County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
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First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

64 DECEMBER 15, 2009

SACHI A. HAMAI
EXECUTIVE OFFICER

December 15, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

DEPARTMENT OF PUBLIC WORKS:
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
APPROVE THE SENATE BILL 306 SUBMITTAL
SPECS. 6661; CAPITAL PROJECT NO. 69334
(FOURTH DISTRICT) (3 VOTES)

SUBJECT

This action will authorize the Department of Public Works (Public Works) to submit the documentation needed to fulfill the requirements under Senate Bill (SB) 306 to the Office of Statewide Health Planning and Development (OSHPD) related to the Rancho Los Amigos National Rehabilitation Center North Campus Consolidation (SB 1953) Project.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve the Senate Bill 306 Acute Care Facilities Plan for acute care facilities only and authorize the Department of Public Works to submit all required documentation under Senate Bill 306 to the Office of Statewide Health Planning and Development.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow Public Works to submit all documentation required by OSHPD for the SB 306 extension to the original SB 1953 deadline.

In June 2009, your Board approved and authorized Public Works to submit an application to OSHPD to extend the SB 1953 seismic retrofit compliance deadline from January 1, 2013, to January 1, 2020, for the Rancho Los Amigos National Rehabilitation Center (RLANRC) as allowed under SB 306. The application was submitted, and on June 30, 2009, OSHPD approved the application.

To maintain the extension under SB 306, the County must submit the following documentation to OSHPD by January 1, 2010: a Board-approved Acute Care Facilities Plan for all acute care rehabilitation buildings on the north campus, a preliminary design for all acute care rehabilitation buildings, the number of beds available for acute care rehabilitation, a schedule for plan submission and construction, and the estimated cost of construction.

The attached SB 306 Acute Care Facilities Plan reflects the consolidation of the acute care rehabilitation services into new or renovated facilities. This consolidation is part of the overall proposed North Campus Consolidation Project previously approved by your Board in April 2006. The recommended consolidation of inpatient rehabilitation services at RLANRC into the Jacqueline Perry Institute (JPI) building entails the renovation of 24,000 square feet of the existing 174,677-square-foot JPI building and construction of a new 56,000-square-foot addition on the north side of the existing building. The submittal package outlines the reduction of licensed hospital beds thus reducing the required footprint of the new and renovated facilities.

Construction of the new annex and renovation of the existing JPI facility will meet all SB 1953 seismic requirements and provide a licensed 162-bed facility that can support the current average daily census of 130 rehabilitation patients.

Outpatient and Acute Care Medical/Surgical Beds

We are working with the Health Department and the hospital to quantify space requirements for its administrative and outpatient functions. Currently, the hospital supports approximately 75,000 outpatient visits per year. We are also studying the capital options for overflow medical-surgical beds at all County hospitals per your Board motion of October 20, 2009 and as detailed in our December 4, 2009, memo to your Board. Currently, an average of 50 such beds are occupied at RLANRC. We will return to your Board with recommendations regarding these additional space requirements upon completion of our analysis.

Sustainable Design Program

Sustainable design features will be detailed in a future Board letter that will request your Board's approval of design services in accordance with your Board's approved capital projects process.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Children, Family and Adult Well-Being (Goal 2) by investing in public health center infrastructure to enhance the safety of the patients and staff.

FISCAL IMPACT/FINANCING

Approval of the recommended action has no fiscal impact.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Provisions in SB 306 require that the County submit the following documents to OSHPD by January 1, 2010.

- Acute Care Facilities Plan indicating seismic safety compliance
- Preliminary design for new acute care buildings
- Number of beds available for acute care rehabilitation
- Schedule for plan submission and construction
- Estimated cost for construction
- Meeting minutes indicating your Board's approval, as the governing body of the hospital, for the acute care facilities plan

The following milestones must also be met in order to have full compliance with SB 306:

- January 1, 2013 – Submit building plans to OSHPD
- January 1, 2015 – Obtain building permit and begin construction
- July 1, 2015 – Submit construction schedule to OSHPD

ENVIRONMENTAL DOCUMENTATION

The proposed activity is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed actions are an

administrative activity of the government that will not result in direct or indirect changes to the environment.

We will return to your Board for approval of the appropriate environmental documentation to approve any proposed project.

CONTRACTING PROCESS

Not applicable.

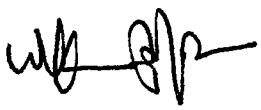
IMPACT ON CURRENT SERVICES OR PROJECTS

There will be no negative impact on current County services or projects.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Department of Public Works, Project Management Division II; and the Department of Health Services.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:SK
DJT:DKM:zu

Attachments

c: Executive Officer, Board of Supervisors
Acting County Counsel
Auditor-Controller
Affirmative Action Compliance Officer

Rancho Los Amigos
National Rehabilitation Center
SB306 Acute Care Submittal

December 17, 2009

RBB ARCHITECTS INC

Gensler

RANCHO LOS AMIGOS

SB306 Acute Care Plan

OSHPD Submittal Date: December 17, 2009

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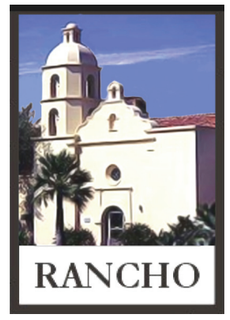

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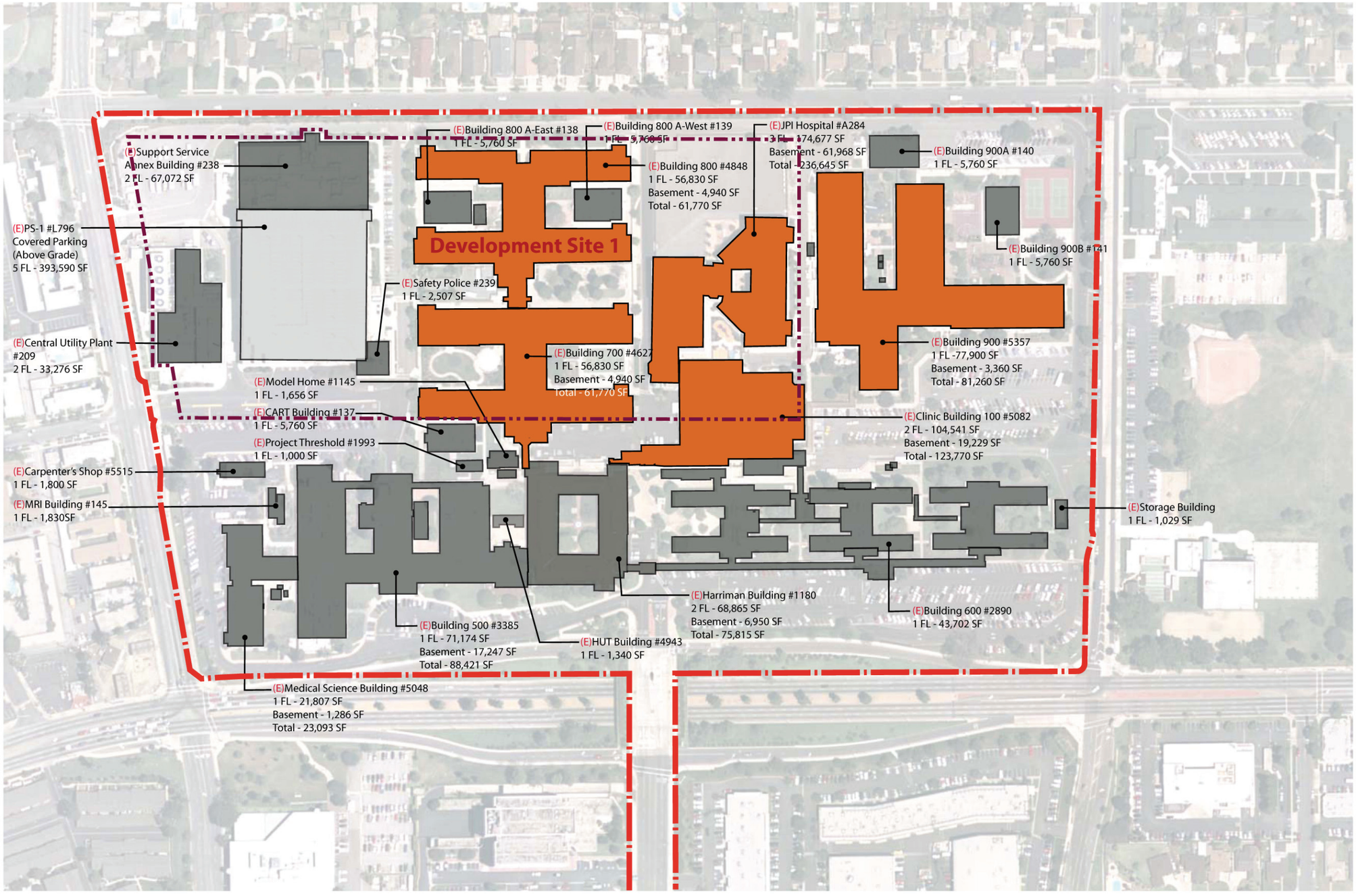


North Campus

Existing Buildings

Existing Buildings
Above Grade - 739,448SF
Basements - 25,483 SF
Total - 764,931 SF

Building Subject to Subdivision (A) of section 130060
Above Grade - 470,778 SF
Basements - 94,437 SF
Total - 565,215 SF

TOTAL EXISTING BUILDING SF
Above Grade - 1,210,226 SF
Basements - 119,920 SF
Total - 1,330,146 SF

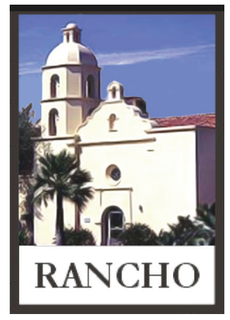
Parking Structure
Above Grade - 393,590 SF

Planning Area

Development Site

A. BUILDINGS SUBJECT TO SUBDIVISION (A) OF SECTION 130060

Facility Master Plan

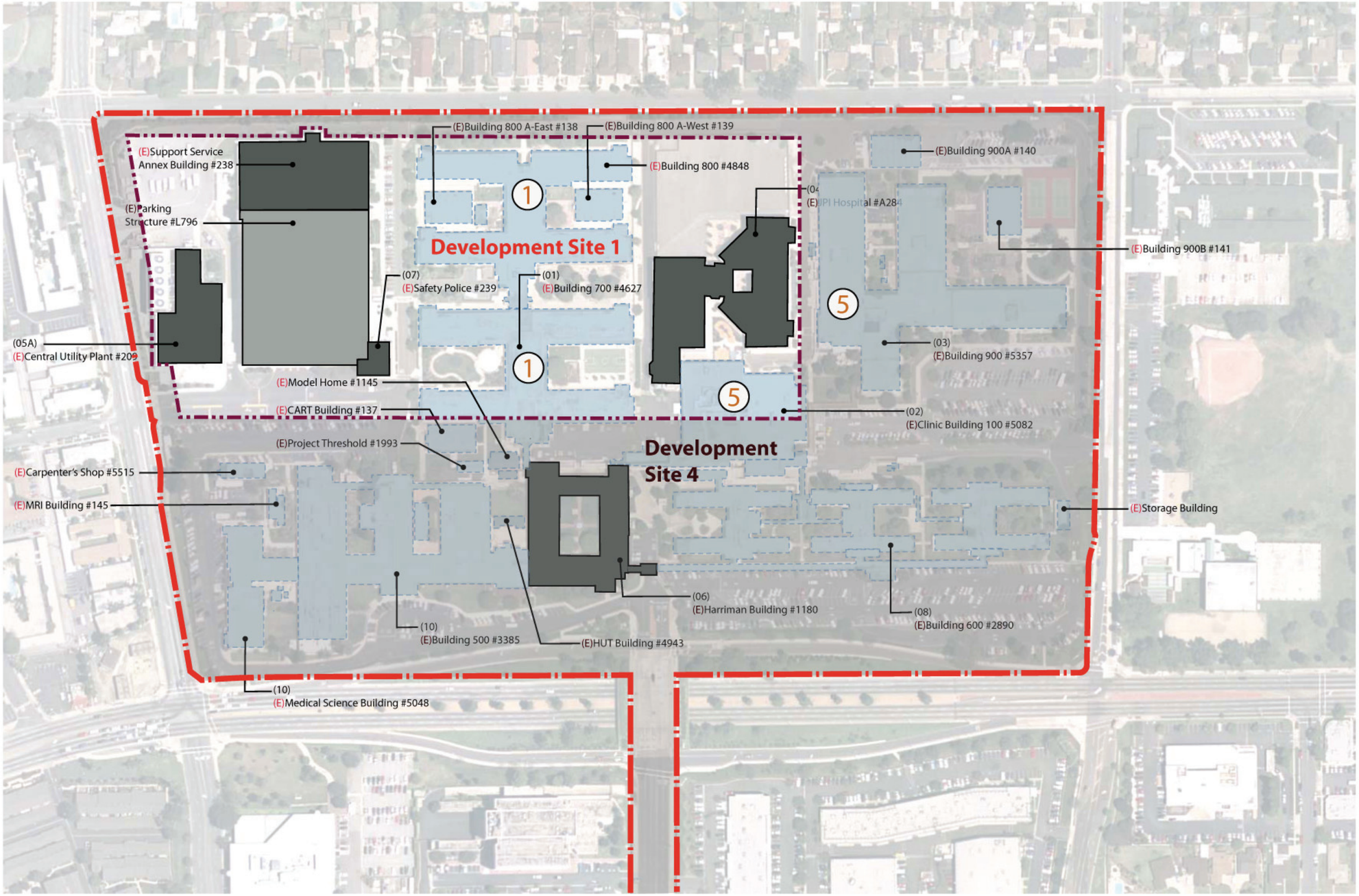


B

North Campus Phase Demo Plan

Phase Schedule

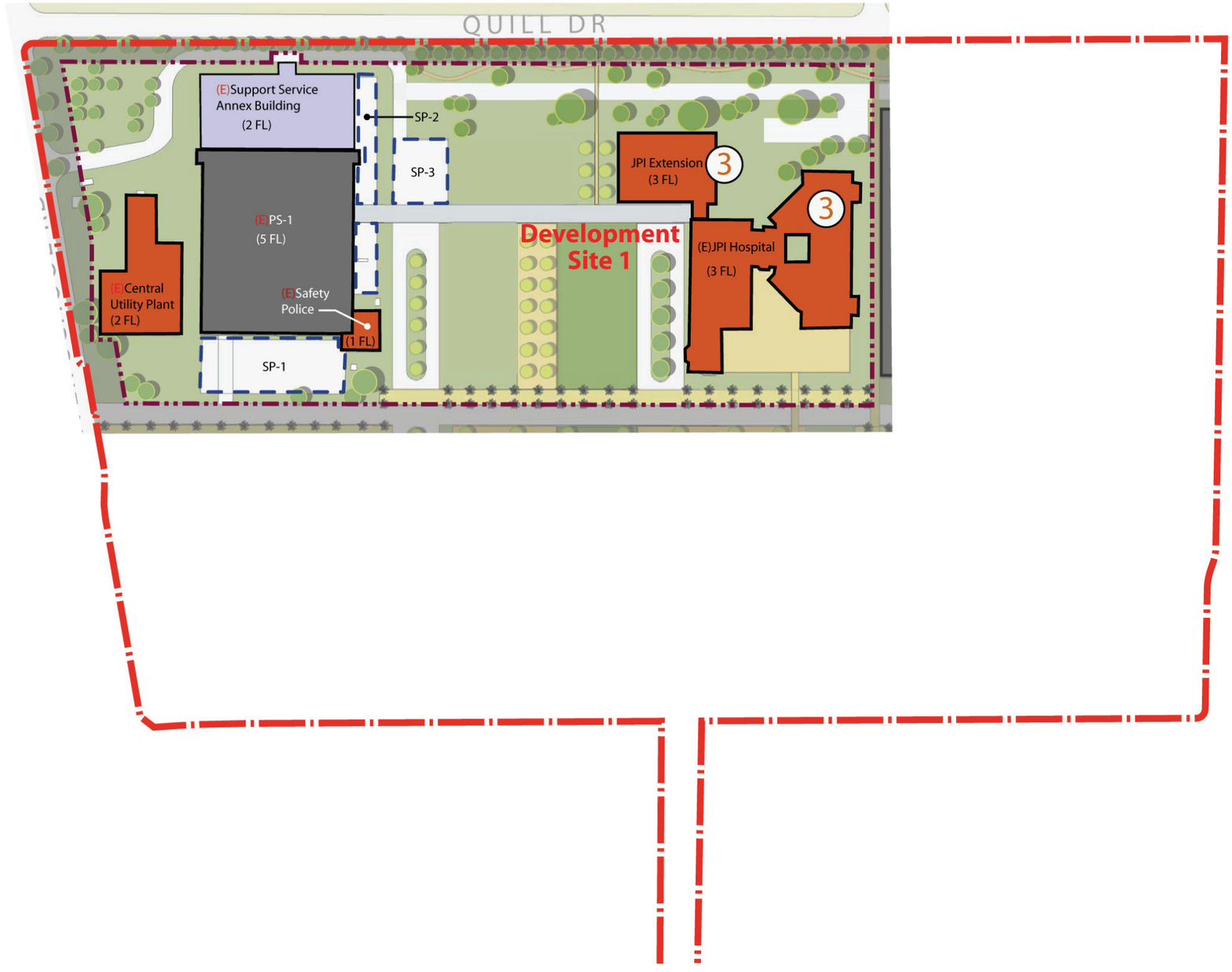
1. Demolish the 700 and the 800 Buildings
2. Begin infrastructure construction for JPI Expansion and JPI Building Renovation
3. Build JPI Expansion and JPI Renovation. See Phase Construction Plan.
4. Move program from the Clinic Building 100 and the 900 Building into the JPI Expansion and the JPI Renovated Hospital.
5. Demolish the Clinic Building 100, and the 900 Building.
6. Complete Infrastructure



- Existing Buildings to Remain
- Existing Buildings to be Removed
- Existing Parking to Remain
- Planning Area
- Development Site

Gensler

RBB ARCHITECTS INC



North Campus Phase Construction Plan

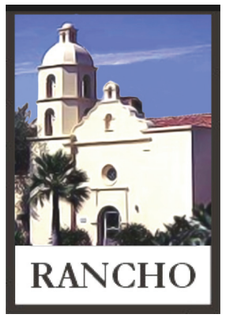
Phase Schedule

1. Demolish the 700 and the 800 Buildings. See Phase Demo Plan.
2. Begin infrastructure construction for the JPI Expansion and JPI Building Renovation
3. Build JPI Expansion and JPI Renovation.
4. Move program from the Clinic Building 100 and the 900 Building into JPI Expansion and the JPI Renovated Hospital.
5. Demolish the Clinic Building 100, and the 900 Building. See Phase Demo Plan.
6. Complete Infrastructure

Planning Area

Development Site

Buildings to be Removed from Acute Service



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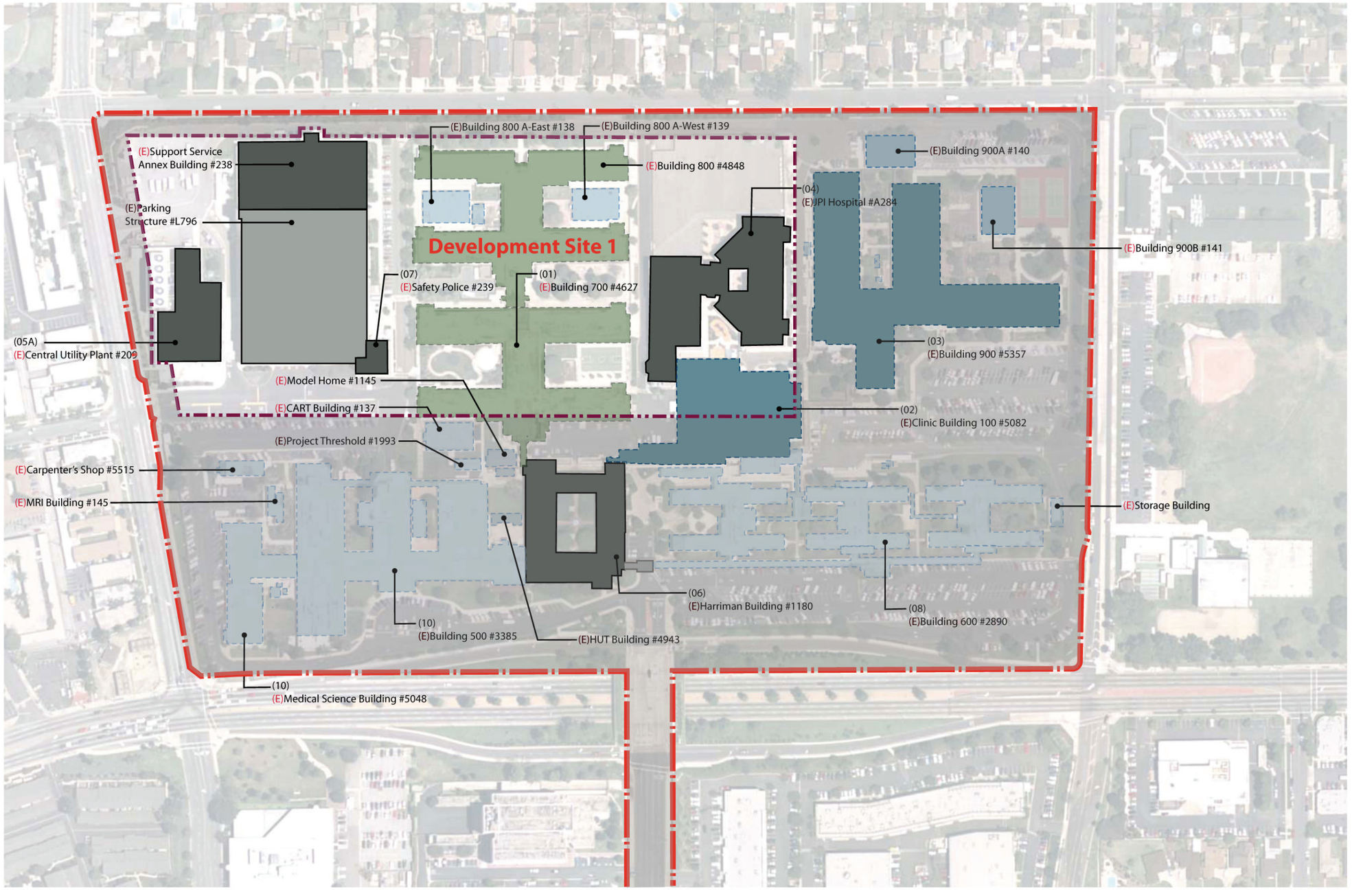
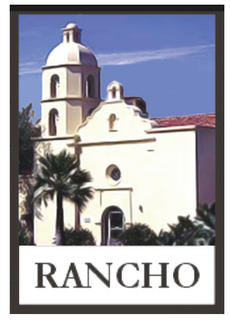


North Campus

- Existing Buildings to Remain
- Existing Buildings to be Removed
- Acute Care Facilities to be removed from service by December 2014 - Buildings to be removed
- Acute Care Facilities to be removed from service by May 2010 - Buildings to be removed
- Existing Parking to Remain
- Planning Area
- Development Site

Site Plan



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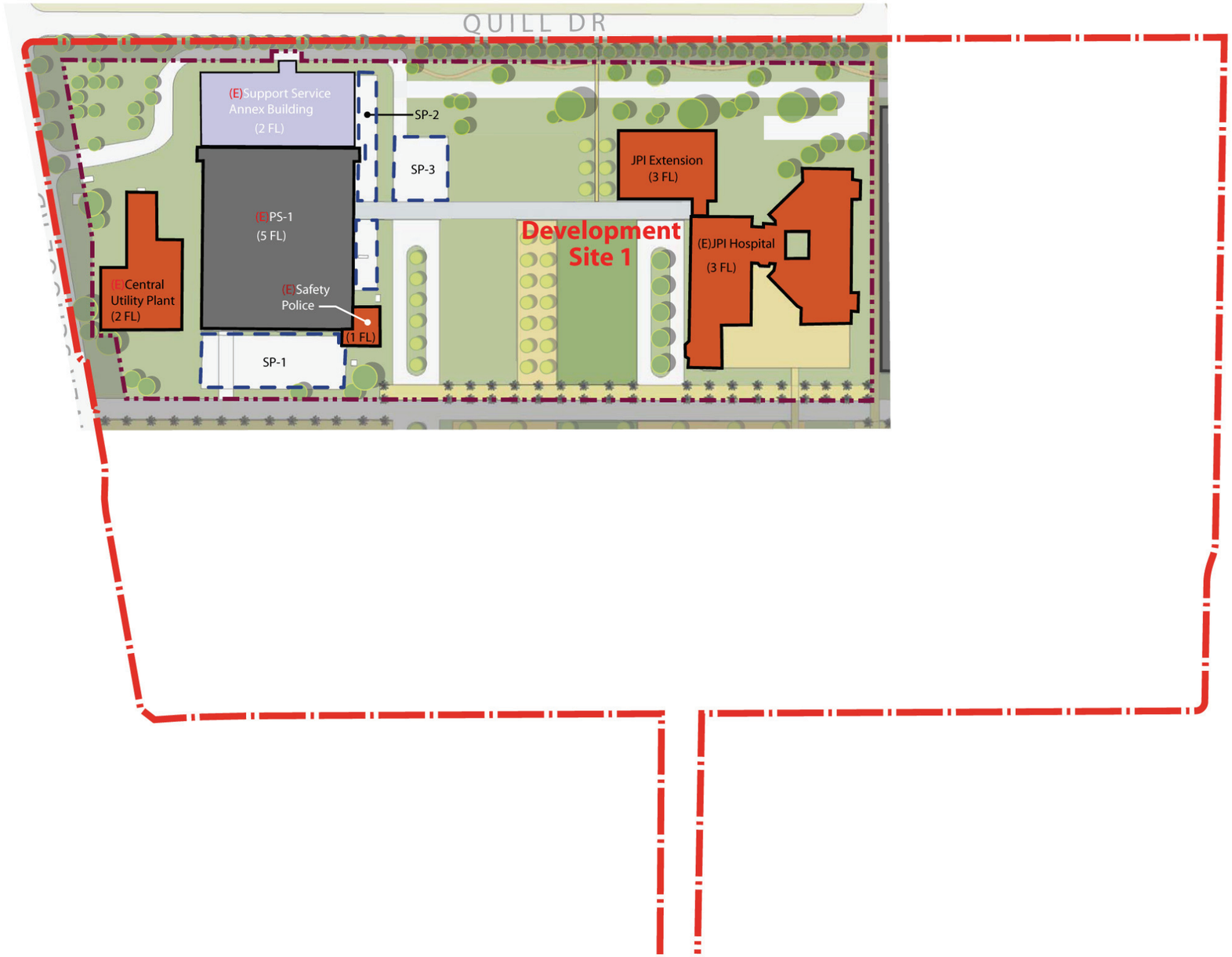

Proposed Plan
New & Existing Improved

OSHPD Buildings in compliance with requirements

Existing building that do not fall under SB 306

North Campus Planning Area

Development Site

Parking Structure

Surface Parking

FL = Floor
UG= Underground

RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER SB 306

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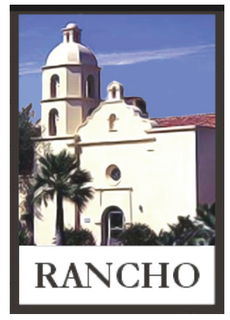
Preliminary Design



E

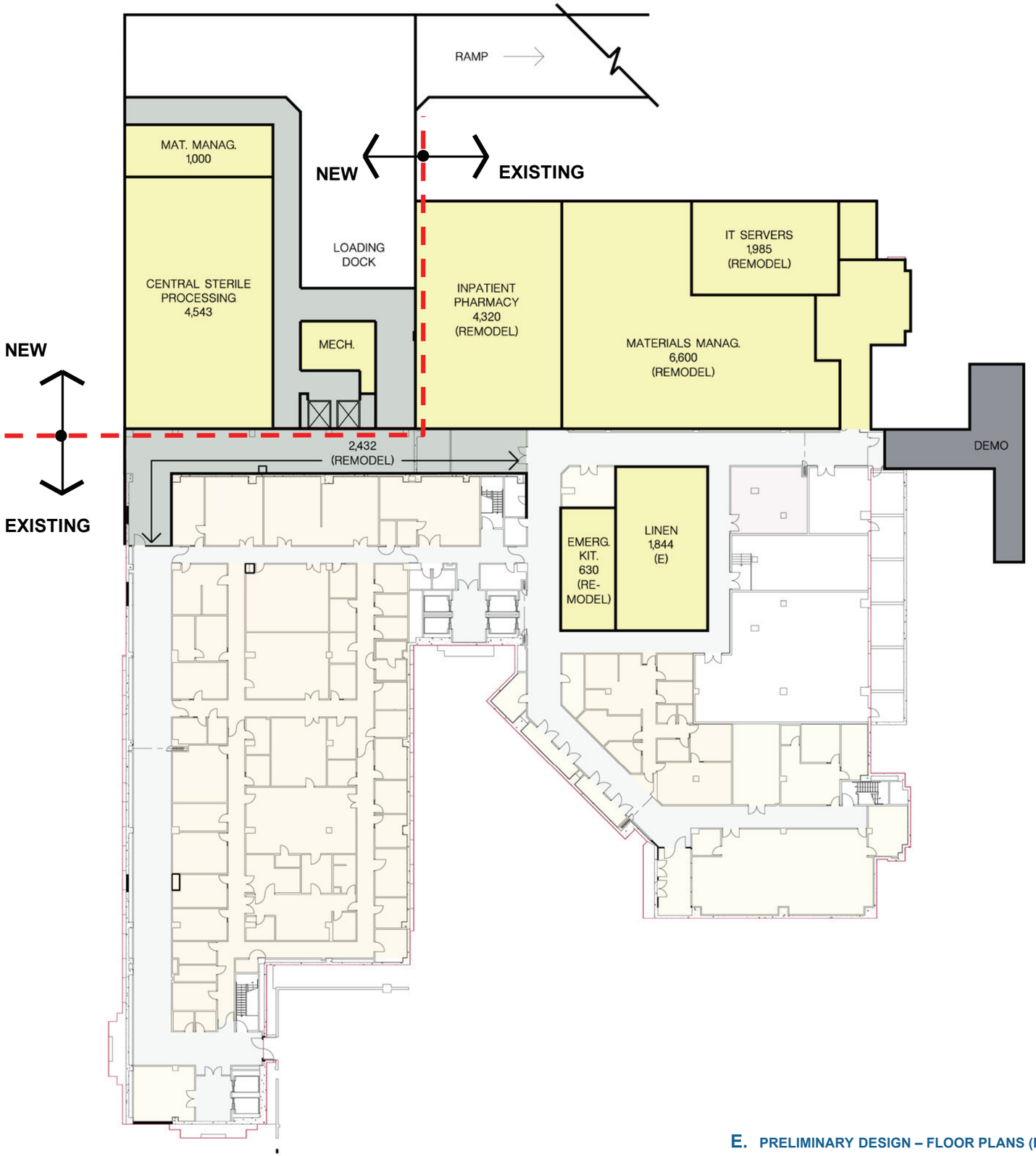
LEGEND

SUPPORT

CIRCULATION

DEMO

EXISTING SUPPORT SERVICES



N

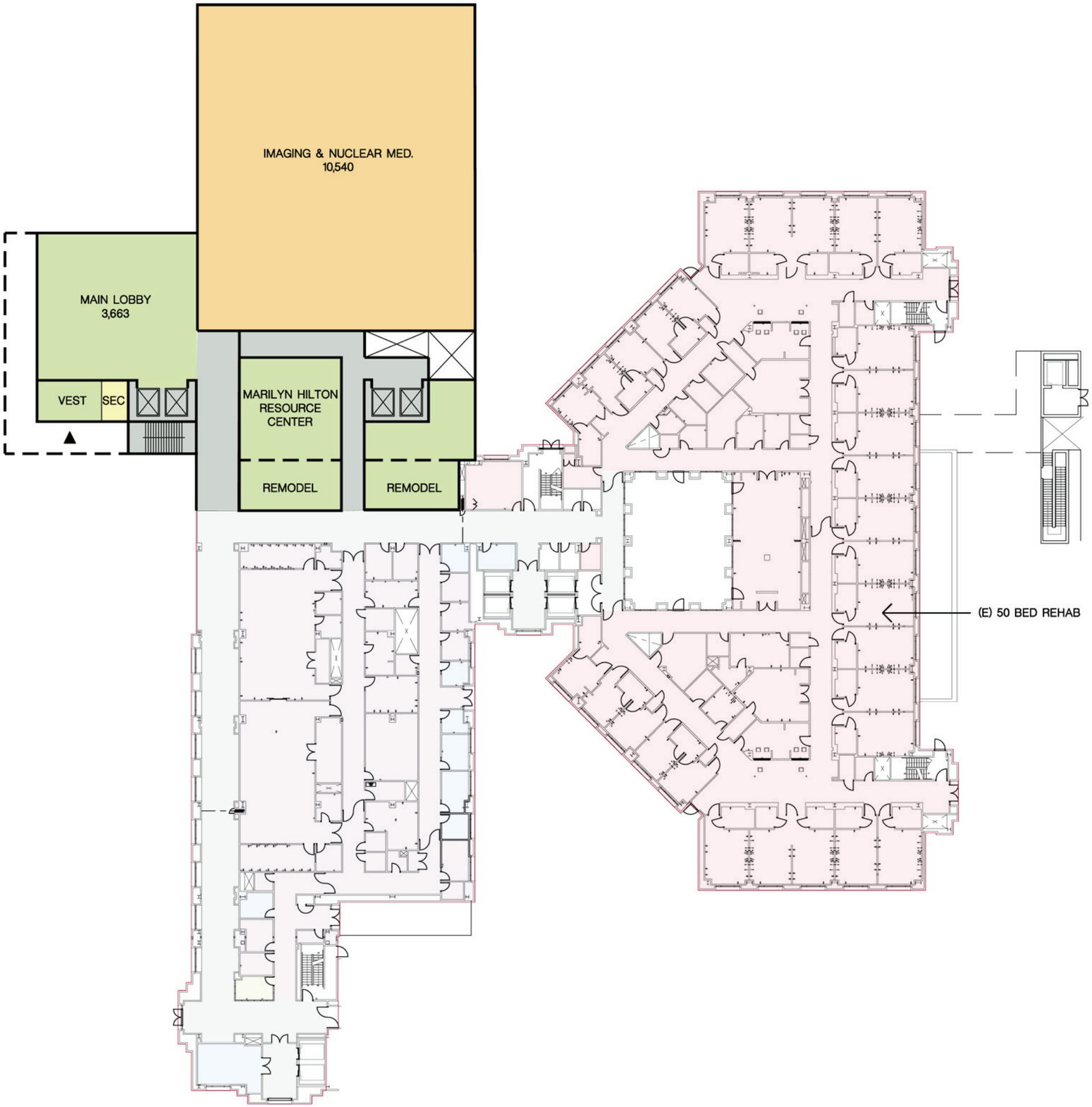
0 20 40 FEET

BASEMENT

JPI BUILDING/
JPI EXPANSION

LEGEND

- DIAGNOSTIC & TREATMENT
- SUPPORT
- PUBLIC AREAS
- CIRCULATION
- EXISTING BED UNIT
- EXISTING THERAPY



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1ST FLOOR

JPI BUILDING/
JPI EXPANSION

E. PRELIMINARY DESIGN – FLOOR PLANS (BLOCKING)

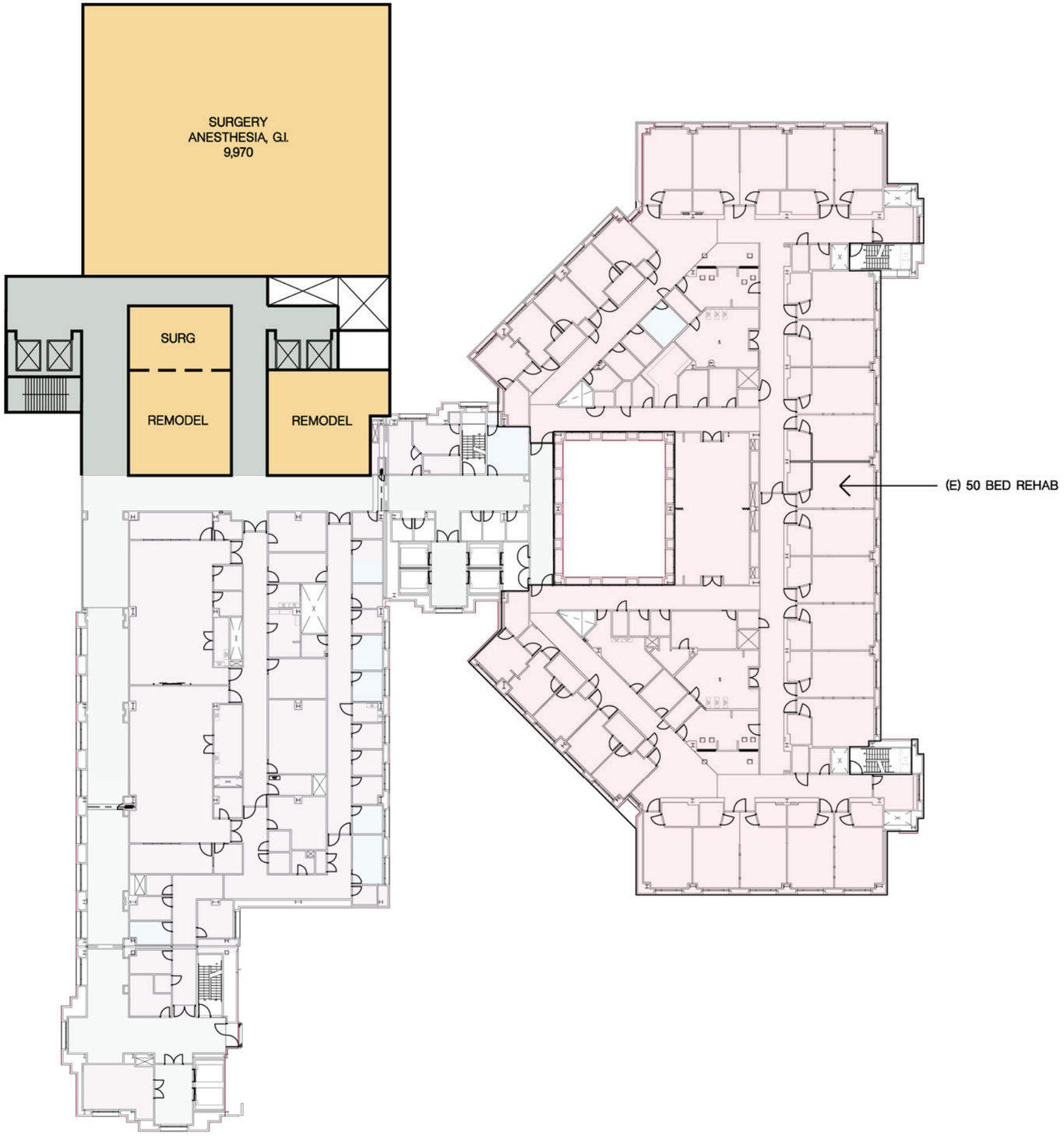
LEGEND

DIAGNOSTIC & TREATMENT

CIRCULATION

EXISTING BED UNIT

EXISTING THERAPY



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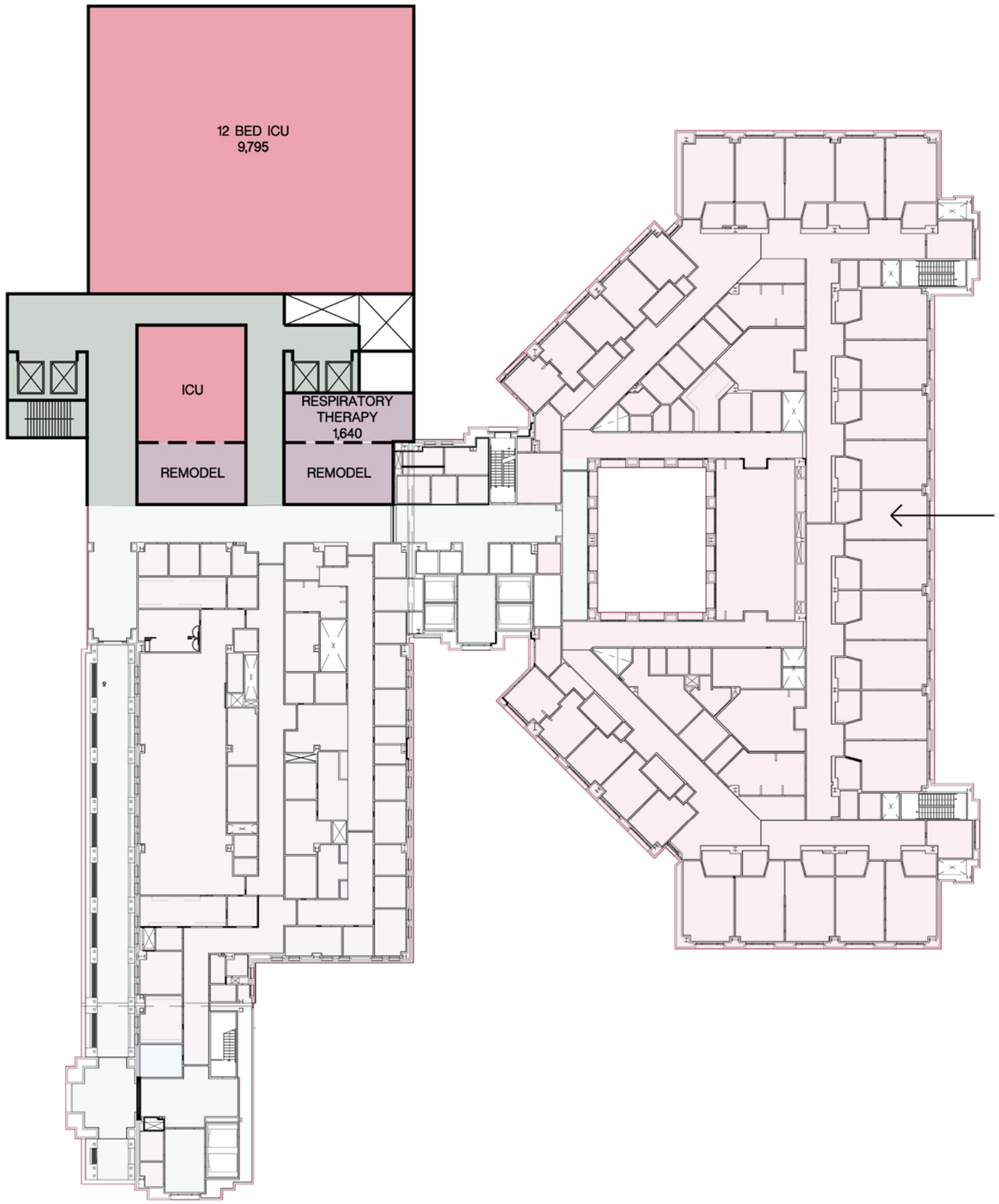
2ND FLOOR

JPI BUILDING/
JPI EXPANSION

LEGEND

- INPATIENT SERVICES
- THERAPY
- CIRCULATION
- EXISTING BED UNIT
- EXISTING THERAPY



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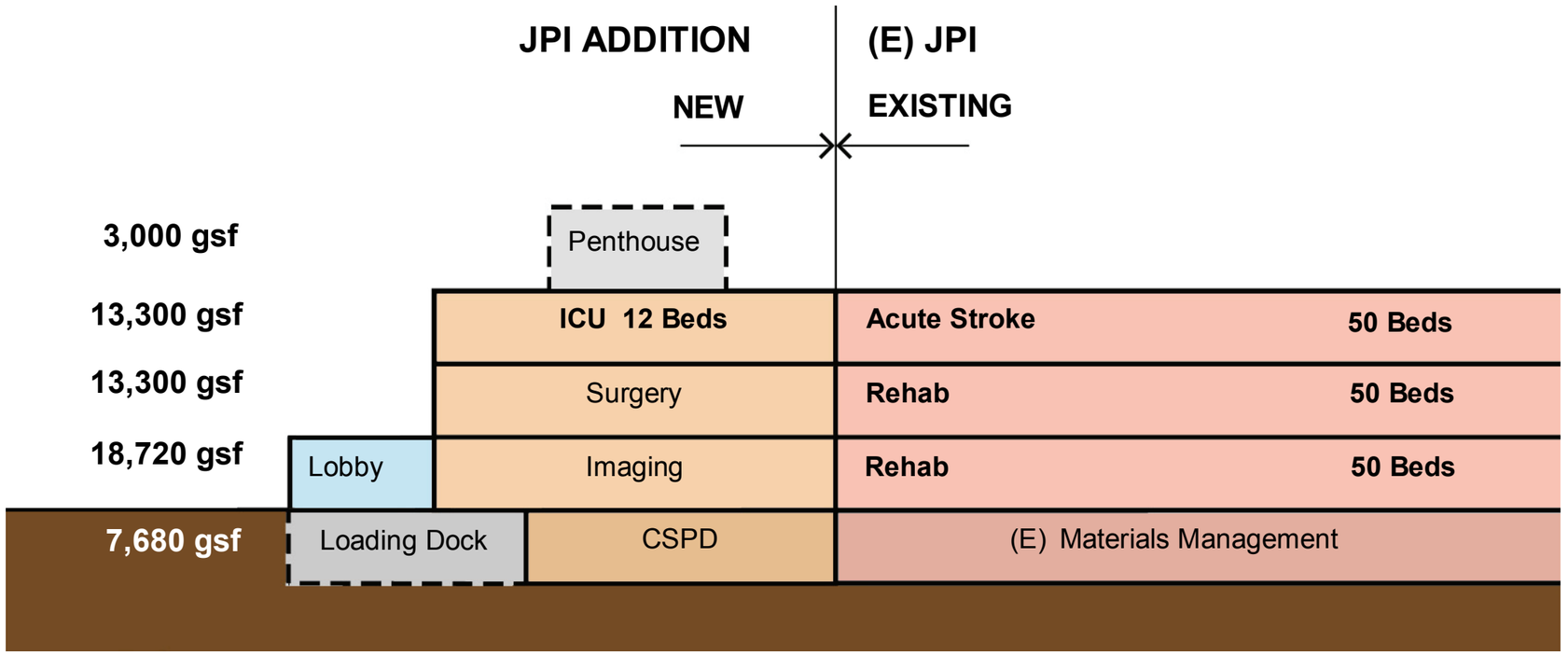
3RD FLOOR

JPI BUILDING/
JPI EXPANSION



56,000 Bgsf

JPI & JPI EXPANSION

NORTH ELEVATION

WEST ELEVATION

ELEVATIONS

JPI BUILDING/
JPI EXPANSION

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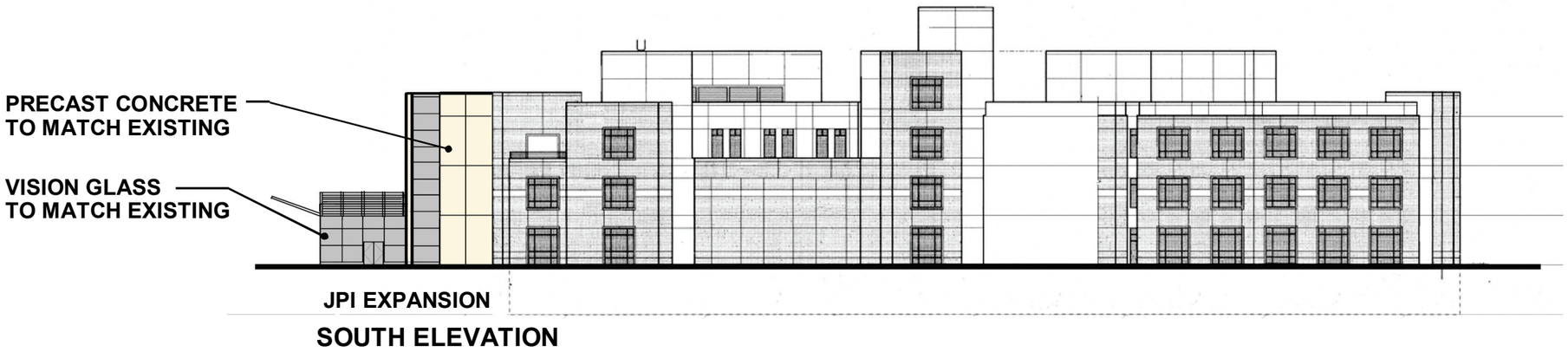
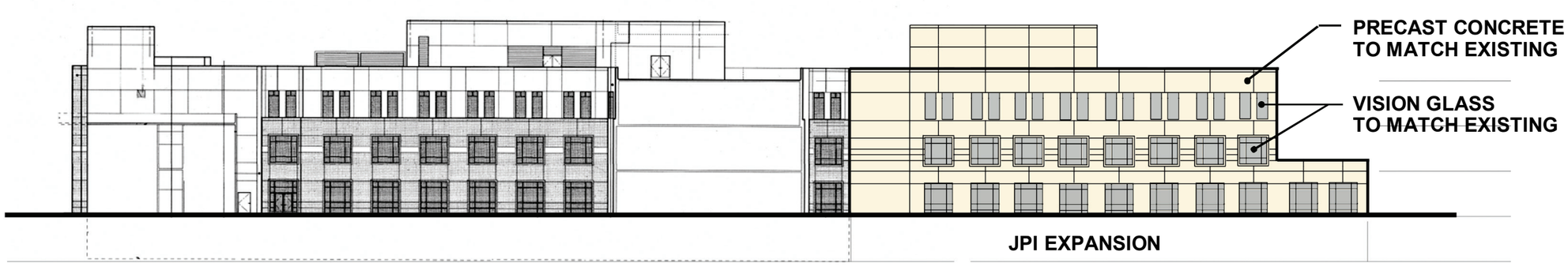
FEET

Gensler

RBB ARCHITECTS INC



SOUTH ELEVATION



PARTIAL EAST ELEVATION

ELEVATIONS

JPI BUILDING/
JPI EXPANSION

0 16 32
FEET

Space Program Summary

Facility: Rancho Los Amigos **Project Name: North Campus Validation** **RBB No: 0613701** **Date: 10/20/09**

DEPARTMENT	TOTAL EXIST SQ.F	TOTAL PROP SQ. F	Exist/Prop VARIANCE	REMARKS
Central Sterile Processing				
Central Sterile Total Net Square Feet (NSF):		3,634		
Departmental Net to Gross Factor:		1.25		
Central Sterile Departmental Gross Square Feet (DGSF):	**3,919**	**4,543**	624	
Imaging & Nuclear Medicine				
Imaging Total Net Square Feet (NSF):		7,805		
Departmental Net to Gross Factor:		1.35		
Imaging Departmental Gross Square Feet (DGSF):	**14,159**	**10,540**	-3619	
Information Systems and Support				
Information Systems and Support Total Net Square Feet (NSF):		4,220		
Departmental Net to Gross Factor:		1.30		
Information Systems and Support Departmental Gross Square Feet (DGSF):	**16,340**	**5,486**	-10854	
Materials Management				
Materials Management Total Net Square Feet (NSF):		7,900		
Departmental Net to Gross Factor:		1.20		
Materials Management Departmental Gross Square Feet (DGSF):	**10,578**	**9,444**	-1134	
PT/OT/Rec Therapy/Seating Ctr/OP Therapy/Psych				
PT/OT/RT/SC/OPT/Psych Total Net Square Feet (NSF):		32,890		
Departmental Net to Gross Factor:		1.45		
PT/OT/RT/SC/OPT/Psych Departmental Gross Square Feet (DGSF):	**56,498**	**47,736**	-8762	
Patient Care Unit - Acute Stroke & Pressure Management				
Acute Stroke & Pressure Management Total Net Square Feet (NSF):		17,752		
Departmental Net to Gross Factor:		1.45		
Acute Stroke & Pressure Management Departmental Gross Square Feet (DGSF	**7,688**	**25,740**	18052	
Patient Care Unit - DOU				
DOU Total Net Square Feet (NSF):		0		
Departmental Net to Gross Factor:		1.30		
ICU Departmental Gross Square Feet (DGSF):	**9,646**	**0**	-9646	
Patient Care Unit - ICU				
ICU Total Net Square Feet (NSF):		7,652		
Departmental Net to Gross Factor:		1.30		
ICU Departmental Gross Square Feet (DGSF):	**4,326**	**9,795**	5469	

Adjusted Program Summary

Space Program Summary

Facility: Rancho Los Amigos **Project Name: North Campus Validation** **RBB No: 0613701** **Date: 10/20/09**

DEPARTMENT	TOTAL EXIST SQ.F	TOTAL PROP SQ. F	Exist/Prop VARIANCE	REMARKS
Central Sterile Processing				
Patient Care Unit - Medical/Surgical				
DOU Total Net Square Feet (NSF):		0		
Departmental Net to Gross Factor:		1.30		
ICU Departmental Gross Square Feet (DGSF):	**15,760**	**0**	-15760	
Patient Care Unit - Rehabilitation				
Rehab Total Net Square Feet (NSF):		34,824		
Departmental Net to Gross Factor:		1.45		
Rehab Departmental Gross Square Feet (DGSF):	**83,579**	**50,495**	-33084	
Patient Care Unit - CARE (Community Adaption and Re-Entry Unit)				
DOU Total Net Square Feet (NSF):		0		
Departmental Net to Gross Factor:		1.30		
ICU Departmental Gross Square Feet (DGSF):	**10,585**	**0**	-10585	
Pharmacy - Inpatient				
Inpatient Pharmacy Total Net Square Feet (NSF):		3,200		
Departmental Net to Gross Factor:		1.35		
Inpatient Pharmacy Departmental Gross Square Feet (DGSF):	**4,686**	**4,320**	-366	
Public Areas				
Public Areas Total Net Square Feet (NSF):		4,730		
Departmental Net to Gross Factor:		1.10		
Public Areas Departmental Gross Square Feet (DGSF):	**9,048**	**5,203**	-3845	
Respiratory Therapy				
Respiratory Therapy Total Net Square Feet (NSF):		2,920		
Departmental Net to Gross Factor:		1.35		
Respiratory Therapy Departmental Gross Square Feet (DGSF):	**2,618**	**3,940**	1322	
Surgery				
Surgery Total Net Square Feet (NSF):		6,645		
Departmental Net to Gross Factor:		1.50		
Surgery Departmental Gross Square Feet (DGSF):	**11,205**	**9,970**	-1235	
TOTAL DEPARTMENTAL GROSS SQUARE FEET (TDGSF):	**260,635**	**187,212**	**-36,197**	
BUILDING GROSS UP FACTOR:	**1.38**	**1.38**		
TOTAL BUILDING GROSS SQUARE FEET (TBGSF):	**359,676**	**258,352**	**-101,324**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/19/09**

CENTRAL STERILE PROCESSING	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Primary Activity Areas				
Clean Areas: Assembly / Packaging	1	500	500	
Clean Areas: Bulk Storage	1	300	300	
Clean Areas: Linen Storage Room	1	160	160	
Clean Areas: Exchange Cart Holding	2	96	192	
Clean Areas: Instrument Storage	1	250	250	
Clean Areas: Terminal Sterilizers	1	400	400	
Clean Areas: Terminal Sterilizers (ETO)			0	
Soiled Areas: Cart Washing Area	1	300	300	
Soiled Areas: Receiving / Decontam	1	200	200	
Soiled Areas: Exchange Cart Holding	2	96	192	
Soiled Areas: Washer / Sterilizer	1	500	500	4 Cube Unit; Washer Sterilizer, Sonic Equipment
Primary Activity Support Areas				
Equipment Storage	0	100	0	
Housekeeping	1	80	80	
Administrative Area				
Office - Cubicle		80	0	
Office - Manager	1	100	100	
Office - Supervisor	1	100	100	
Staff Areas				
Staff Lockers/Toilets	1	240	240	
Staff Lounge	1	120	120	
DEPARTMENTAL NET SQUARE FEET (NSF)			3634	
INTRADEPARTMENTAL CIRCULATION (25% NSF)			909	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			4543	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

OUTPATIENT + INPATIENT IMAGING / MRI / NUCLEAR MEDICINE	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Primary Activity Area				
General Radiographic	1	400	**400**	With chest unit
Dressing Room - H.C. Accessible	1	35	**35**	
Patient Toilet	1	50	**50**	
Linen Alcove	1	10	**10**	
Radio/Fluoro (R/F)	1	400	**400**	With chest unit
Dressing Room - H.C. Accessible	1	35	**35**	
Patient Toilet	1	50	**50**	
Linen Alcove	1	10	**10**	
Bone Densitometry	1	150	**150**	
Dressing Room - H.C. Accessible	1	35	**35**	
CT Scan	1	400	**400**	
Control Room	1	120	**120**	
Dressing Room - H.C. Accessible	1	35	**35**	
Equipment Room	1	120	**120**	Could be deleted depending on vendor selected
Linen Alcove	1	10	**10**	
Patient Prep / Holding / Recovery	1	200	**200**	For 2 stretchers
Patient Toilet	1	50	**50**	
Gamma Camera	2	250	**500**	
Hot Lab	1	80	**80**	
Uptake - Isotope	1	80	**80**	
Work Area	1	120	**120**	
Viewing	0	120	**0**	Reading takes place in MD Offices
Patient Toilet	1	50	**50**	
Dressing Room - H.C. Accessible	1	35	**35**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

OUTPATIENT + INPATIENT IMAGING / MRI / NUCLEAR MEDICINE	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Ultrasound	2	160	**320**	One for Vascular Procedures
Patient Toilet	1	50	**50**	
Dressing Room - H.C. Accessible	1	35	**35**	
Linen Alcove	1	10	**10**	
Work Area	1	120	**120**	
MRI	1	600	**600**	
Computer Room	1	250	**250**	
Control Room	1	120	**120**	
PACS Reading Room	1	80	**80**	
Dressing Room - H.C. Accessible	2	35	**70**	
Linen Alcove	1	10	**10**	
Patient Toilet	1	50	**50**	
Primary Activity Support Areas				
Tech Work Area	1	200	**200**	
Film Files	1	80	**80**	
Vascular US Support room	1	100	**100**	
PACS Server Room	1	120	**120**	Could be located in IT Closet
PACS Reading Room	1	80	**80**	
Stretcher/WC Storage	1	60	**60**	
Clean Utility Room	1	100	**100**	
Soiled Utility Room	1	100	**100**	
Administrative Areas				
Office - Radiologist	3	120	**360**	
Office - Manager/Supervisor	1	100	**100**	
Office - Nuclear Medicine	1	120	**120**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

OUTPATIENT + INPATIENT IMAGING / MRI / NUCLEAR MEDICINE	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Office - PACS Manager	1	100	100	
Office - Shared	2	60	120	
Admin Support/Scheduling	1	120	120	Transcription & Typists
Conference/Classroom	15	15	225	For 15 people
Public Areas				
IP / OP Reception / Check-in	1	80	80	
Waiting Area (15 s.f. per person)	20	15	300	For 20 people
Consultation Room	1	100	100	
Gowned Waiting	1	120	120	
IP Holding	2	80	160	For 2 Beds
Tele/Drinking Fountain	1	10	10	
Male Toilet - Public	1	50	50	
Female Toilet - Public	1	50	50	
Staff Areas				
Toilet - Staff, Male	1	50	50	
Toilet - Staff, Female	1	50	50	
Staff Locker / Lounge	1	160	160	
DEPARTMENTAL NET SQUARE FEET (NSF)			7,805	
INTRADEPARTMENTAL CIRCULATION (35% NSF)			2,732	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			10,537	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

INFORMATION SYSTEMS	NUM PROP UNITS	RBB PROP SQ.F	TOTAL SQ. FT. AREA	Remarks
Primary Activity Area				
Communications Room	1	0	**0**	Accounted for in Building Gross Area
Computer Room	1	1200	**1200**	Located in structurally conforming space
Incoming Services Room	1	500	**500**	(E) Located in JPI
Storage	1	200	**200**	For out-dated hardware
Administrative Area				
Office, CIO	1	160	**160**	
Office, Programmers -Shared	4	120	**480**	For 2 people
Workstation - Server Support	4	70	**280**	
Workstation - Programming	8	70	**560**	
Workstation - Affinity Support	10	70	**700**	
Workstation - Clerical	2	70	**140**	
			0	
Staff Area				
Staff Lounge	0	160	**0**	Shared
Staff Toilet	0	50	**0**	Shared
Lockers (Unisex)	0	80	**0**	Shared
DEPARTMENTAL NET SQUARE FEET (NSF)			**4220**	
INTRADEPARTMENTAL CIRCULATION (30% NSF)			**1266**	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			**5486**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/19/09**

MATERIALS MANAGEMENT and LINEN - CENTRAL DISTRIBUTION	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Primary Activity Area				
Central Stores	1	7000	**4050**	25 SF / Bed
Receiving	1	260	**200**	
Hazardous Materials Storage	1	300	**300**	
Supply/Exchange Carts Storage	1	360	**300**	
Disaster Supplies / Storage	1	400	**400**	
Recycling	1	300	**300**	
Housekeeping Closet	1	40	**40**	
Laundry and Linen Service				Main Linen Operations are Off-Site (Contract Service)
Receiving Area	1	200	**200**	
Clean Linen Storage	1	700	**700**	
Soiled Linen Holding	1	400	**400**	
Cart Holding (Clean & Soiled)	20	15	**300**	For 20 Carts
Workstation - Clerical	2	75	**150**	
Administrative Area				
Waiting	1	60	**60**	
Office - Director	1	120	**120**	
Office - Receiving Supervisor	1	80	**80**	
Office - Sterile Process Supervisor	1	80	**80**	
Workstation - Business / Receiving	2	60	**120**	
Staff Facilities				
Staff Lounge	0	160	**0**	Shared
Staff Toilet	2	50	**100**	
Lockers (Male)	0	80	**0**	Shared
Lockers (Female)	0	80	**0**	Shared
DEPARTMENTAL NET SQUARE FEET (NSF)			**7900**	
INTRADEPARTMENTAL CIRCULATION (20% NSF)			**1544**	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			**9444**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/19/09**

Therapies	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Physical Therapy				
Exercise Area	2	800	1,600	
Multipurpose Gym (Weight Room)	2	1200	2,400	
Storage (for Multipurpose Gym)	2	300	600	
Treatment Room	2	600	1,200	
Storage (for Treatment Room)	2	200	400	
Specialized Treatment Room - Private	4	200	800	
Student / Staff Workstations	12	60	720	
Hydrotherapy Area	2	300	600	
Extremity Tank	2	120	240	
Toilet - Training	2	120	240	
Subtotal			8,800	
Rehabilitation Therapy				
Exercise Area	2	800	1,600	
Multipurpose Gym	2	800	1,600	
Storage (for Multipurpose Gym)	2	180	360	
Treatment Room	2	200	400	
Storage (for Treatment Room)	2	120	240	
Specialized Treatment Room - Private	2	200	400	
Student / Staff Workstations	12	60	720	
Adaptive Therapy Area	2	240	480	
Toilet - Training	1	120	120	
Subtotal			5,920	
Aquatic Therapy (New Program)				
Therapeutic Pool	1	1200	1,200	
Locker / Dressing Room - Male	1	240	240	
Locker / Dressing Room - Female	1	240	240	
Toilet - Patient	2	80	160	
Subtotal			1,840	
Therapies				
Occupational Therapy				

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/19/09**

Therapies	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Treatment Room	3	1000	3,000	Includes ADL Unit (Living, Kitchen, Bedroom, Toilet, Bath)
Storage (for Treatment Room)	3	200	600	
Specialized Treatment Room - Private	4	240	960	
Student / Staff Workstations	5	60	300	
Subtotal			4,860	
Recreational Therapy				
Treatment Room	2	800	1,600	
Storage (for Treatment Room)	2	200	400	
Specialized Treatment Room - Private	4	200	800	
Student / Staff Workstations	5	60	300	
Subtotal			3,100	
Shared Spaces				
Support Area				
Physician Workroom (Interpretations)	3	160	480	
P. Therapist Work & Charting	6	80	480	
Equipment Storage	3	150	450	
Copy / Work Room	3	80	240	
File Room	3	120	360	
Conference Room	3	160	480	
Clean Supplies Room	3	120	360	
Clean Linen Room	0	80	0	Included in Clean Supplies
Soiled Utility Room	3	80	240	
Housekeeping Closet	3	40	120	
Administrative Area				
Office, Director	1	120	120	
Office, Clinical Manager	2	100	200	
Office, Supervisor	2	100	200	
Office, Shared Clinicians	10	70	700	
Office, "Hotelling"	6	70	420	
Workstation - Administrative Staff	6	60	360	
File / Work Room	1	100	100	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/19/09**

Therapies	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Public Area				
Reception / Registration	3	80	240	
Public Waiting Area	3	400	1,200	
Male Toilet - H.C. Accessible	6	50	300	
Female Toilet - H.C. Accessible	6	50	300	
Staff Area				
Staff Lounge	3	120	360	
Staff Lockers	3	120	360	
Staff Toilet - H.C. Accessible	6	50	300	
Subtotal			8,370	
DEPARTMENTAL NET SQUARE FEET (NSF)			32,890	
INTRADEPARTMENTAL CIRCULATION (30% NSF)			14,846	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			47,736	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

PATIENT CARE UNIT - ACUTE STROKE / PRESSURE MANAGEMENT	NUM PROP UNITS	RBB PROP SQ.F	TOTAL SQ. FT. AREA	Remarks
Primary Activity Areas				
Patient Room, **1 Bed** - H.C. Accessible	8	180	**1440**	
Wardrobe	8	6	**48**	
Toilet & Shower - H.C. Accessible	8	80	**640**	
Family Area	8	40	**320**	
Vestibule	8	40	**320**	
Patient Room, **2 Bed -** H.C. Accessible	20	260	**5200**	
Wardrobe	20	12	**240**	
Toilet & Shower	20	80	**1600**	
Family Area	20	40	**800**	
Vestibule	20	40	**800**	
Isolation Room, **1 Bed -** H.C. Accessible	2	160	**320**	
Wardrobe	2	12	**24**	
Toilet & Shower	2	80	**160**	
Family Area	2	40	**80**	
Vestibule	2	40	**80**	
Ante Room	2	80	**160**	
Primary Activity Support Areas				
Nurse Station / Charting	2	140	**280**	
Pneumatic Tube Distribution	2	20	**40**	
Physician Dictation / Charting	2	120	**240**	
Care Team Reporting Workroom / Conference	2	120	**240**	
Clean Supply / Utility Room	2	120	**240**	
Clean Linen Storage	2	60	**120**	
Soiled Utility Room	2	100	**200**	
Equipment Storage	2	160	**320**	
Medication Room	2	80	**160**	
Nourishment Room	2	40	**80**	Alcove
Housekeeping Closet	2	60	**120**	
Exam / Treatment Room	2	120	**240**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

PATIENT CARE UNIT - ACUTE STROKE / PRESSURE MANAGEMENT	NUM PROP UNITS	RBB PROP SQ.F	TOTAL SQ. FT. AREA	Remarks
Stretcher / Wheelchair Storage	2	40	80	
Crash Cart Alcove	2	20	40	
Activity / Dining	1	1250	1250	
Administrative Areas				
Conference/Classroom	1	200	200	Shared
Office, Director	1	100	100	
Office, Clinical Nurse Supervisor	2	100	200	
Office, Other	2	80	160	
Public Areas				
Public Waiting Area (per person)	1	150	150	Shared
Family Consultation Room	2	120	240	
Male Toilet - H.C. Accessible	2	50	100	
Female Toilet - H.C. Accessible	2	50	100	
Staff Areas				
Staff Lounge	1	200	200	Shared
Staff Toilet	2	50	100	
Lockers (Male)	2	80	160	Shared
Lockers (Female)	2	80	160	Shared
DEPARTMENTAL NET SQUARE FEET (NSF)			17752	
INTRADEPARTMENTAL CIRCULATION (45% NSF)			7988	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			25740	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

PATIENT CARE UNIT - I.C.U.	NUM PROP UNITS	RBB PROP SQ.F	TOTAL SQ. FT. AREA	Remarks
Primary Activity Areas				
Patient Room, **1 Bed** - H.C. Accessible	8	180	**1440**	Minimum dimension 13' clear
Wardrobe	8	6	**48**	
Toilet & Shower - H.C. Accessible	2	80	**160**	Rest of the patient rooms provided with Swivettes
Family Area	8	40	**320**	
Nurses Sub-Station	8	40	**320**	Directly outside each room
Isolation Room, **1 Bed -** H.C. Accessible	4	160	**640**	
Wardrobe	4	12	**48**	
Toilet & Shower	4	80	**320**	
Family Area	4	40	**160**	
Ante Room	2	80	**160**	
Primary Activity Support Areas				
Nurse Station / Charting	1	140	**140**	
Pneumatic Tube Distribution	1	20	**20**	
Physician Dictation / Charting	1	80	**80**	
Care Team Reporting Workroom / Conference	1	120	**120**	
Clean Supply / Utility Room	1	120	**120**	
Clean Linen Storage	1	60	**60**	
Soiled Utility Room	1	100	**100**	
Equipment Storage	1	260	**260**	
Medication Room	1	100	**100**	
Nourishment Room	1	40	**40**	Alcove
Housekeeping Closet	1	60	**60**	
Exam / Treatment Room	0	120	**0**	
Satellite Pharmacy	1	160	**160**	
Respiratory Therapy	1	160	**160**	
Stretcher / Wheelchair Storage	1	40	**40**	
Crash Cart Alcove	1	20	**20**	
On-Call Room (Physicians)	2	80	**160**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

PATIENT CARE UNIT - I.C.U.	NUM PROP UNITS	RBB PROP SQ.F	TOTAL SQ. FT. AREA	Remarks
Toilet / Shower - On-Call Room	1	80	80	
Administrative Areas				
Conference/Classroom	1	200	200	Could be shared
Office, Director	1	120	120	
Office, Clinical Nurse Supervisor	1	100	100	
Office, Shared, Assistant Nurse Managers	3	60	180	
Public Areas				
Public Waiting Area (per person)	1	180	180	Could be Shared
Family Consultation Room	1	120	120	
Male Toilet - H.C. Accessible	1	50	50	
Female Toilet - H.C. Accessible	1	50	50	
Staff Areas				
Staff Lounge	1	160	160	Could be Shared
Staff Toilet	2	50	100	
Lockers (Male)	1	80	80	Could be Shared
Lockers (Female)	1	80	80	Could be Shared
DEPARTMENTAL NET SQUARE FEET (NSF)			6756	
INTRADEPARTMENTAL CIRCULATION (45% NSF)			3040	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			9796	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

PATIENT CARE UNIT - REHABILITATION	NUM PROP UNITS	RBB PROP SQ.F	TOTAL SQ. FT. AREA	Remarks
Primary Activity Areas				
Patient Room, **1 Bed** - H.C. Accessible	16	180	**2880**	
Wardrobe	16	6	**96**	
Toilet & Shower - H.C. Accessible	16	80	**1280**	
Family Area	16	40	**640**	
Vestibule	16	40	**640**	
Patient Room, **2 Bed -** H.C. Accessible	40	260	**10400**	
Wardrobe	40	12	**480**	
Toilet & Shower	40	80	**3200**	
Family Area	40	40	**1600**	
Vestibule	40	40	**1600**	
Isolation Room, **1 Bed -** H.C. Accessible	4	160	**640**	
Wardrobe	4	12	**48**	
Toilet & Shower	4	80	**320**	
Family Area	4	40	**160**	
Vestibule	4	40	**160**	
Ante Room	4	80	**320**	
Primary Activity Support Areas				
Nurse Station / Charting	4	140	**560**	
Pneumatic Tube Distribution	4	20	**80**	
Physician Dictation / Charting	4	120	**480**	
Care Team Reporting Workroom / Conference	2	200	**400**	
Clean Supply / Utility Room	4	120	**480**	
Clean Linen Storage	4	60	**240**	
Soiled Utility Room	4	120	**480**	
Equipment Storage	4	180	**720**	
Medication Room	4	80	**320**	
Nourishment Room	4	80	**320**	
Housekeeping Closet	4	60	**240**	
Exam / Treatment Room	2	120	**240**	
Stretcher / Wheelchair Storage	4	60	**240**	
Crash Cart Alcove	4	20	**80**	
Activity / Dining	2	1250	**2500**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

PATIENT CARE UNIT - REHABILITATION	NUM PROP UNITS	RBB PROP SQ.F	TOTAL SQ. FT. AREA	Remarks
Administrative Areas				
Conference/Classroom	2	200	**400**	Shared
Office, Director	2	100	**200**	
Office, Clinical Nurse Supervisor	4	100	**400**	
Office, Other	4	80	**320**	
Public Areas				
Public Waiting Area (per person)	2	150	**300**	
Family Consultation Room	2	120	**240**	
Male Toilet - H.C. Accessible	2	50	**100**	
Female Toilet - H.C. Accessible	2	50	**100**	
Staff Areas				
Staff Lounge	2	200	**400**	
Staff Toilet	4	50	**200**	
Lockers (Male)	2	80	**160**	
Lockers (Female)	2	80	**160**	
DEPARTMENTAL NET SQUARE FEET (NSF)			**34824**	
INTRADEPARTMENTAL CIRCULATION (45% NSF)			**15671**	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			**50495**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

INPATIENT PHARMACY	NUM PROP UNITS	RBB PROP SQ.F	TOTAL SQ. FT. AREA	Remarks
Primary Activity Area				
Pharmacy				
Sterile Production	1	120	**120**	
Unit Dose Manufacture	2	120	**240**	
Medication Order Processing	3	80	**240**	
I. V. Additive Work Area	1	260	**260**	2 Hoods
Refrigerated Storage	1	100	**100**	
Narcotic Vault	1	60	**60**	
Flammable Storage	1	40	**40**	
Pyxis Dispensing	1	120	**120**	
Receiving Area / Inventory / Ordering	1	160	**160**	Lockable
Primary Activity Support Area				
Housekeeping Closet	1	60	**60**	
Active Stock Area	1	200	**200**	
Pneumatic Tube	2	20	**40**	
Storage - Secured	1	100	**100**	
Storage -Bulk	1	350	**350**	
Computer Room	1	80	**80**	
Inpatient Pharmacy Administrative Area				
Office, Director	1	120	**120**	
Office, Pharmacy Supervisor (Shared)	2	70	**140**	
Workstation, Staff Pharmacist	3	60	**180**	
Workstation, Pharmacy Technicians	3	60	**180**	
Workstation, Pharmacy Helper & Procurement	2	60	**120**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/1/09**

INPATIENT PHARMACY	NUM PROP UNITS	RBB PROP SQ.F	TOTAL SQ. FT. AREA	Remarks
File Storage	1	80	80	
Staff Area				
Staff Locker / Lounge (per person)	20	8	160	
Toilets - H.C. Accessible	1	50	50	
DEPARTMENTAL NET SQUARE FEET (NSF)			3,200	
INTRADEPARTMENTAL CIRCULATION (35% NSF)			1,120	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			4,320	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/19/09**

PUBLIC AREAS	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Primary Activity Area				
Main Lobby	1	1500	**1,500**	
Chapel	1	300	**300**	
Chaplain Office	1	100	**100**	
Chapel - Storage	1	0	**0**	
Gift Shop	1	500	**500**	Includes Flower Shop
Gift Shop - Storage & Workroom	1	200	**200**	
Gift Shop - Office	0	100	**0**	
Marilyn Hilton Resource Center and Library				
Reception Area	1	120	**120**	
Reading Area	6	60	**360**	With 6 computer reading stations
Library	1	800	**800**	
Library Office	1	120	**120**	
Primary Activity Support Area				
Housekeeping Closet	0	50	**0**	
Administrative Area				
Security Office	1	120	**120**	(1) station to remain in JPI
Interpreter Office	4	70	**280**	
Public Area				
Information / Reception Desk	0	90	**0**	Included in Main Lobby
Public Toilet, Male - H.C. Accessible	3	50	**150**	
Public Toilet, Female - H.C. Accessible	3	50	**150**	
Drinking Fountain	2	5	**10**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 10/19/09**

Public Telephones	2	10	**20**	
Patient Representative	0	80	**0**	
DEPARTMENTAL NET SQUARE FEET (NSF)			**4,730**	
INTRADEPARTMENTAL CIRCULATION (10% NSF)			**473**	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			**5,203**	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date:10/1/09**

RESPIRATORY THERAPY / PULMONARY FUNCTION LAB	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Primary Activity Area				
Treatment Room	1	180	180	
Blood Gas Lab	1	180	180	With pneumatic tube station
Exercise / Stress Lab	1	200	200	
Pulmonary Function Lab	1	220	220	
Primary Activity Support Area				
Physician Workroom (Interpretations)	1	120	120	
File Area	1	120	120	
Housekeeping Closet	1	60	60	
Equipment Storage	1	400	400	
Work Room	1	100	100	
Equipment Clean-Up	1	180	180	
Equipment Holding	1	120	120	
Clean Utility Room	1	120	120	
Soiled Utility Room	1	120	120	
Administrative Area				
Office, Director	1	120	120	
Office, Coordiantor	1	120	120	
			0	
Public Area				
Reception / Registration	1	100	100	
Public Waiting Area	1	230	230	For 15 people
Male Toilet - H.C. Accessible	1	50	50	
Female Toilet - H.C. Accessible	1	50	50	
			0	
Staff Area				
Staff Lounge	1	80	80	
Staff Toilet - H.C. Accessible	1	50	50	
DEPARTMENTAL NET SQUARE FEET (NSF)			2920	
INTRADEPARTMENTAL CIRCULATION (35% NSF)			1022	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			3942	

Space Program

Facility: Rancho Los Amigos **Project Name: North Campus Program Validation** **RBB No: 0613701** **Date: 11/3/09**

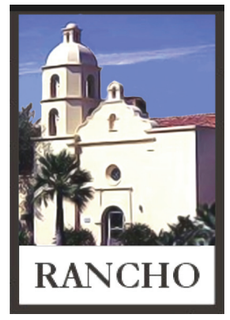
SURGERY/ ANESTHESIA / G.I.	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Primary Activity Areas				
Operating Room	2	500	**1000**	Minimum dimension 20' clear
GI Special Procedure Rm.	1	500	**500**	Minimum dimension 20' clear
Operating Room / Cysto	1	500	**500**	Minimum dimension 15' clear
Sub-Sterile Work Area	2	160	**320**	
Pre-Op Holding	4	100	**400**	Minimum 5' between beds
Recovery (Phase I)	4	80	**320**	Minimum 5' between beds
Recovery (Phase II)	4	80	**320**	
Toilet (Phase I)	1	50	**50**	
Toilet (Phase II)	1	50	**50**	
Isolation Room - Pre-OP / Recovery	1	120	**120**	
Isolation Room - Toilet, Pre-OP / Recovery	1	50	**50**	
Primary Activity Support Area				
Film Processing		80	**0**	Digital
Film Viewing		80	**0**	Digital
Stretcher Alcove	2	30	**60**	
Scrub Station	2	30	**60**	
Control, Charting & Scheduling Area	1	160	**160**	PACU and Surgery
Dictation Room - Physicians	2	60	**120**	
Clean Up Room	1	160	**160**	
Lab	1	80	**80**	
Housekeeping Closet	1	60	**60**	
Anesthesiologist Work & Equipment	1	200	**200**	
Soiled Utility Room	1	140	**140**	Minimum dimension 6' clear
Equipment Holding	1	200	**200**	50SF per OR/Procedure Room
Gas Storage	1	80	**80**	
Portable X-ray Alcove	1	50	**50**	

Space Program

Facility: Rancho Los Amigos Project Name: North Campus Program Validation RBB No: 0613701 Date: 11/3/09

SURGERY/ ANESTHESIA / G.I.	NUM PROP UNITS	RBB PROP SQ.F	TOTAL PROP SQ.F	Remarks
Clean Supply Room	1	120	120	
Clean linen holding	1	60	60	
Administrative Area				
Office, Surgical Supervisor	1	120	120	
Workstation, Anesthesia	3	60	180	
Office, Scheduling	1	100	100	
Public Area				
Surgery Waiting Room(per person)	10	15	150	
Consultation Room	1	100	100	
Male Toilet - H.C. Accessible	1	50	50	
Female Toilet - H.C. Accessible	1	50	50	
Public Telephone	1	10	10	
Staff Area				
Male Staff Lockers (per person)	20	8	160	
Toilet & Shower (Male) - H.C. Accessible	1	80	80	
Female Staff Lockers (per person)	20	8	160	
Toilet & Shower (Female) - H.C. Accessible	1	80	80	
Doctors Lounge (per doctor)	0	15	0	Combined w/ Staff
Staff Lounge (per person)	15	15	225	
DEPARTMENTAL NET SQUARE FEET (NSF)			6645	
INTRADEPARTMENTAL CIRCULATION (50% NSF)			3323	
DEPARTMENTAL GROSS SQUARE FEET (DGSF)			9968	

Bed Summary by Department



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RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
162 BED OPTION WITH JPI Addition

RBB #0613701 - DATE: November 24, 2009

RBB ARCHITECTS INC

Group ID	Dept ID	Group	Department	Current DGSF	Current # of Beds/Location		Proposed NSF	Proposed DGSF	Proposed # of Beds / Location		JPI	JPI Exp.	Remarks
1	A	Inpatient Services	Medical / Surgical	15,760	30	900 Bldg.	0	0	0	N/A	0	0	Discontinued Service
1	B	Inpatient Services	Rehabilitation Unit	83,579	125	JPI	34,824	50,495	100	JPI	50,495	0	
1	C	Inpatient Services	Intensive Care Unit (ICU)	4,326	12	100 Bldg.	7,652	9,795	12	JPI Exp.	0	9,795	
1	D	Inpatient Services	Definitive Observation Unit (DOU)	9,646	20	100 Bldg.	0	0	0	N/A	0	0	Discontinued Service
1	E	Inpatient Services	Acute Stroke / Pressure Management	7,688	50	JPI, 900 Bldg.	17,752	25,740	50	JPI	25,740	0	Proposed scenario includes 20 Acute Stroke, 5 M/S and 25 Press. Mgmt.
1	F	Inpatient Services	Community Adaptation and Re-Entry Unit (CARE)	10,585	31	900 Bldg.	0	0	0	N/A	0	0	Discontinued Service
			Group Subtotal DGSF	**131,584**	**268**		**60,228**	**86,030**	**162**		**76,235**	**9,795**	
2	A	Diagnostic & Treatment	Imaging / Vascular Lab / MRI	11,399	-	100 Bldg.	7,805	10,540		JPI Exp.	0	10,540	Includes Nuc. Med.
2	B	Diagnostic & Treatment	Nuclear Medicine	2,760	-	100 Bldg.	0	0		JPI Exp.	0	0	Included in Imaging total
2	D	Diagnostic & Treatment	Surgery / Anesthesia / G.I.	11,205	-	100 Bldg.	6,645	9,970		JPI Exp.	0	9,970	
2	E	Diagnostic & Treatment	Respiratory Therapy	2,618	-	JPI, 500	2,920	3,940		JPI, JPI Exp.	2,300	1,640	
			Group Subtotal DGSF	**27,982**	**0**		**17,370**	**24,450**			**2,300**	**22,150**	
3	B	Support Services	Information Systems & Communications	16,340	-	100, 800, SSA, JPI, H.B.	4,220	5,486	-	SSA, JPI	1,985	0	
3	D	Support Services	Materials Management / Linen	10,578	-	JPI, So. Campus Whse.	7,900	9,444	-	JPI	9,444	0	
3	E	Support Services	Central Sterile Processing and Distribution	3,919	-	100 Bldg.	3,634	4,543	-	JPI Exp.	0	4,543	
3	J	Support Services	Pharmacy Inpatient	4,686	-	100 Bldg.	3,200	4,320	-	JPI Exp.	4,320		
			Group Subtotal DGSF	**35,523**			**14,734**	**23,793**			**15,749**	**4,543**	
4	A	Therapies	P.T., Occup. T., Rec. T., Rehab. T.	56,498	-	JPI, 100, 900	30,760	47,736	-	JPI. JPI Exp, Ambul. Bldg.	37,736	0	Additional consolidation in JPI inSchematic Design
			Group Subtotal DGSF	**56,498**			**30,760**	**47,736**			**37,736**	**0**	
7	A	Public Areas	Religious Services (Chapel)	360	-	H.B.	0	0	-		0	0	Included in Main Lobby total
7	B	Public Areas	Gift Shop	581	-	600 Bldg.	0	0	-		0	0	Included in Main Lobby total
7	C	Public Areas	Thrift Shop	5,211	-	600 Bldg.	0	0	-		0	0	Discontinued Service
7	D	Public Areas	Flower Shop	583	-	Hut Bldg.	0	0	-		0	0	Included in Main Lobby total
7	E	Public Areas	Main Lobby	2,313	-	100 Bldg.	3,330	3,663	-	JPI / JPI Exp.	594	3,069	
7	F	Public Areas	Marilyn Hilton Resource Center	0		New Program	1,400	1,540		Ambul. Bldg.	1,540	0	Remodel space in JPI adjacent to the Lobby
			Group Subtotal DGSF	**9,048**			**4,730**	**5,203**			**2,134**	**3,069**	
			SUBTOTAL DGSF	**260,635**				**187,212**			**134,154**	**39,557**	
			Building Gross Up Factor (x 1.28)									**50,633**	
			Mechanical, Circulation Factor (x 1.10)									**55,696**	
			TOTAL BUILDING GROSS SQUARE FEET (BGSF) BY BUILDING								**236,645**	**55,696**	

BED SUMMARY	
Existing Beds to Remain in JPI	150
Existing ICU Beds to new JPI Addition	12
TOTAL PROPOSED BEDS	**162**

	JPI	JPI Exp.
Inpatient Services	76235	9,795
Diagnostic & Treatment	2,300	22,150
Support Services	15,749	4,543
Therapies	37,736	0
Public Areas	2,134	3,069
DGSF Sub-Total	**134,154**	**39,557**
BGSF	**236,645**	**55,696**

Existing to Remain

New Construction

PROPOSED LICENSE
Bed Classifications/Services
162 General Acute Care
100 Rehabilitation Beds
50 Acute Stroke/Pressure Management Beds
12 Intensive Care Beds
Other Approved Services
Audiology
Dental Services
Nuclear Medicine
Occupational Therapy
Outpatient Services
Physical Therapy
Respiratory Care Services
Social Services
Speech Pathology

CURRENT LICENSE
Bed Classifications/Services
395 General Acute Care
150 Rehabilitation Center
24 Intensive Care
221 Unspecified General Acute Care
Other Approved Services
Audiology
Dental Services
Nuclear Medicine
Occupational Therapy
Outpatient Services
Physical Therapy
Respiratory Care Services
Social Services
Speech Pathology

License: 060000161
Effective: 03/31/2009
Expires: 03/30/2010
Licensed Capacity: 395

State of California
Department of Public Health

In accordance with applicable provisions of the Health and Safety Code of California and its rules and regulations, the Department of Public Health hereby issues

this License to

Los Angeles County Department Of Health Services

to operate and maintain the following General Acute Care Hospital

LAC/RANCHO LOS AMIGOS NATIONAL REHABILITATION CTR
7601 E. IMPERIAL HWY
DOWNEY, CA 90242

Bed Classifications/Services
395 General Acute Care
150 Rehabilitation Center
24 Intensive Care
221 Unspecified General Acute Care

Other Approved Services
Audiology
Dental Services
Nuclear Medicine
Occupational Therapy
Outpatient Services
Physical Therapy
Respiratory Care Services
Social Services
Speech Pathology

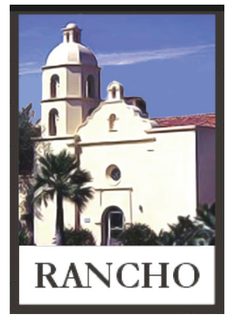
This **LICENSE** is not transferable and is granted solely upon the following conditions, limitations and comments:
None

Mark B. Horton, MD, MSPH
DIRECTOR

Jacqueline A. Lincer, District Manager (AUTHORIZED REP.)

Refer Complaints regarding these facilities to: The California Department of Public Health, Licensing and Certification, Orange County District Office, 2150 Towne Centre Place, Suite 210, Anaheim, CA 92806, (714)456-0630
POST IN A PROMINENT PLACE

Timeline for Completed Plan Submission



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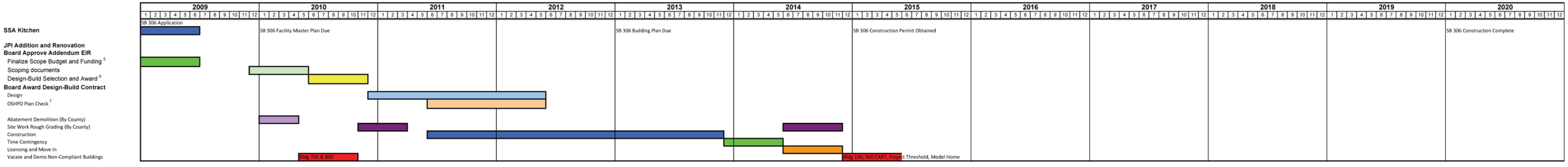
DEVELOPMENT SITE 1 - North Campus Site Consolidation SB 1953
SB 306 SCHEDULE TO MEET 1/1/2020 DEADLINE



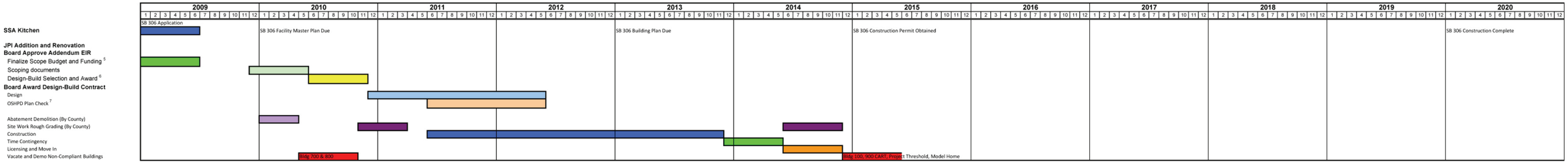
G. TIMELINE FOR COMPLETED PLAN SUBMISSION

Timeline for Construction

(Included in G)

H

DEVELOPMENT SITE 1 - North Campus Site Consolidation SB 1953
SB 306 SCHEDULE TO MEET 1/1/2020 DEADLINE

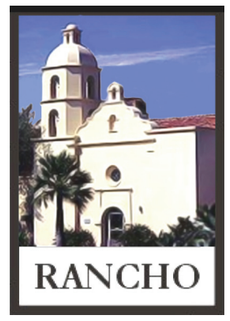


RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER SB 306

Gensler

RBB ARCHITECTS INC

Proposed Construction Cost at Time of Submission



Rancho Los Amigos National Rehabilitation Center

 # 07-1764
3-Dec-09

Summary

Preliminary Budget Cost Estimate	Construction Mid Point			2009 Estimate		Cost Escalation @ 4% Per Year To Mid Point of Construction		Escalated Cost	
				$/GSF	$	$/GSF	$	$/GSF	$
DEVELOPMENT SITE 1									
Buildings									
New Hospital - JPI Extension	10/2012	55,696	SF	753.49	41,966,379	94.19	5,246,006	847.68	47,212,385
JPI Building Loading Dock Replacement	10/2012	10,000	SF	220.00	2,200,000	27.50	275,000	247.50	2,475,000
Hospital Renovation, JPI	10/2012	24,000	SF	650.00	15,600,000	81.25	1,950,000	731.25	17,550,000
Central Plant Renovation - Minor Renovation					2,700,000		337,500		3,037,500
Interim Facilities, Sitework and Utilities	10/2011	68,709	SF	200.00	13,741,800	17.00	1,168,053	217.00	14,909,853
Site									
Site Clearing and Grading	10/2012	748,331	SF	1.25	935,414	0.16	119,733	1.41	1,055,147
Site Improvements, Roads, Hardscape and Landscape	10/2012	548,331	SF	22.00	12,063,282	2.75	1,507,910	24.75	13,571,192
Site Utilities	10/2012	548,331	SF	6.00	3,289,986	0.75	411,248	6.75	3,701,234
Off-Site - NIC					-		-		-
Building Demolition and Hazardous Material Abatement	01/2011	267,176	SF	25.00	6,679,400	1.50	400,764	26.50	7,080,164
SUBTOTAL					99,176,261		11,416,215		110,592,475
Design / Estimate Contingency				12.0%	11,901,151		1,369,946		13,271,097
Construction Contingency				10.0%	11,107,741		1,278,616		12,386,357
SUBTOTAL					122,185,153		14,064,777		136,249,930
Soft Costs LADPW Allowance (Excluding Medical Equipment)				25.0%	30,546,288		3,516,194		34,062,482
TOTAL DEVELOPMENT SITE 1					**152,731,442**		**$17,580,971**		**$170,312,412**
Additional Costs - Medical Equipment					$23,022,533		$2,877,817		$25,900,350

C. P. O'Halloran Associates Inc.
Construction Cost Management

RBB ARCHITECTS INC

Gensler