

Palomar Pomerado Health
JOINT BOD/STRATEGIC PLANNING COMMITTEE
PMC- GRAYBILL AUDITORIUM
September 19, 2006

AGENDA ITEM	DISCUSSION	CONCLUSION/ACTION	FOLLOW-UP/ RESPONSIBLE PARTY
CALL TO ORDER	<p>Dr. Rivera opened the Joint BOD/Strategic Planning Committee meeting at 6:06 p.m., and announced the upcoming Expert Advisory Panel meeting on September 21, and invited everyone to attend the event, starting out at the mock-up rooms at the new warehouse at 9:00 a.m. Dr. Rivera then turned the meeting over to Dr. Larson, Strategic Planning Committee Chairperson.</p> <p>Dr. Larson introduced the PPH Foundation guests.</p>		
ESTABLISHMENT OF QUORUM	<p>Dr. Rivera, Dr. Larson, Michael Covert, Nancy Bassett, RN, Linda Greer, Bruce Krider, Ted Kleiter, and Dr. Tornambe. Also attending were Gerald Bracht, Dr. Buringrud, Jim Flinn, Lorie Harmon, Marcia Jackson, Dr. Lilley, and Lorie Shoemaker. Guests: Harold Fisher, Kwaja Floyd, Jacqueline Forsythe, Wallie George, Dr. Kolins, Dr. Kung, Stonish Pierce, Opal Reinbold, Mike Shanahan, and Nick Xenitopoulos. PPH Foundation guests: Bill Chaffin, Dana Dawson, Stanley Ginsberg, Kevin Harkenrider, Marilyn Johnson, Terry McCune, Dr. Jaime Rivas, and Tami Rudolph. Anshen and Allen guests: Tom Chessum, Craig McInroy, Dennis McFadden, Eyal Perchik, Andy Spurlock, and Jerzey Wollak. Leary, Childs, Mascari, and Warner guests: Peter Messina, Carrie Van Eyck.</p>		

NOTICE OF MEETING	The notice of meeting was mailed consistent with legal requirements.		
MINUTES August 15, 2006		Motion made by Nancy Bassett, R.N., seconded by Dr. Larson, and carried unanimously for approval of the August 15 Strategic Planning Committee minutes.	

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<p>QUARTERLY FACILITY UPDATE</p>	<p>On a quarterly basis, the Strategic Planning Committee meeting is expanded to a full PPH Board meeting for the purpose of reviewing the facilities planning and design. The quarterly update was provided at this meeting, including an update on the two satellite clinics, Rancho Peñasquitos and Ramona, and the hospitals, PMC West, PMC East, and Pomerado.</p> <p>Marcia Jackson introduced the topic, indicating that this update would be the sole agenda item for this meeting.</p> <p>Mike Shanahan introduced Peter Messina and Carrie Van Eyck from Leary, Childs, Mascari, and Warner Architects, who are working on the satellite clinics in Rancho Peñasquitos and Ramona.</p> <p>The first project discussed was the RANCHO PENASQUITOS SATELLITE CENTER on Black Mountain Road.</p> <p>The presentation showed a proposed arched façade, which would tie into the existing church façade. The new design is an attempt to integrate into the community, which is largely a Mediterranean – Spanish style area, and utilizes a ripple effect and curving elements, with all elements pointing toward the entrance, using southwestern colors like Pomerado Hospital.</p> <p>The proposed design also uses a level of transparency like both PMC & POM use at their entrances. The plan included landscaping and gardens, a water feature, and breakout spaces.</p>		

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	<p>Ted Kleiter asked if we can't turn left out of our property onto Black Mountain Road, and Mike Shanahan replied that that was correct. Marcia Jackson replied that there is a blind corner, which prohibits this. Dr. Larson asked how far along the plans were, and Mike Shanahan responded that this is the first pass. Dr. Larson asked about signage on 56, and Marcia responded that visibility is better on westbound 56 – up higher, and without a berm.</p> <p>Dr. Rivera commented that since this is the architect's first rendition, the architects should know that the Board is very honest and straightforward with their opinions and suggestions. Accordingly, he asked them to explain the use of the arches, and Carrie Van Eyck responded that they relate to the existing building and neighborhood. Dr. Rivera asked if the arches could be incorporated into the function of the building, and commented that the first building had the appearance of a somewhat industrial rectangle – i.e., not inspiring, nor fully utilizing the canyon views.</p> <p>Other comments and suggestions included possibly softening the look of the buildings, such as the look of the high school to the west.</p> <p>Nancy Bassett suggested using more green glass, to created the appearance of being more one with nature versus that of a square box.</p> <p>Ted Kleiter commented that he was okay with the building the way it is, but he would like to pursue the traffic situation, to see if there is an opportunity to enable a left turn.</p> <p>The current status on submissions and entitlements is as</p>	<p>Follow-up with the traffic consultant.</p>	<p>Mike Shanahan</p>

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	<p>follows:</p> <ul style="list-style-type: none"> • Preliminary Submission & City comments, August 15 • City has Allowed Interim Use • RFP for Developer, October 11 • Resubmission to City of San Diego, November 2006 • MND (Mitigated Negative Declaration) in Process, Board Review December 2006 • Developer Selection Process, January 2007 • Entitlements Received, May – June 2007 <p>RAMONA SATELLITE CENTER</p> <p>PPH has entered into escrow on a 2.7-acre site between 13th and 14th Street, off Main Street in Ramona, and a Due Diligence Report is currently in process. Pending the successful outcome of an environmental report, we are scheduled to close escrow in late October 2006. The project was initially sized for a 5,000 square-foot clinic, and the planning is ongoing. There was no architectural discussion tonight.</p> <p>CURRENT PROJECT ACTIVITIES for PMC WEST and POM Phase 2</p> <p>Tom Chessum announced that they are approximately 95% signed off with the User Groups, and that there are just a few more technical groups left to finish. They are currently equipping the mock-up rooms for detailed reviews in the next 3 to 4 weeks, and looking at the last week in October for user reviews.</p> <p>Tom discussed the construction cost control and benefit</p>		

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	<p>analysis, and the volatility in the marketplace. Ted Kleiter asked if there would be any change in cost due to the recent home cost leveling, and Tom Chessum replied that there would be some, but that it would be quite a ways out.</p> <p>Tom also discussed the City compliance reviews with Poway and Escondido concerning the plans and entitlements.</p> <p>Michael Covert let the Committee know that Eyal Perchik has done a very good job with OSHPD. Tom Chessum discussed the recent site visit made to Sharp, and Dr. Rivera expressed his appreciation to Sharp. He said that he is very confident in our planning process, and that this tour reinforced his support of our flexibility in planning from the ground up, and commended Michael Covert in his vision of the new facility.</p> <p>PMC WEST - Design Progress</p> <p>Dennis McFadden presented a model for Palomar Medical Center West, highlighting the tower corner's north side, where the stair towers have been moved inside, to include staff lounges. The model included a conservatory, with alternating balconies behind glass, with views from terraces.</p> <p>Plans for an entry court are starting to develop, and the landscaping will include sustainable gardens, utilizing native trees such as sycamores, and 2-level gardens.</p> <p>Dennis McFadden discussed the entrance court landscape, with a trellis and canopy drop-off, and a garden underneath, which would take people to the front door.</p>		

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	<p>The building is so large that we need to use the entrance to break down the scale, to pull the exterior into the interior. The drop off & entrance will be lined in bamboo. The entrance lobby will look much more like a hotel than a hospital.</p> <p>The second floor lobby plan includes glass-railed stairs. Linda Greer asked if there would be any problems with the stair rails scratching, and Dennis responded that the special glass would be scratch-resistant.</p> <p>The floor plan for the patient rooms calls for the rooms to project out, to capture sunlight. A façade study concept utilizes an exterior wrapper that binds a mixture of elements together to create and provide a sunscreen. A sun screening study proposed glass vertical and horizontal screening elements. Dr. Rivera asked how much room there would be between the façade and the room, and Dennis McFadden answered that there would be 4'6". Dr. Rivera also asked if there would be any problems related to excessive winds, such as during Santa Ana winds, and Dennis responded that there would be no problems, since all windows would be pre-engineered to meet requirements, and the patient windows do not open.</p> <p>Nancy Bassett asked about using escalators, and Dennis responded that escalators cost approximately \$1 million each, and took up too much room, needing deep motors. Glass elevators were discussed, but were also too expensive. Stairways are the most functional and symbolic options. Standard elevators will also be used.</p> <p>Dr. Rivera reminded the Committee that the nearby neighbors didn't want to see a lot of automobile</p>		

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	<p>headlights, and preferred a great deal of privacy on the southern end of the new facility.</p> <p>Dr. Tornambe suggested that we create wide enough lanes in the front driveway for cars to turn around, and suggested that we take a look at a horseshoe shaped driveway.</p> <p>PMC EAST</p> <p>Mike Shanahan discussed the planning process for Palomar Medical Center East. He said that we are ahead of schedule on our Memorandum of Understanding with the City of Escondido from last July. PPH has discussed a great number of possibilities for PMC East, including housing for employees, shared parking, retail space options, and office space options.</p> <p>POMERADO HOSPITAL – PHASE 2</p> <p>Jerzey Wollak presented the concept development of Phase 2 of the design process for Pomerado Hospital, including the “Making of a Resort,” with highlights such as the promenade & porte cochere, meditation garden, cascade garden, atrium, glass elevators, and café terrace. The first and second floors of the new nursing tower were described, including the after-hours conference center on the first floor.</p> <p>The design process included a translucent entry canopy with a glass elevator, water feature, and atrium. The inside of the atrium features a signature wall with a large projection screen, with changeable images, a trellis, and a retail section. A three-story link promenade was also discussed.</p>		

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	<p>Mike Shanahan discussed Pomerado Hospital's Phase 2 City Entitlements, as follows:</p> <ul style="list-style-type: none"> • October 2, First Submission to City of Poway • CUP (Conditional Use Permit) Modification for Helistop Relocation • Variance Application for Retaining Walls 6+' • CEQA-MND Amendment Part of Submission • November 20th, PPH BOD Meeting • Approve Phase 2 Project • Approve MND Amendment • Adopt Resolution <p>Phase 1 Construction Update for Pomerado Hospital included a report and photographs of the OSP and Parking Structure, which are being aggressively worked on, by as many as 125 workers at the height of construction. The scaffolding is up, and the progress and photographs were quite impressive. The Committee was very pleased with the progress that has been made to date.</p>		
COMMITTEE COMMENTS, SUGGESTIONS	<p>Linda Greer commented that she was impressed with the evolution of the building designs. Nancy Bassett expressed her congratulations on the recent prestigious citation of merit award received from the Center for Health Design for the preliminary PMC West design.</p>		
ADJOURNMENT	<p>8:10 p.m.</p>		

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SIGNATURES Committee Chairperson Recording Secretary	<hr/> Marcelo Rivera, M.D., Chairman of the Board <hr/> Alan Larson, M.D., Committee Chair <hr/> Lorie Harmon		