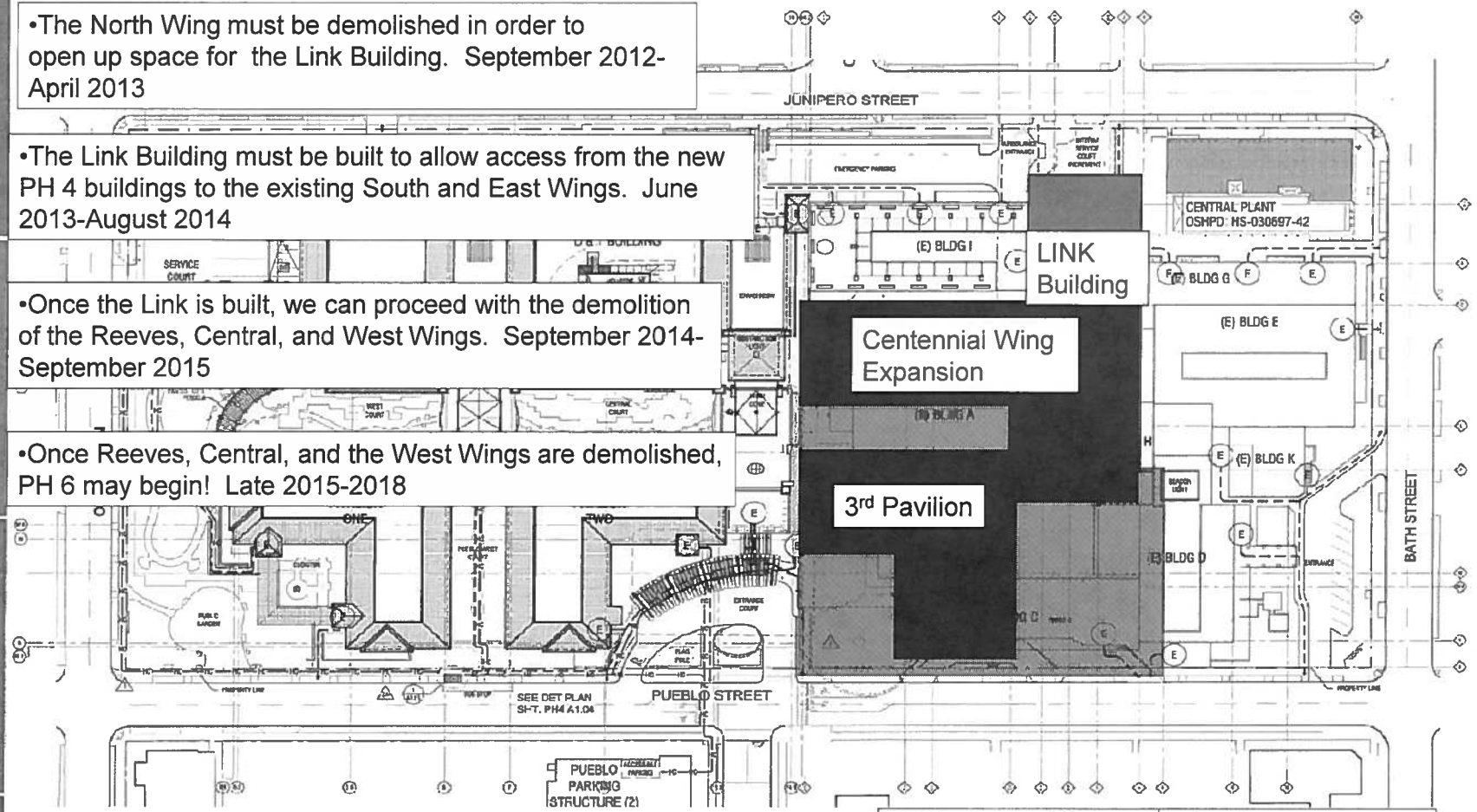

LEGEND

SHEET NOTES

Lee Burkhart Liu

COTTAGE HEALTH SYSTEM

SANTA BARBARA COTTAGE HOSPITAL REPLACEMENT PROJECT
400 W. Pueblo Street
Santa Barbara
California, 93105

26808

IS-042307-42
INCREMENT NO. 2

NOVEMBER 01, 2004

1/32"=1'-0"

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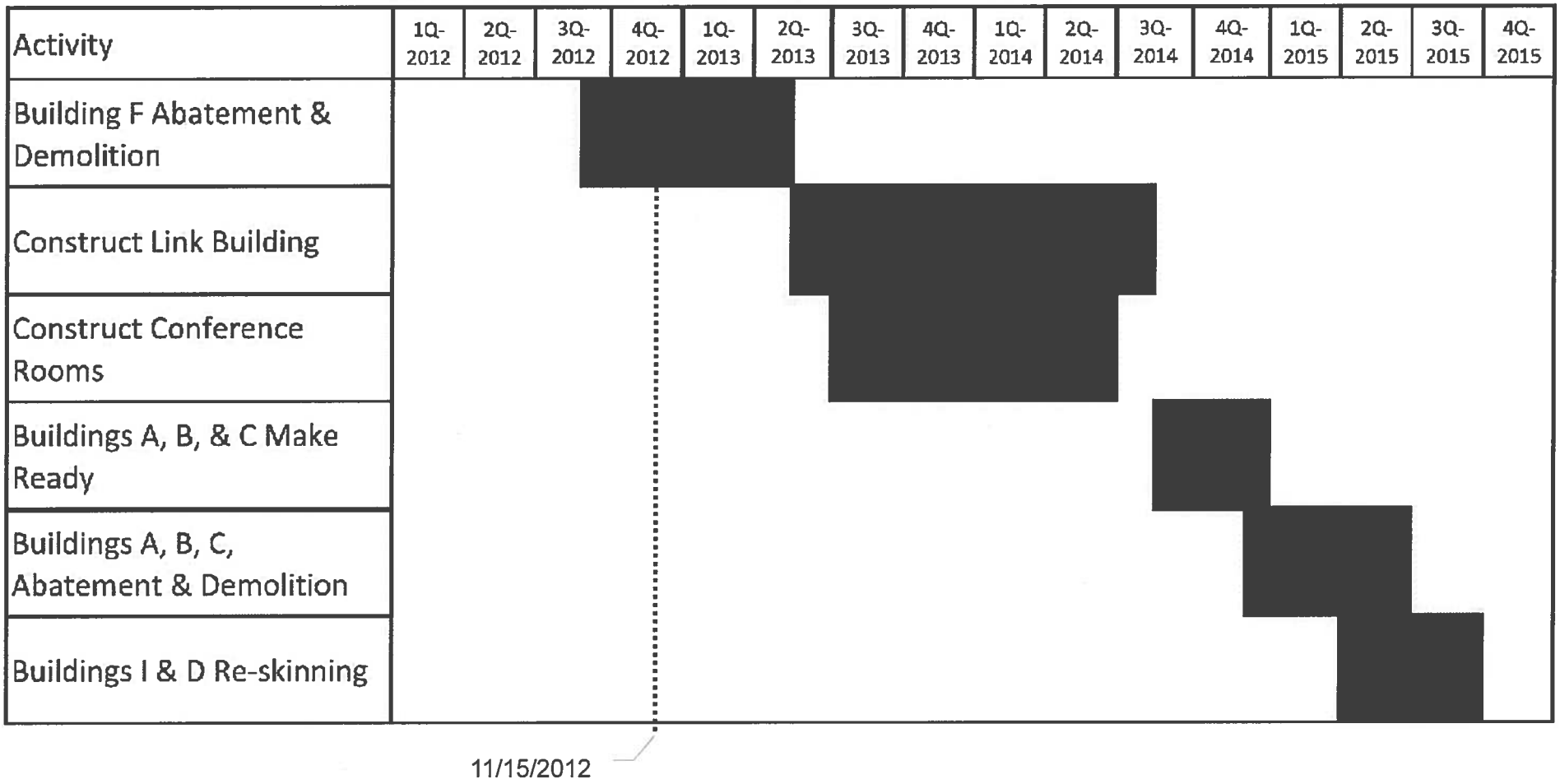
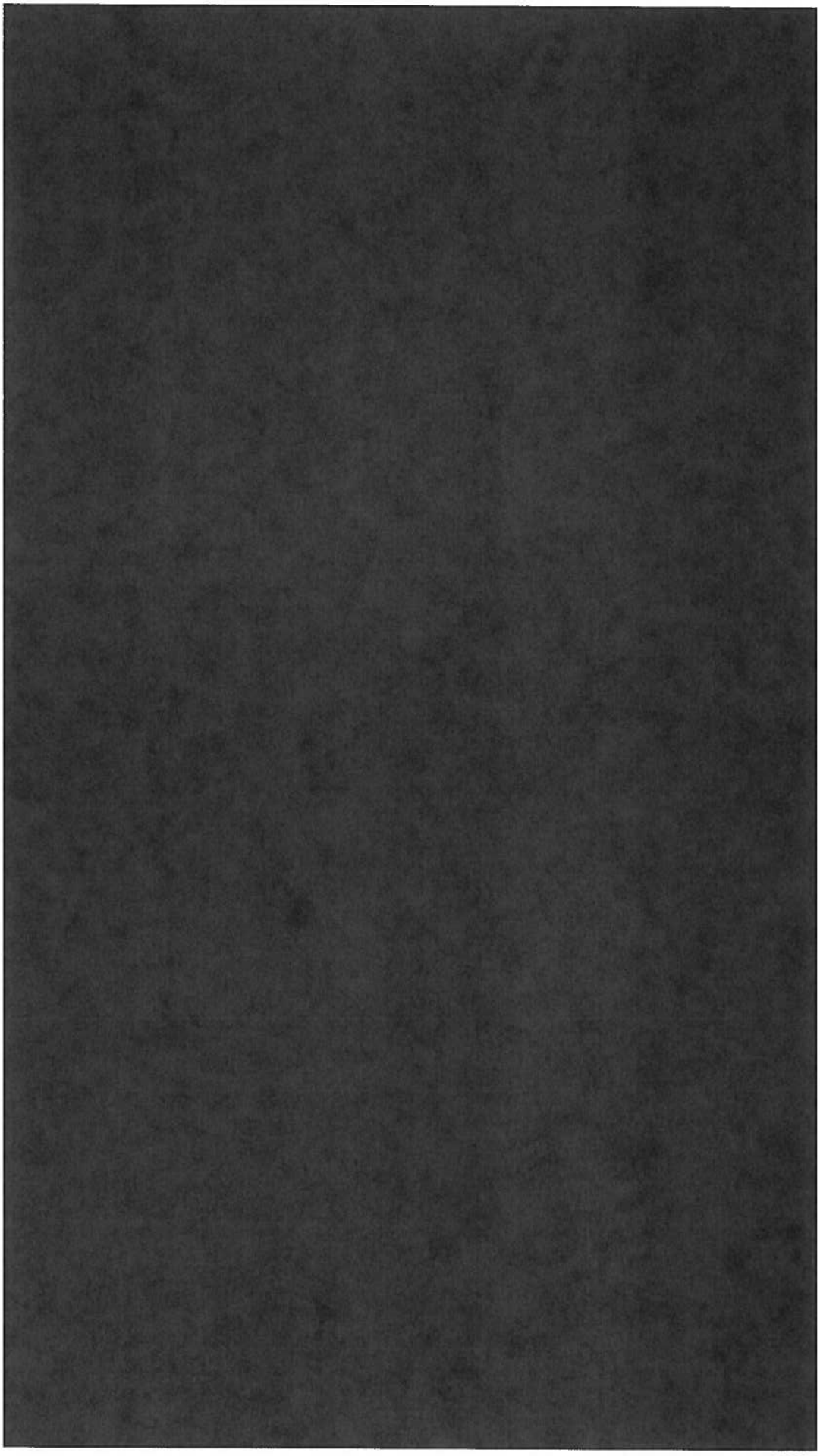


North Wing Interior Demolition

North Wing Exterior Demolition



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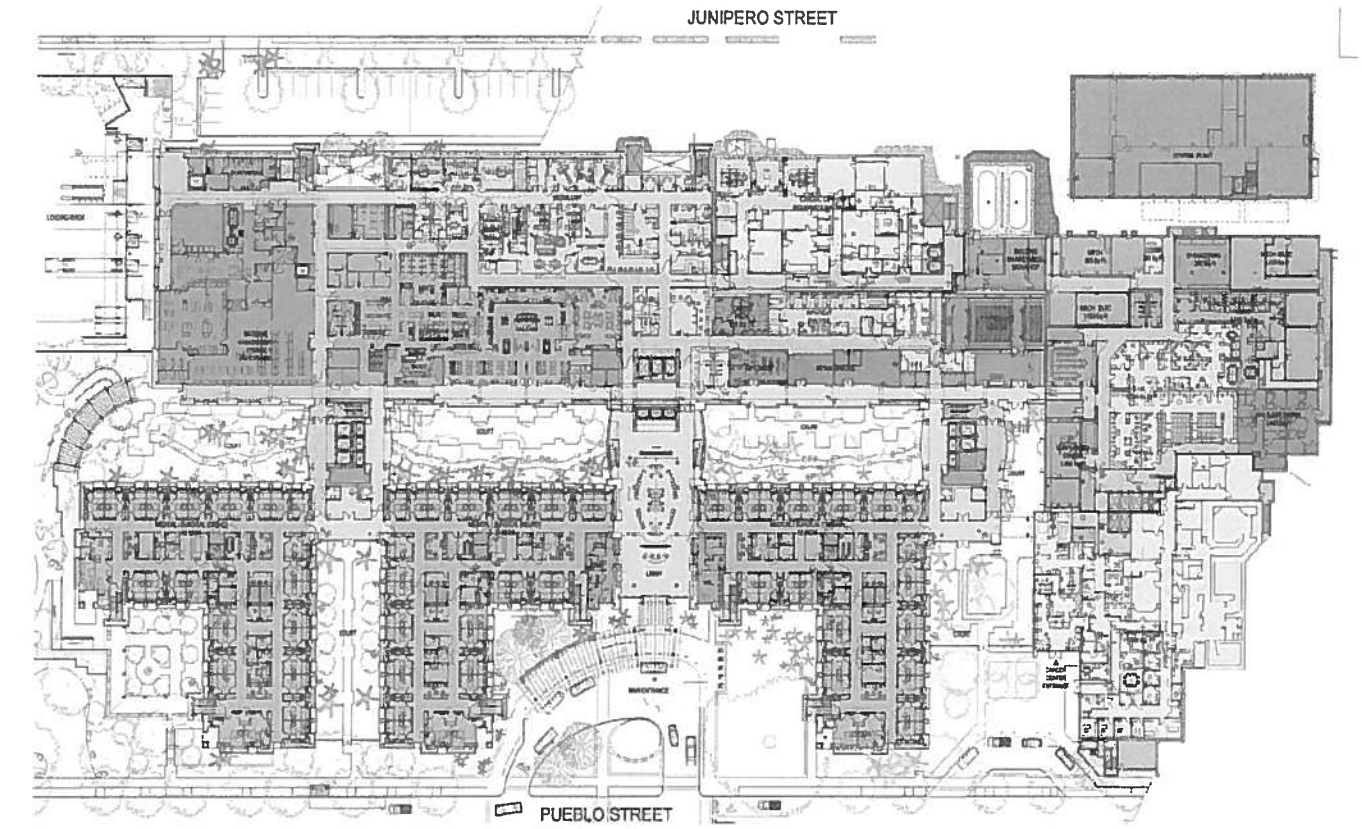


Santa Barbara Cottage Hospital
Cottage Health System

First Floor Plan

Lee
Burkhart
Liu

May 4, 2012

Dear Hospital Neighbor:

We would like to invite you to our neighborhood meetings to discuss the current and upcoming projects in Santa Barbara Cottage Hospital's (SBCH) Facility Master Plan (FMP). Please mark your calendars and join us for an informal discussion at the following meetings in the Meisel Conference Rooms at Cottage Rehabilitation Hospital (2415 De la Vina):

Tuesday, May 15, 2012 at 5:30 p.m.

Tuesday, August 14, 2012 at 5:30 p.m.

Tuesday, November 13, 2012 at 5:30 p.m.

Tuesday, February 12, 2013 at 5:30 p.m.

We have appreciated hearing from those who attended the February and March public forums to share their concerns about the new helipad. The next neighborhood meetings will continue to provide updates regarding helicopter landing activity, in addition to details of the upcoming phases of construction and demolition. It is our goal to minimize disruption to the community while building this new hospital in which we can all take great pride.

We greatly appreciate your continued patience and understanding, and we hope to see you at our neighborhood meetings.

If you have questions or concerns at any time, you can call our project management hotline at (805) 569-7383. We are also posting construction updates on our website (www.cottagehealthsystem.org) and encourage you to check in from time to time.

Sincerely,

Ron Biscaro
Vice President, Project Management

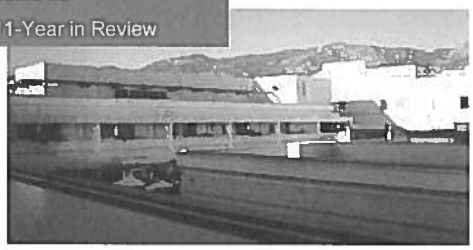
Cottage Health System

MAKE A DONATION
SUPPORTING COTTAGE
BUILDING FOR THE FUTURE
HEALING ARTS
CAREERS
BLOOD DONATION
VOLUNTEERING
RESIDENCY PROGRAMS

Construction Update

The construction of the New Santa Barbara Cottage Hospital consists of seven phases. Phase 4 was completed in 2011, and patients were **moved into the new wings in February 2012**.

The rest of the project entails demolishing and rebuilding part of the existing hospital building, which will connect to the new buildings. These last few phases should be completed in 2018.



- **Watch an animation of the next phases of construction**

What's next?
Phase 5: Fall 2012 / Winter 2013

Numerous areas in the original hospital were vacated when the new wings were occupied in February 2012, marking the beginning of Phase 5. See map of **Phase 5 work >>**

Phase 5 consists mostly of preparation for, and demolition of, several buildings in phases, which clears the path for future construction (Phase 6) in late 2015.

Demolition of the North Wing (Building F) is expected to be completed by April 2013. After that work is complete, we will begin work on a small "link building" (3,300 sq. ft.) which is expected to begin in June 2013 and be completed by August 2014. This link building will provide a connection between our original hospital and the recently completed Patient Pavilions.

When this connection is complete work will begin on the demolition of the Reeves (Building C), Central (Building A) and West (Building B) Wings. During this period, we will be remodeling space for conference rooms in the East Wing.

Phase 5 Updates:
- **2/11/13 <-- *New***
- **11/15/12**
- **8/20/12**

- **Map of Phase 5 work**

- **The New Santa Barbara Cottage Hospital**
  - View the construction progress on our **live webcam**
  - **Construction Timeline**
  - Project Management Hotline: (805) 569-8915

Quarterly Project Updates:

February 11, 2013
The demolition of the North Wing (Building F) is now complete. The demolition contractor continues with some small miscellaneous demolition projects such as removing the old tunnel under the North Wing. Shoring and excavation for the link building is expected to start in April.

November 15, 2012
The shoring piles necessary for the demolition of the North Wing (Bldg. F) are complete. Interior abatement and demolition are substantially complete. We expect to start the exterior demolition of the North Wing on or around 11/15/12.

Procurement of the Link and Conference buildings is under way and completion is expected by January 2013.

August 20, 2012
Phase 5 is currently in the process of mobilizing demolition and shoring contractors. We anticipate interior demolition and abatement to begin in the next couple of weeks after we receive APCD clearances. We anticipate the shoring contractor to be on-site setting the first 11 piles in early September. Site fencing has been installed in front of the North Wing, and we are currently tunneling for underground utilities in and around the North Wing. Hard demolition is expected to begin late this year.

111212

Construction Timeline

Spring 2012: Occupy Oak Park, Ridley-Tree, and Junipero Pavilions

Spring 2012: Prepare for demolition of original North Wing

Spring 2013 through Summer 2014: Construct "Link" building

Summer 2014: Prepare for demolition of original Central and South wings

Summer 2014: Remodel East Wing into conference facilities

2015: Begin construction of additional patient pavilion

2015: Begin construction of additional patient pavilion

A little history

August 2005: Groundbreaking for the new hospital

October 2006: Parking structure for 633 vehicles completed at corner of Pueblo & Castillo Streets

June 2007: Parking structure for 500 employee vehicles opens on Bath Street

July 2007: Orfalea Children's Center opens offering childcare programs for infants up to pre-K.

Fall 2008: Completion of the new Energy Center

July 9, 2009: "Topping Out" Ceremony to place one of the final structural steel beams onto the future diagnostic & treatment center.

Through 2011: Construction of two patient pavilions along Pueblo Street, between Castillo Street and Oak Park Lane, and the diagnostic and treatment center on Junipero St.

February 12, 2012: Patients and staff moved into the new pavilions.

Spring - Fall 2012: Preparations for Phase 5, demolition of North Wing and construction of "link" building, to make way for the additional new pavilion and renovation of several existing buildings.

What else we've done since September 2005

- Built and opened the new 633-space Pueblo Parking Structure for patients, visitors, volunteers and physicians. It includes bicycle facilities for staff (to encourage alternative transportation) and the **Park Place Deli**, open to all.
- Built and opened a new 530-space parking structure behind the Knapp Building for hospital employees.
- Constructed an $8 million underground storm drain culvert beneath four blocks, to protect the neighborhood from flood waters. We've also done extensive underground utility work in preparation for bringing the Energy Center online.
- Built and opened the Orfalea Children's Center on Castillo, providing a delightful and expanded setting for Cottage's highly regarded employee child-care programs.
- Opened the Cottage Center for Advanced Imaging, a sophisticated outpatient radiology center at 2410 Fletcher Avenue.
- Constructed the $38 million Energy Center (power plant) at the corner of Junipero and Bath Street. The building with all of its functions went live in 2008.

021213

Cottage Health System
400 West Pueblo Street
Santa Barbara, CA 93105
805.682.7111

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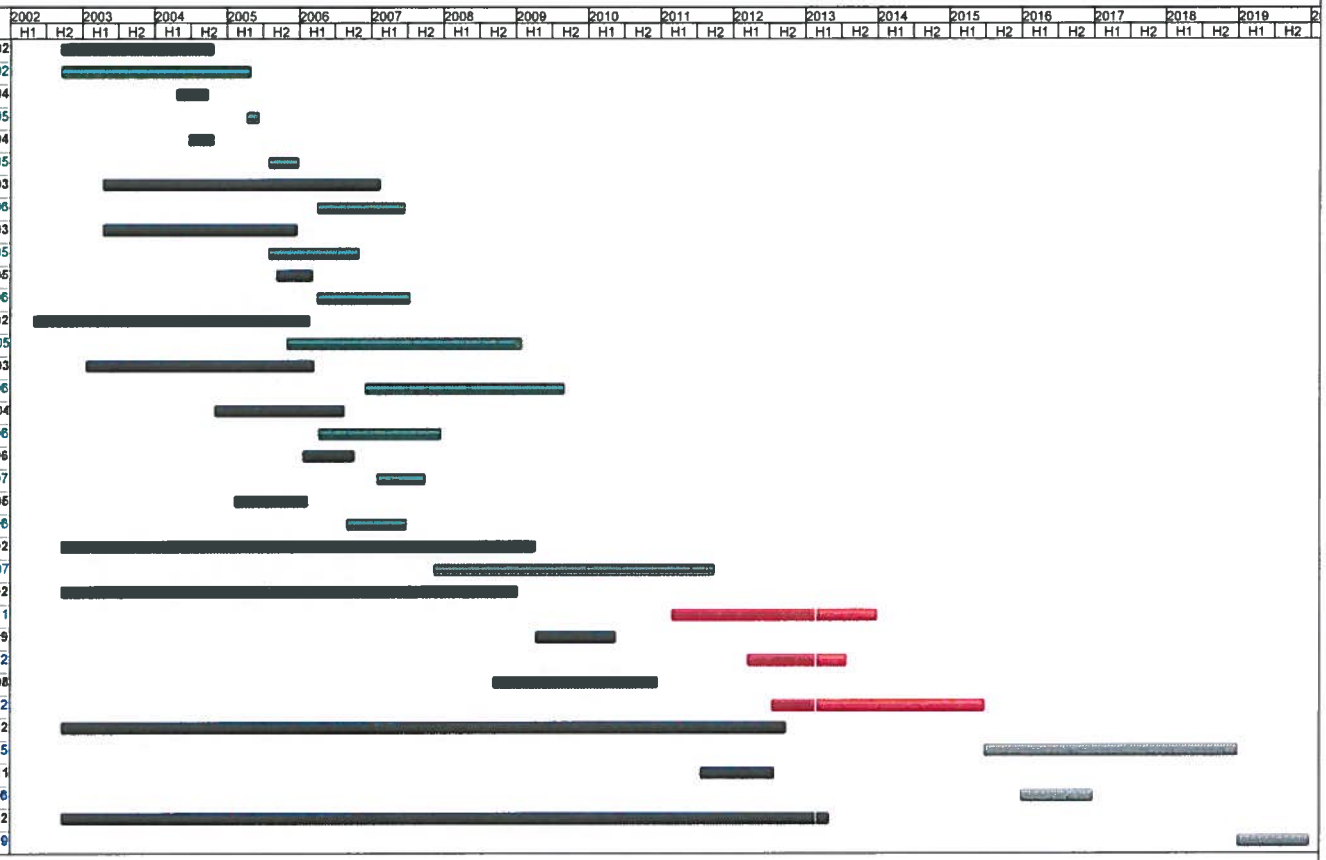
Santa Barbara Cottage Hospital
Facilities Master Plan
2012 Annual Review

ID	Task Name	Duration	Start
1	Preliminary Phase - City Review	551 days	Mon 9/16/02
2	Actual City Entitlement/COMPLETE	685 days	Mon 9/16/02
3	Phase 1 - Demo Eye Center	115 days	Wed 4/21/04
4	Construction Complete	44 days	Wed 4/13/05
5	Phase 1B - clear pgk structure site	90 days	Wed 6/23/04
6	Construction Complete	110 days	Mon 8/1/05
7	Phase 2A - Knapp Parking Structure	1002 days	Mon 4/14/03
8	Construction Complete	317 days	Mon 4/3/06
9	Phase 2A - Pueblo Parking Structure	702 days	Mon 4/14/03
10	Construction Complete	328 days	Mon 8/1/05
11	Phase 2A - Child Care Center	132 days	Thu 9/8/05
12	Construction Complete	337 days	Mon 4/3/06
13	Phase 2B - Central Plant	998 days	Wed 5/1/02
14	Construction Complete	849 days	Tue 11/1/05
15	Phase 3 - Demo Ex Plant and PS	824 days	Tue 1/21/03
16	Construction Complete	719 days	Fri 12/1/06
17	Storm Drain	468 days	Tue 11/2/04
18	Construction Complete	441 days	Wed 4/12/06
19	NTMP Street Intersections Phase 1	186 days	Fri 1/20/06
20	Construction Complete	173 days	Thu 2/1/07
21	Underground Utilities	264 days	Fri 2/11/06
22	Construction Complete	216 days	Fri 9/1/06
23	Phase 4 - D&T, 2 Nursing Pavillions	1713 days	Wed 9/18/02
24	Construction Complete	1012 days	Thu 11/15/07
25	Phase 4A - Remodel Centennial Wing	1648 days	Wed 9/18/02
26	Under Construction	740 days	Wed 3/2/11
27	Phase 5A - Remodel Existing Buildings	290 days	Mon 4/13/09
28	Under Construction	358 days	Mon 3/19/12
29	Phase 5B - Demo West, North, Reeves, Central	594 days	Tue 9/9/08
30	Under Construction	768 days	Fri 7/20/12
31	Phase 6 - Build Nursing Pavillion & partial D&T	2618 days	Wed 9/18/02
32	Projected Construction Schedule	914 days	Wed 7/1/15
33	Phase 6A - Balance of Remodel of Centennial	265 days	Tue 7/26/11
34	Projected Construction Schedule	261 days	Fri 1/1/16
35	Phase 8 - Remodel Existing Buildings to Remain	2773 days	Wed 9/18/02
36	Projected Construction Schedule	260 days	Tue 1/1/19



Task
Split
Milestone
Summary
Rolled Up Task
Rolled Up Split
Rolled Up Milestone
Rolled Up Progress
External Tasks
Project Summary
External Milestone
Inactive Task
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
Progress
Deadline