

# Board of Directors October 16, 2007

## Palomar Medical Center West – Update

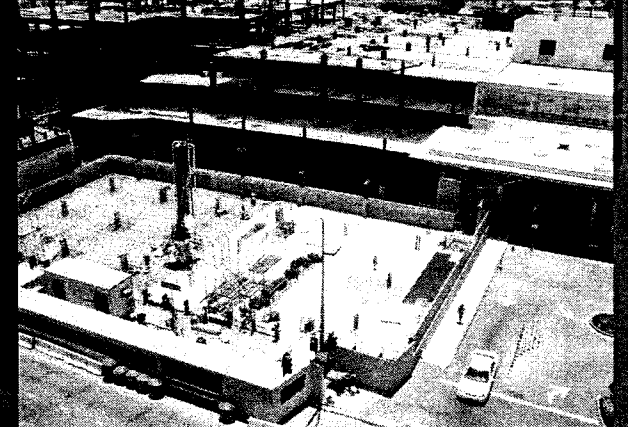
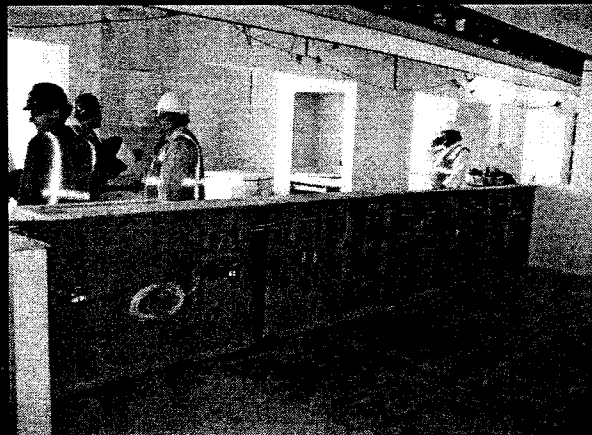
# AGENDA

- Overview of Current Status
- Three Month Look Ahead
- Entire Project Look Ahead



# CURRENT STATUS

- Kaiser LA, CHLA and El Camino Hospital Job Tours
  - Reviewed lessons learned
  - Reviewed organizational structure
  - Reviewed quality control measure implemented
  - Toured jobsites



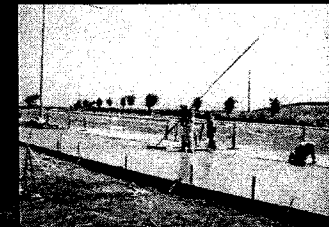
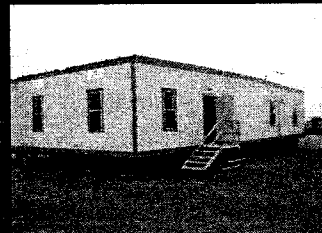
# CURRENT STATUS

- Site preparation activities
  - Acquisition of encroachment permits for mobilization
  - Installation of temporary construction utilities:

- Sewer
- Water
- Power



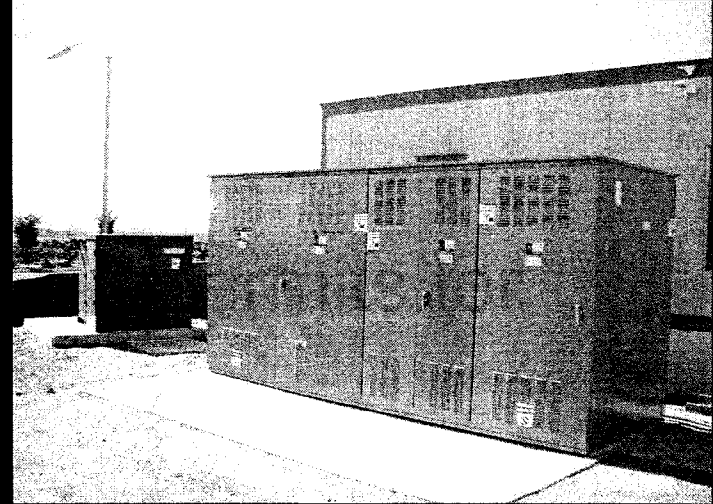
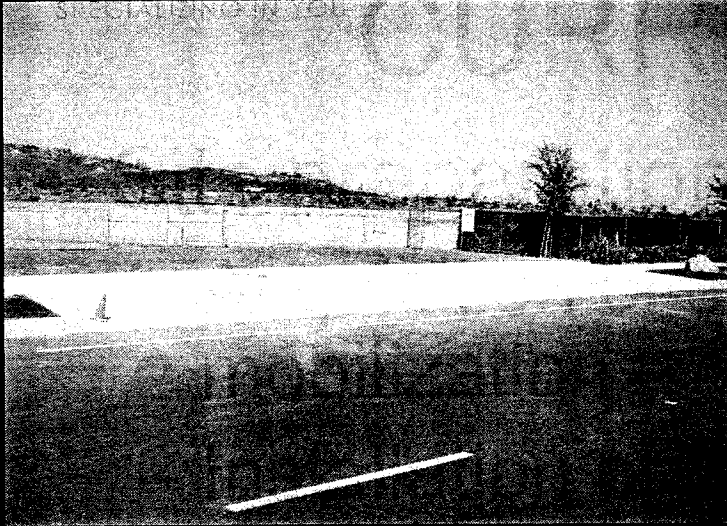
- Installation of drive approach
- Mobilized trailers



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# Current Status

INCORPORATED 1960  
**RUDOLPH AND SLETTEN**  
GENERAL AND ENGINEERING CONTRACTORS



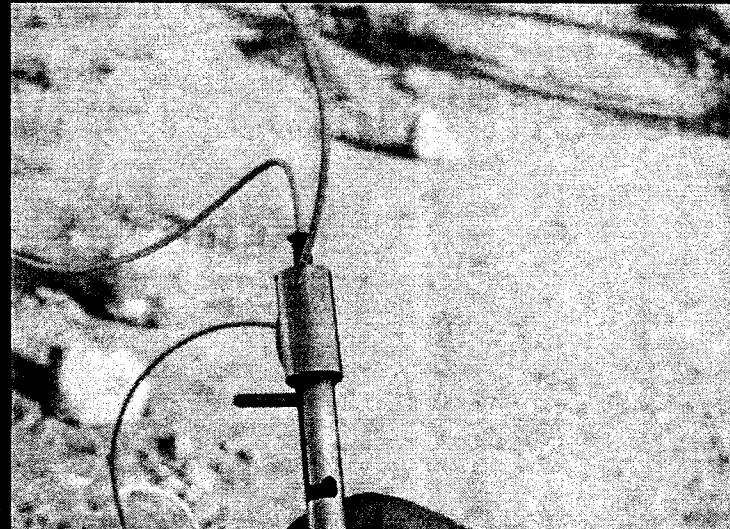
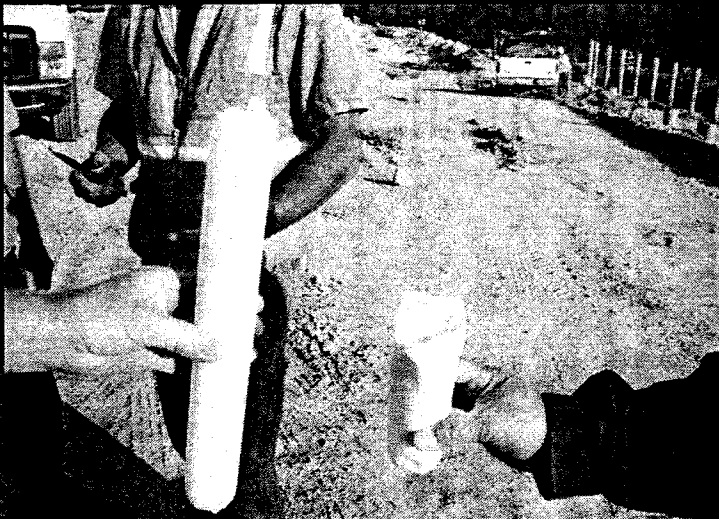
# CURRENT STATUS

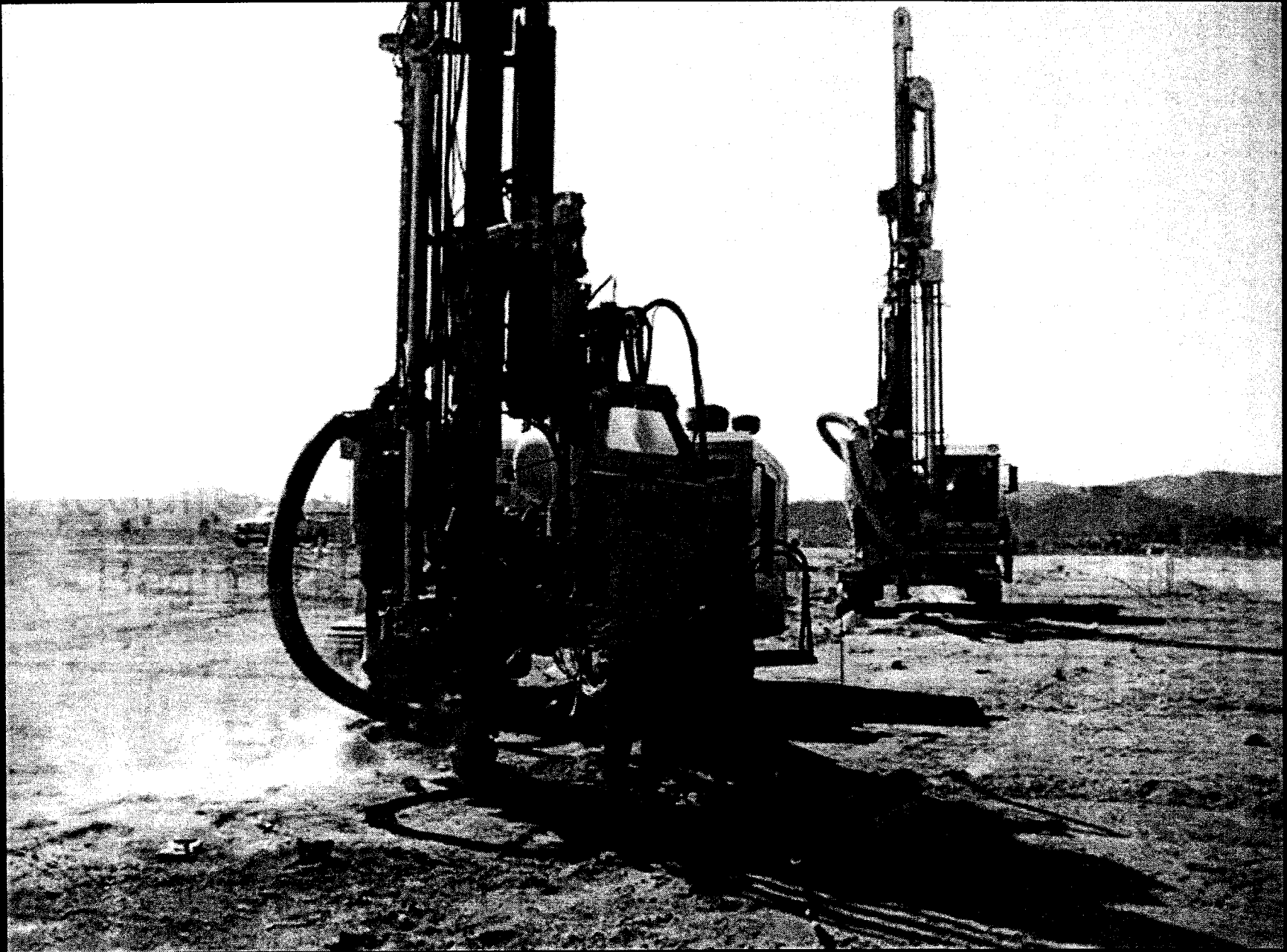
- Storm Water Pollution Prevention Plan (SWPPP)
  - Highly visible site
  - Developer was previously fined for violations
  - Installation of SWPPP control measures



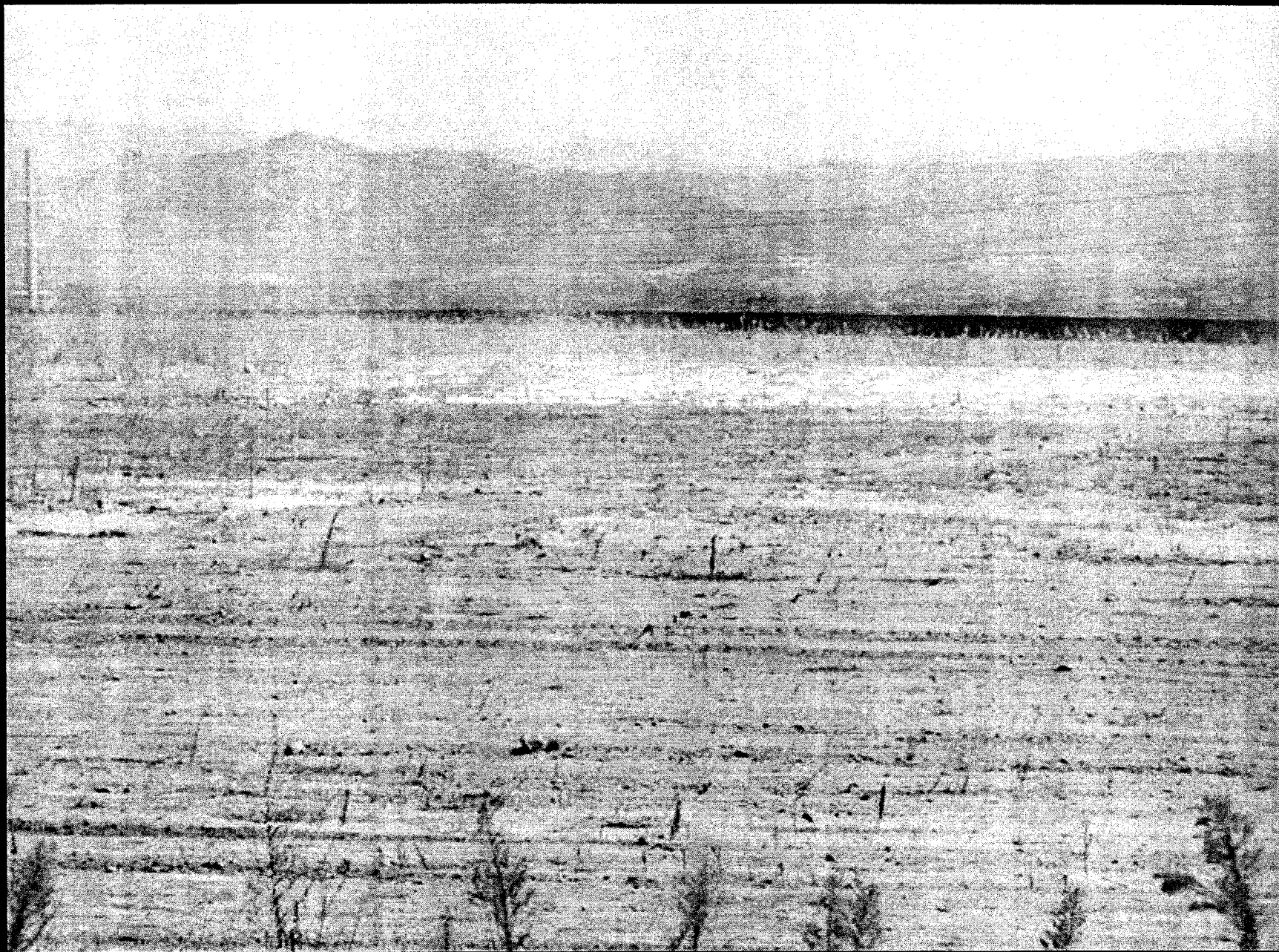
# CURRENT STATUS

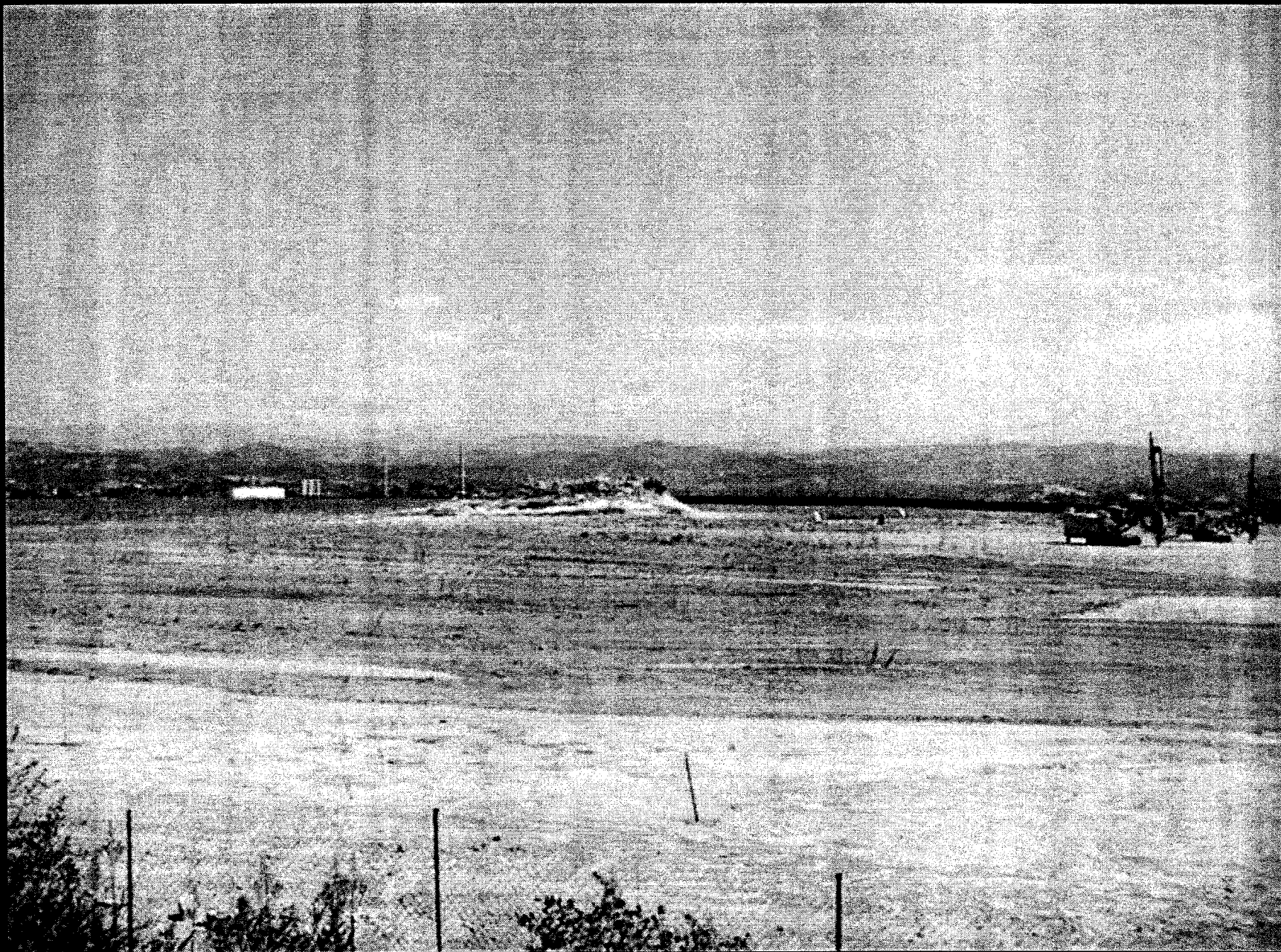
- Blasting notifications sent to surrounding businesses and residences
- Acquired City approval for grading
  - Begin drill and blast operation



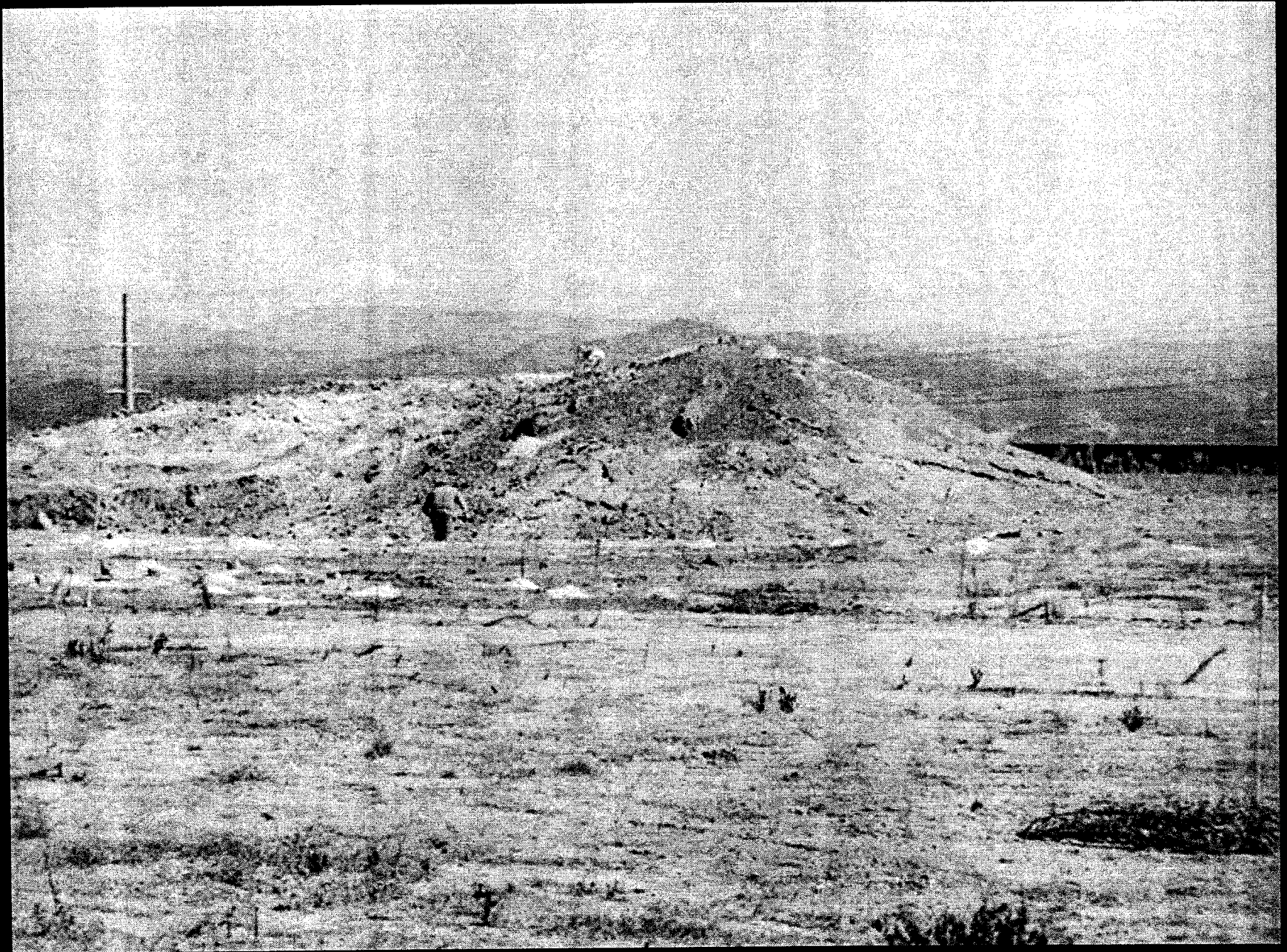


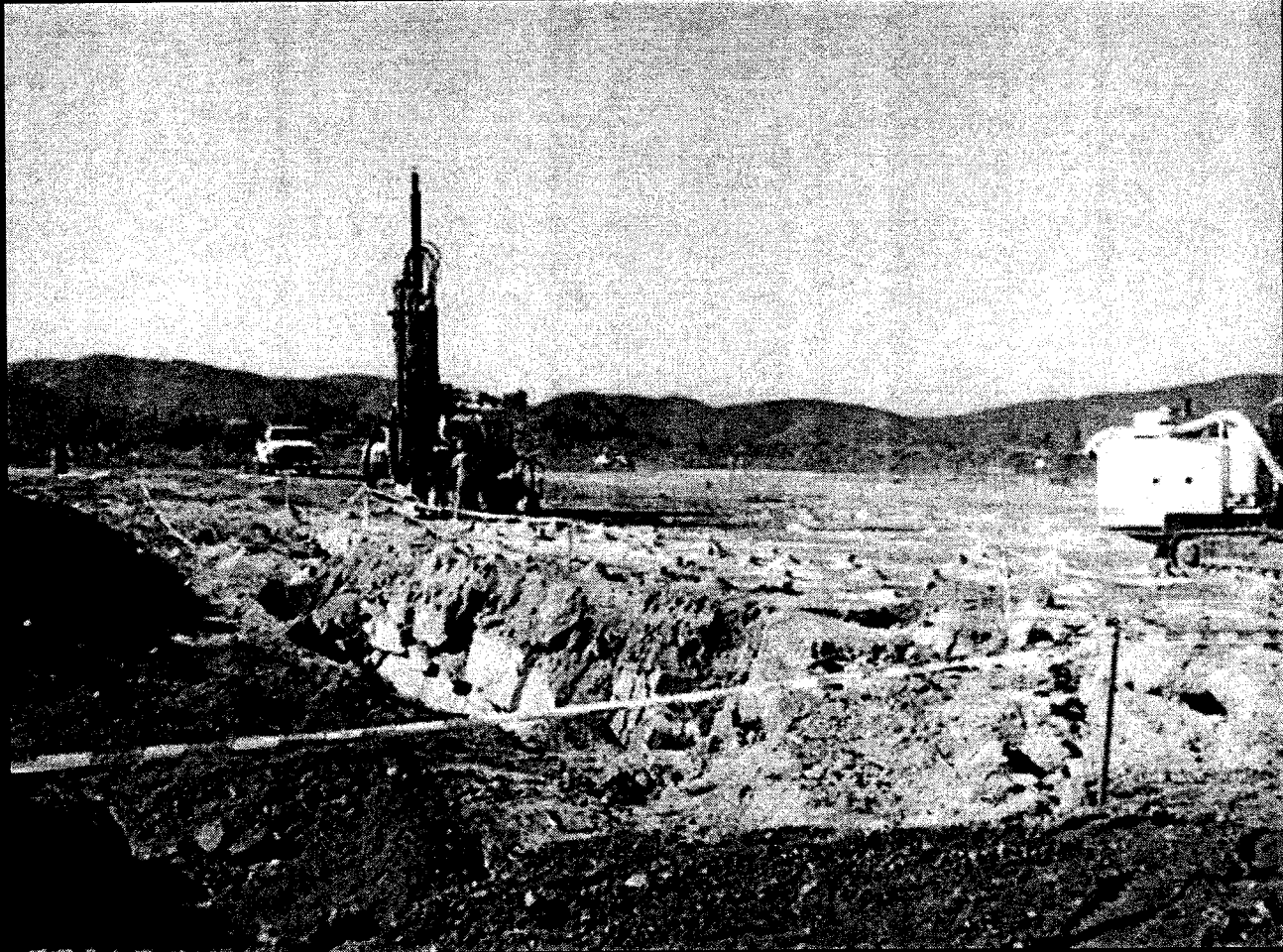






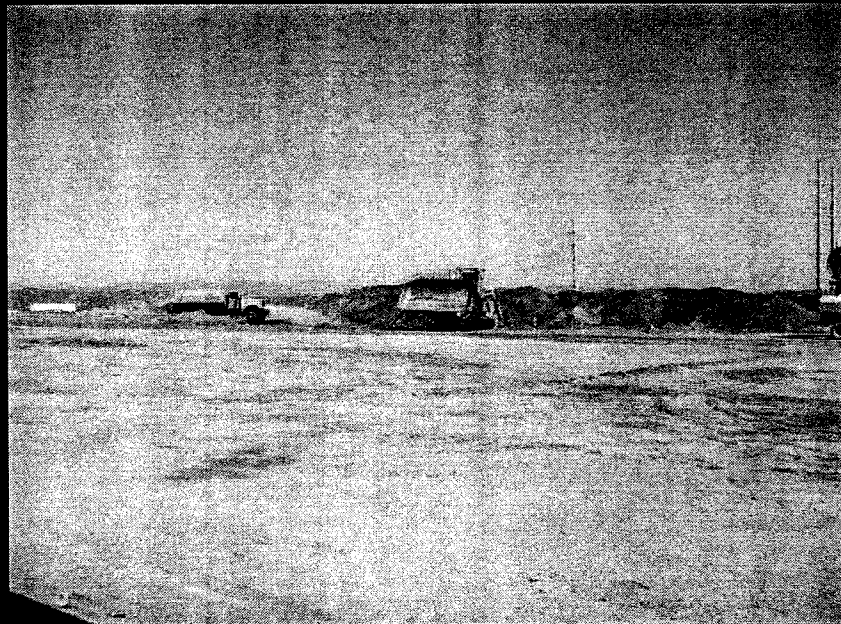
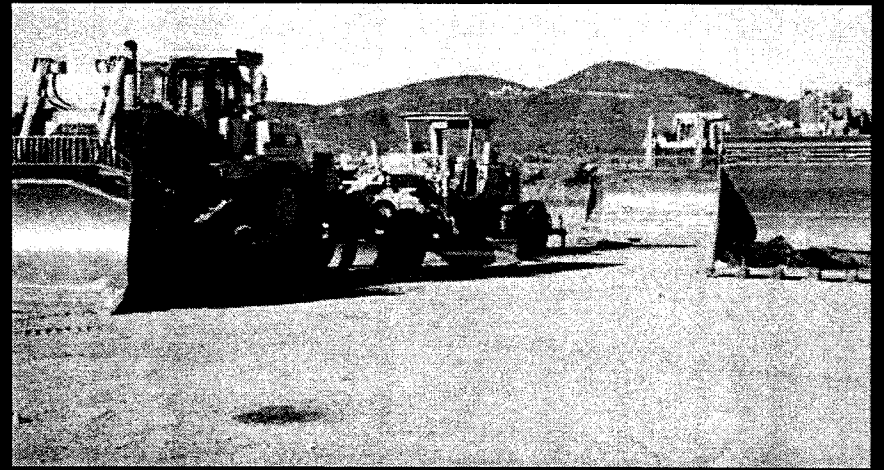
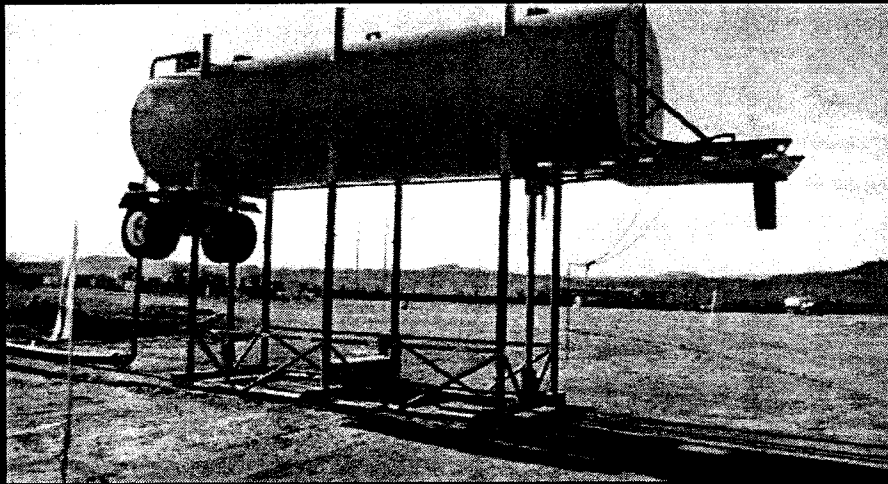


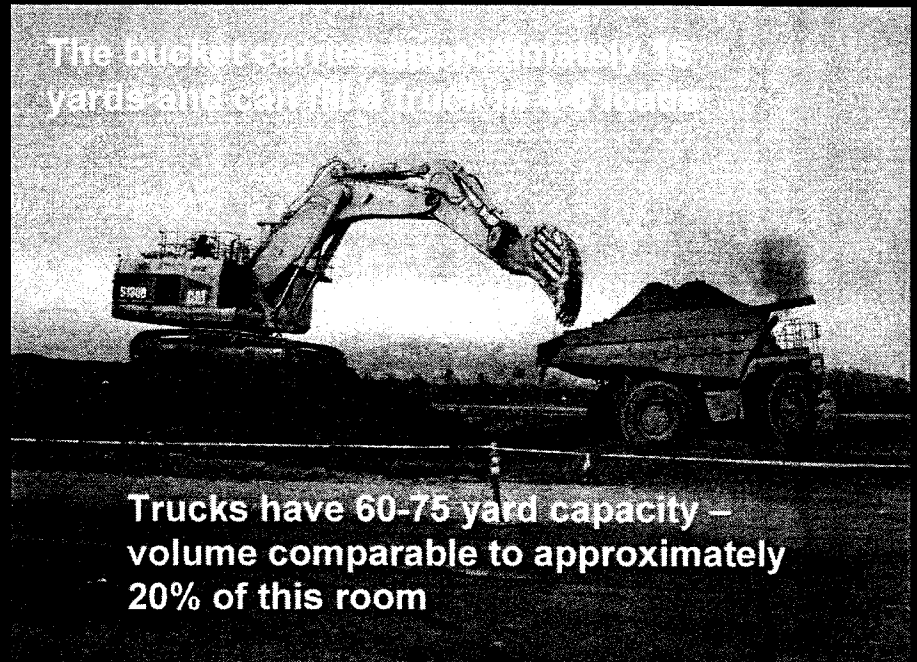
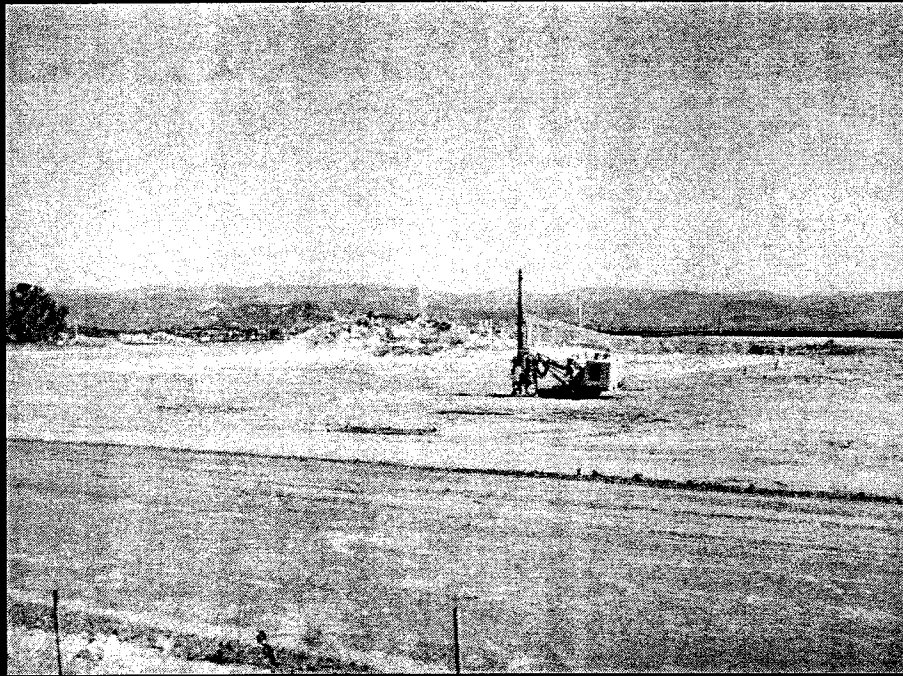












The bucket carries approximately 15 yards and can fill a truck in 4-8 loads

Trucks have 60-75 yard capacity – volume comparable to approximately 20% of this room

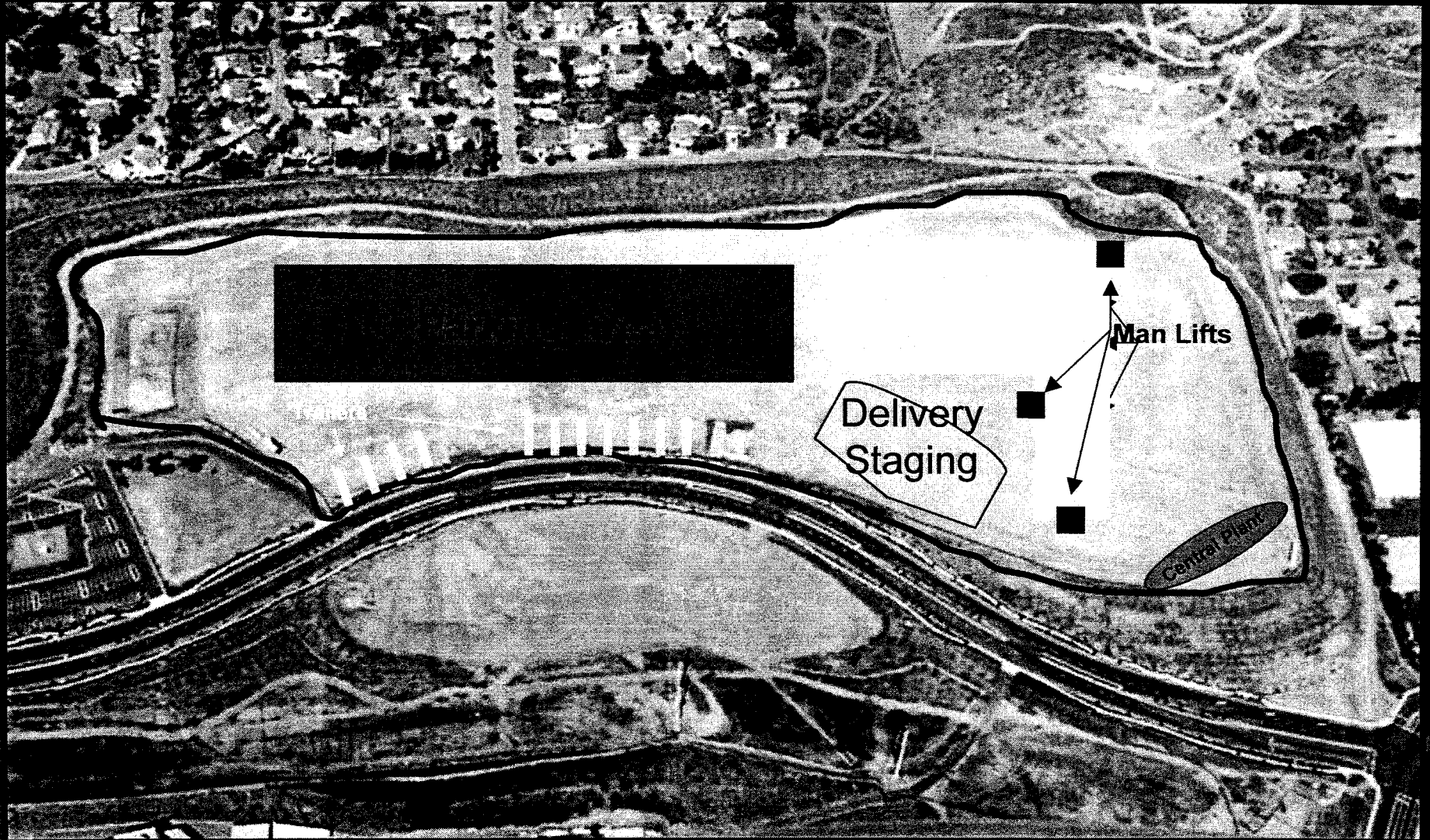
# CURRENT STATUS

## Site Utilization Plan



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INCORPORATED 1960  
RUDOLPH AND SLETTEN  
GENERAL AND ENGINEERING CONTRACTORS



# Three Month Look Ahead

- Activities through 2007
  - Rock crushing, blasting and export of rock
  - Selection of concrete contractor
  - Detailing for foundations (reinforcing steel, rock anchors and anchor bolts)
  - Steel mill order
  - Complete hospital basement excavation
  - MEP systems fully coordinated in BIM model (Basement through Level 3)



## SCHEDULE SUMMARY

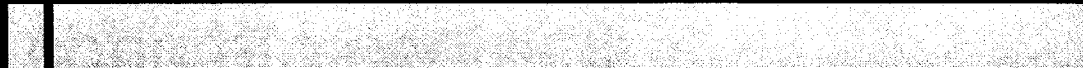
Month	October				November				December			
Week	W1	W2	W3	W4	W1	W2	W3	W4	W1	W2	W3	W4

### THREE MONTH LOOK-AHEAD

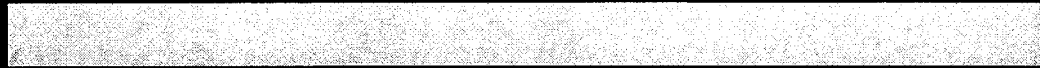
**Blasting**



**Rock Crushing**



**Rock Export**



**Select Concrete**



**Detail Foundations**



**Steel Mill Order**



**Basement Subgrade**



**MEP Level 0 - 3**



# Entire Project Look Ahead

- Major Milestones
  - Steel erection July 2008
  - MEP overhead rough-in December 2008
  - Drywall (non-priority) begins April 2009
  - Steel topping off June 2009
  - Tower roof complete March 2010
  - Tower weathertight March 2010
  - Building energized March 2010
  - Elevators ready to use April 2010
  - Central plant ready to occupy February 2011
  - Hospital ready to occupy July 2011

## OVERALL SCHEDULE SUMMARY

Year	2007				2008				2009				2010				2011			
Quarter	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	

### PROCUREMENT

Bidding

MEP Coord

Submittals

Procurement

Steel Mill Order 11/30

### CONSTRUCTION

Hospital Site Work

Central Plant

Hospital Construction

Foundations

Structural Steel

OH MEP Rough-in

Exterior Skin

Framing & Drywall

Finishes

Start-up and Testing

Agency Approvals

Move-in

Large Medical Equip prior to building closure

# Pomerado Hospital Phase 2 – Update

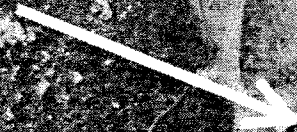
# CURRENT STATUS

- Site preparation activities
  - Phase I make ready work 98% completed
  - Installation of new utility upgrades:

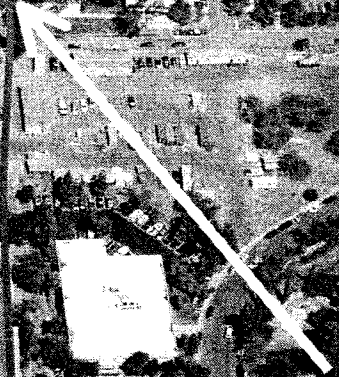
- Sewer
- Water
- Power
- Communication



**Communication Service**



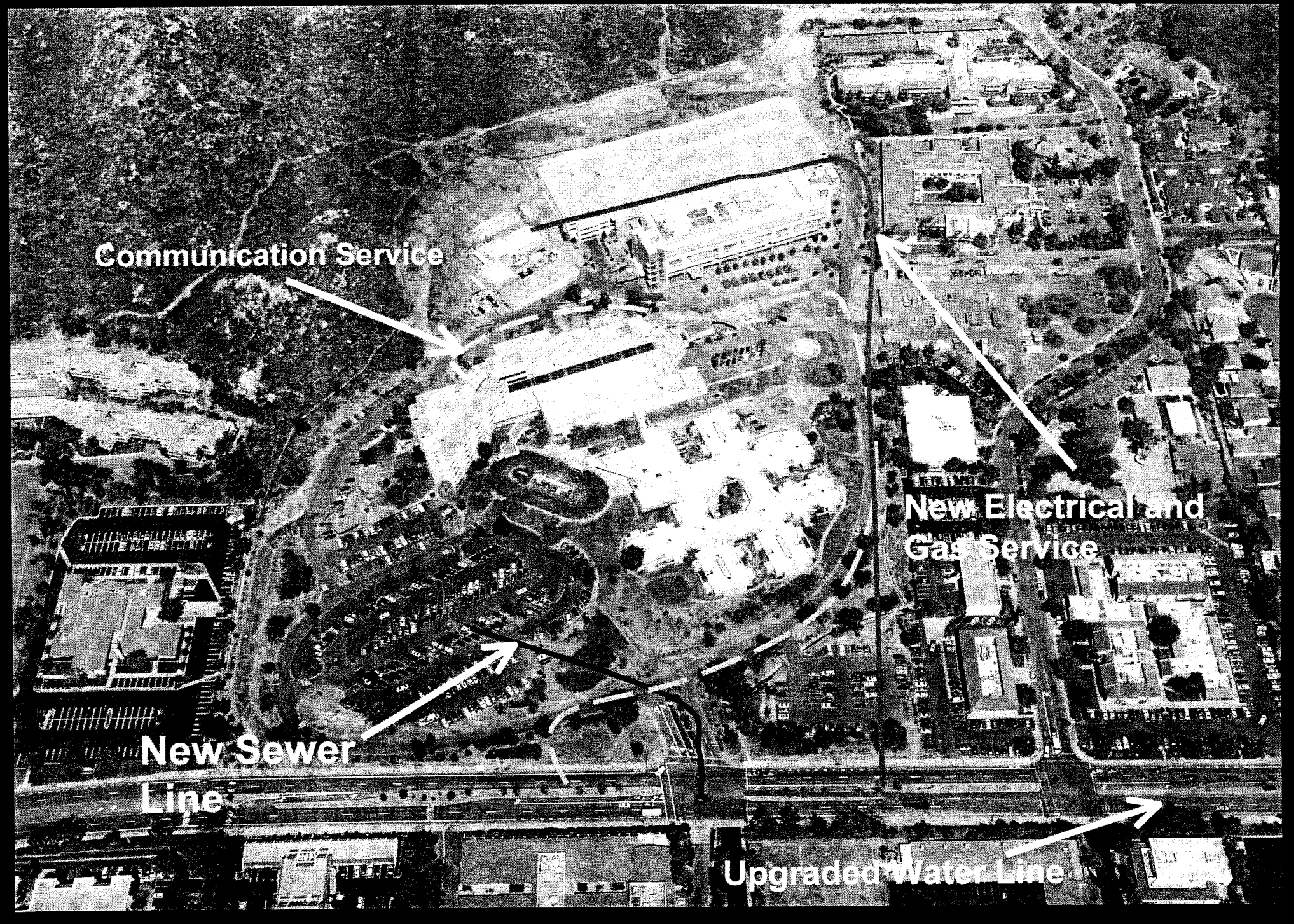
**New Electrical and Gas Service**



**New Sewer Line**



**Upgraded Water Line**



# CURRENT STATUS

- Off Site Improvements
  - Twin Peaks & Camino Del Norte work

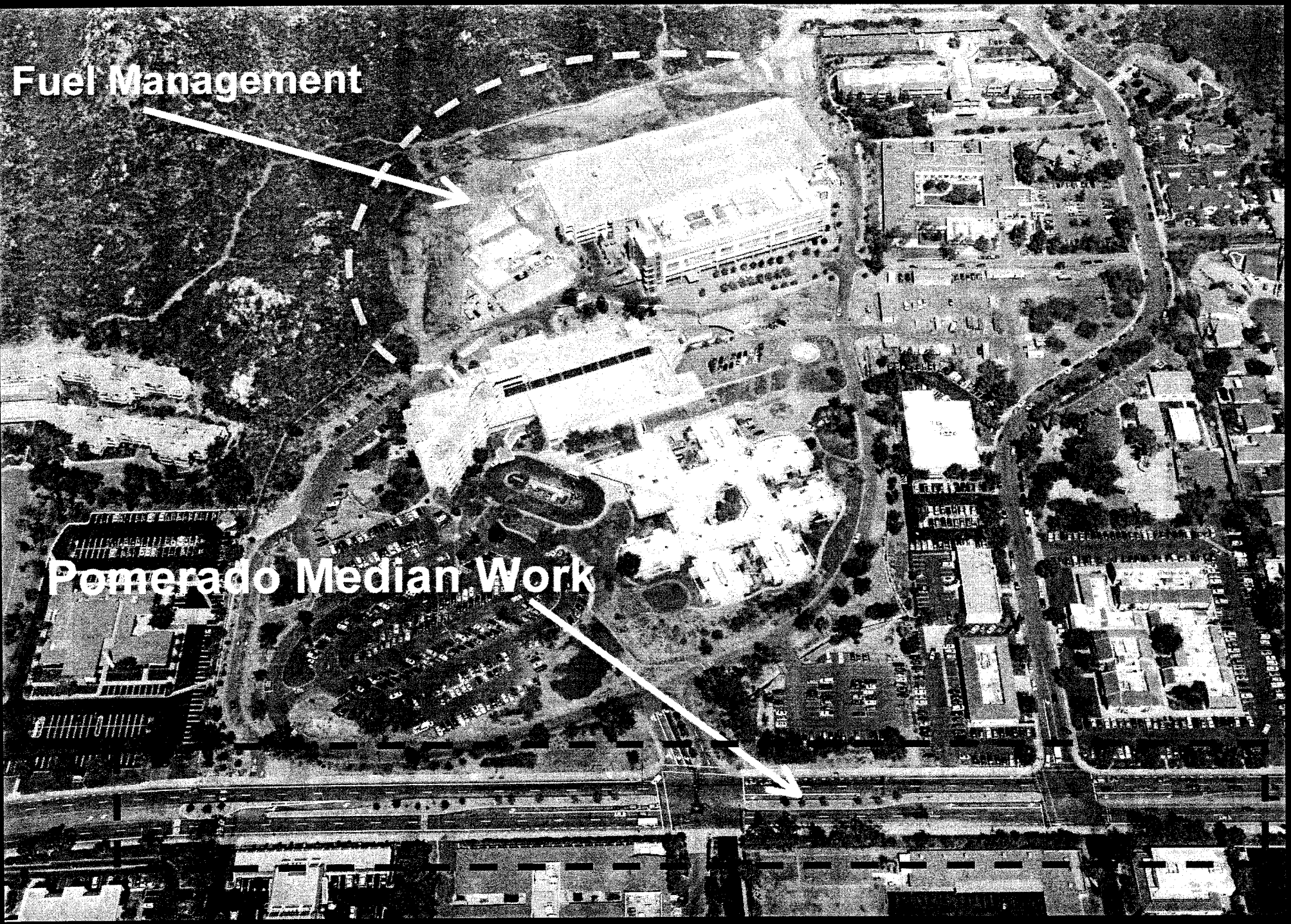
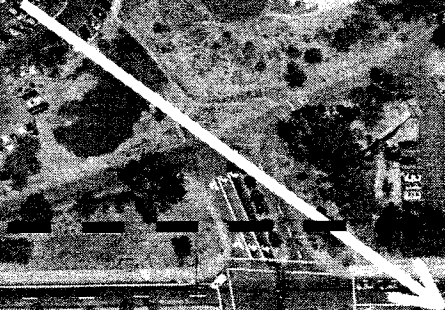




**Fuel Management**



**Pomerado Median Work**

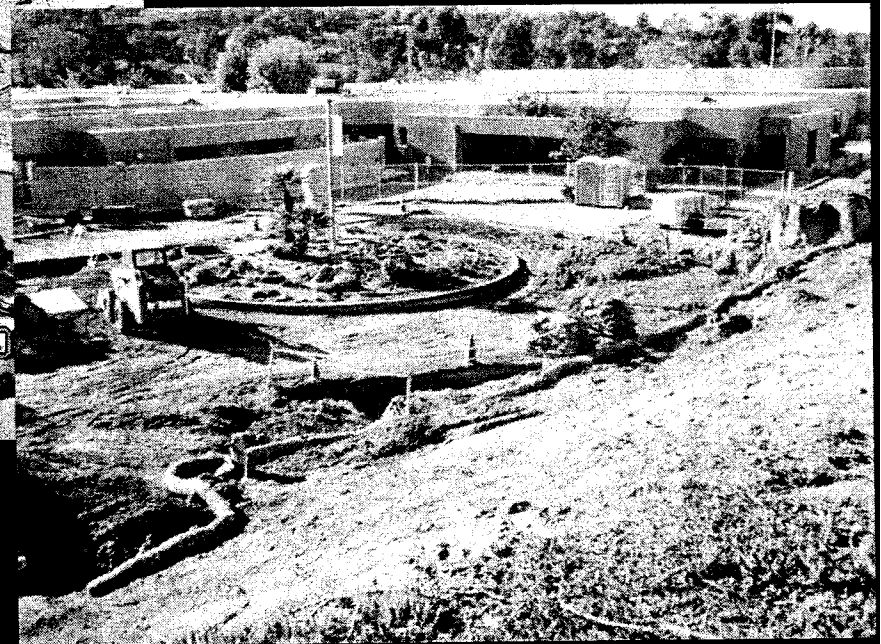




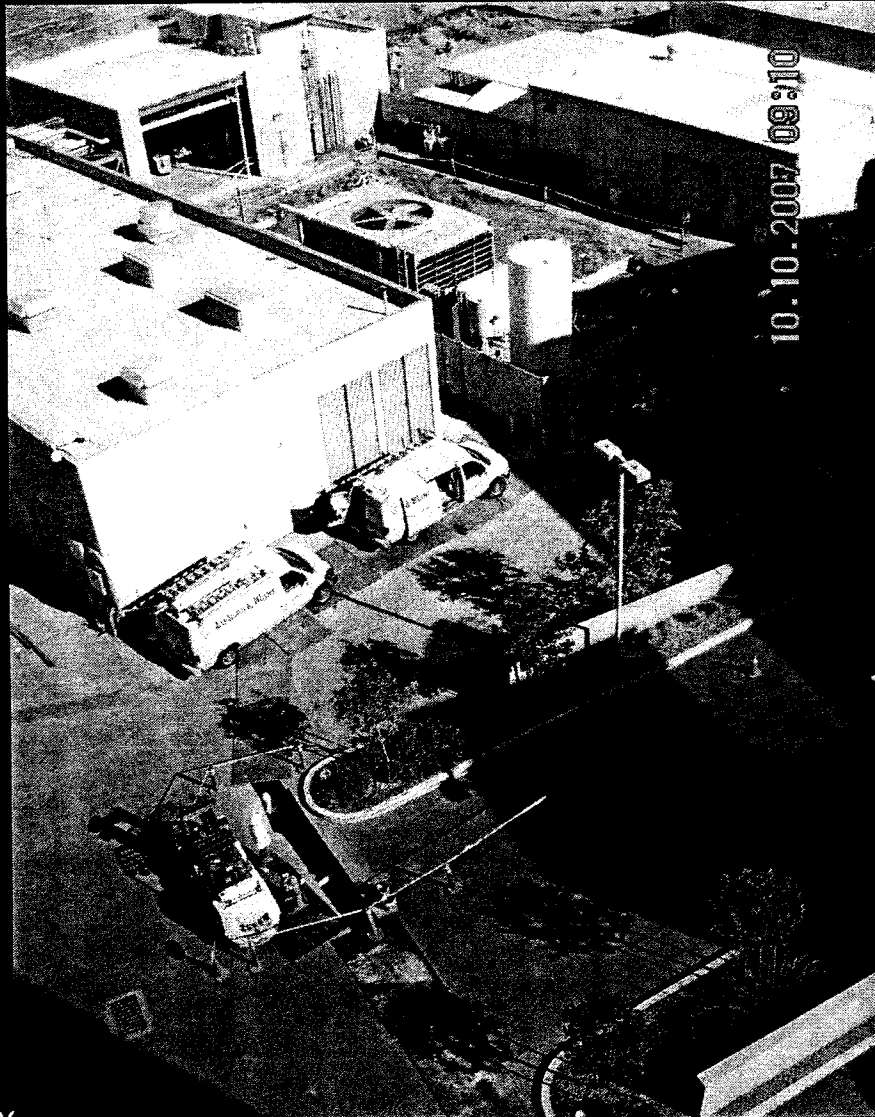
# Current Status



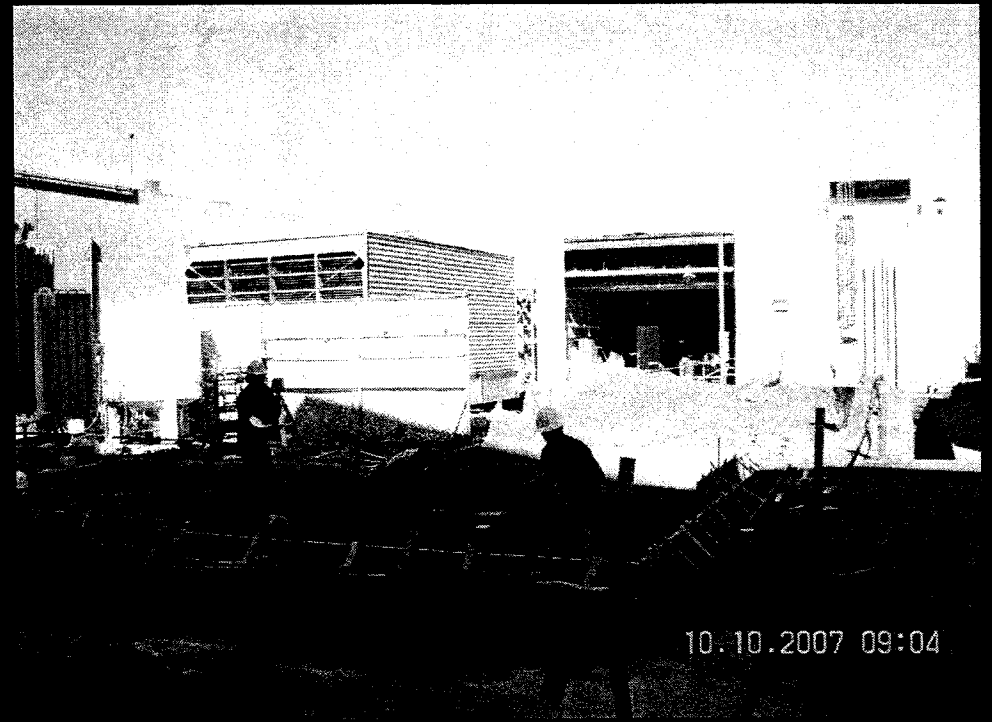
Helistop



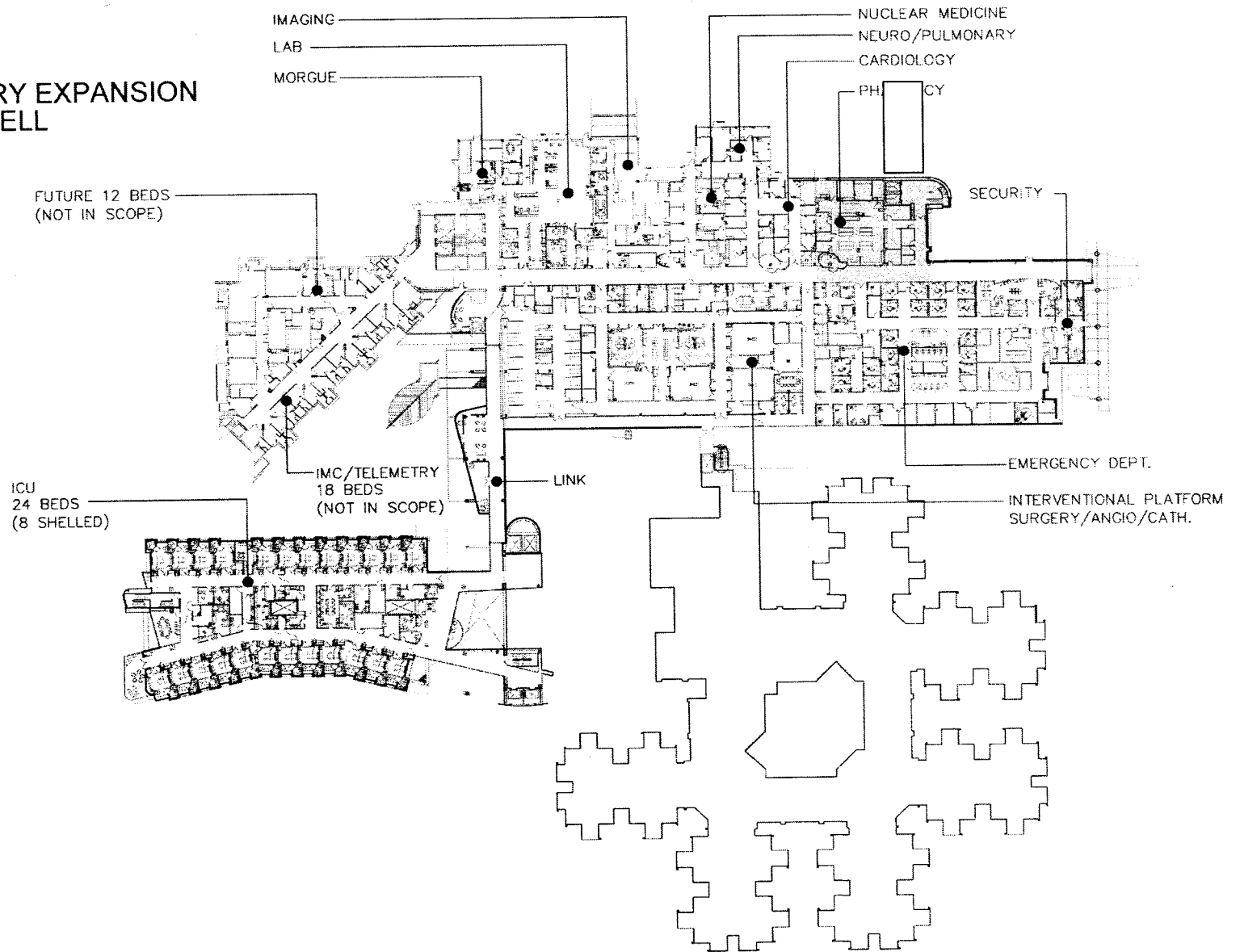
# Current Status



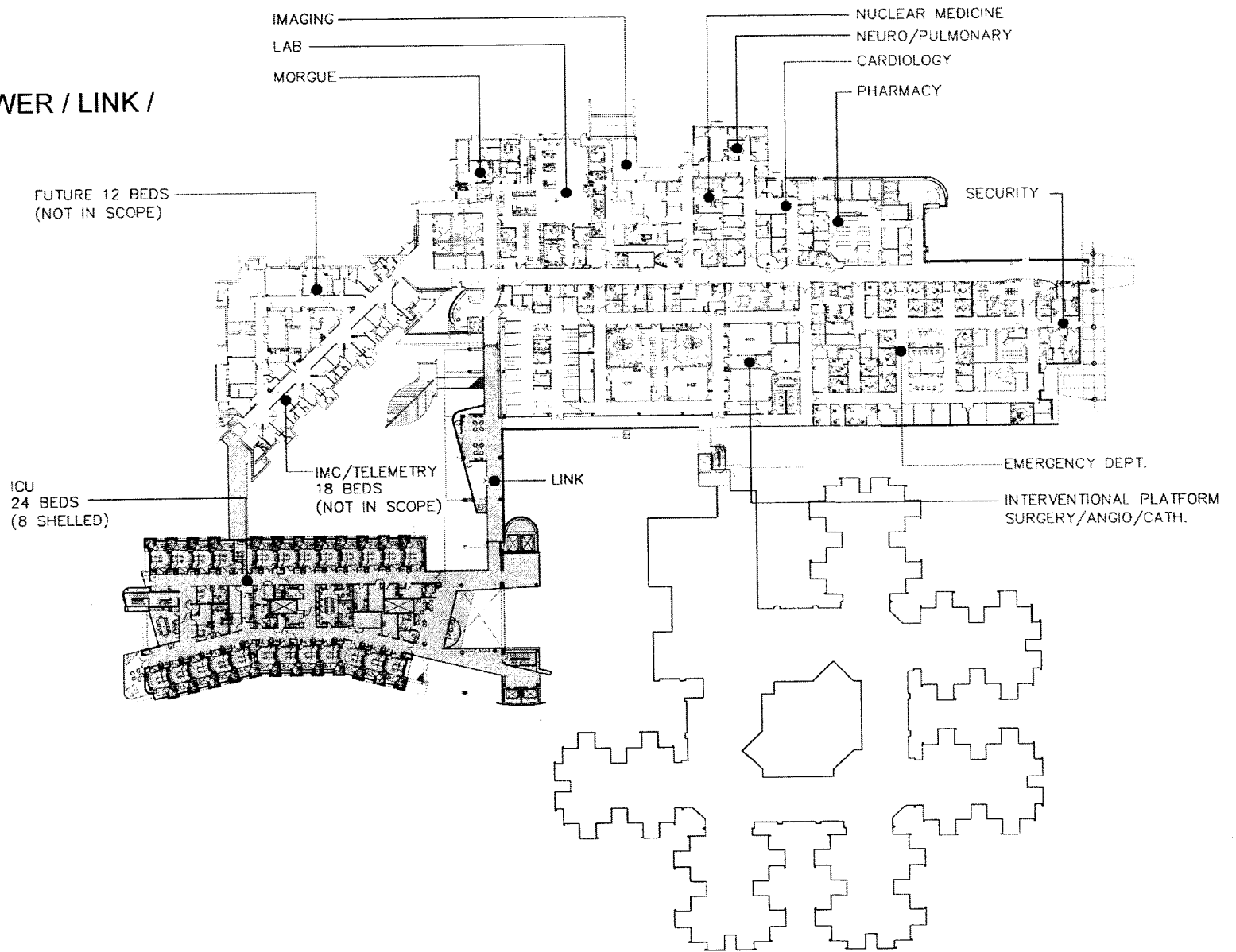
## Central Plant



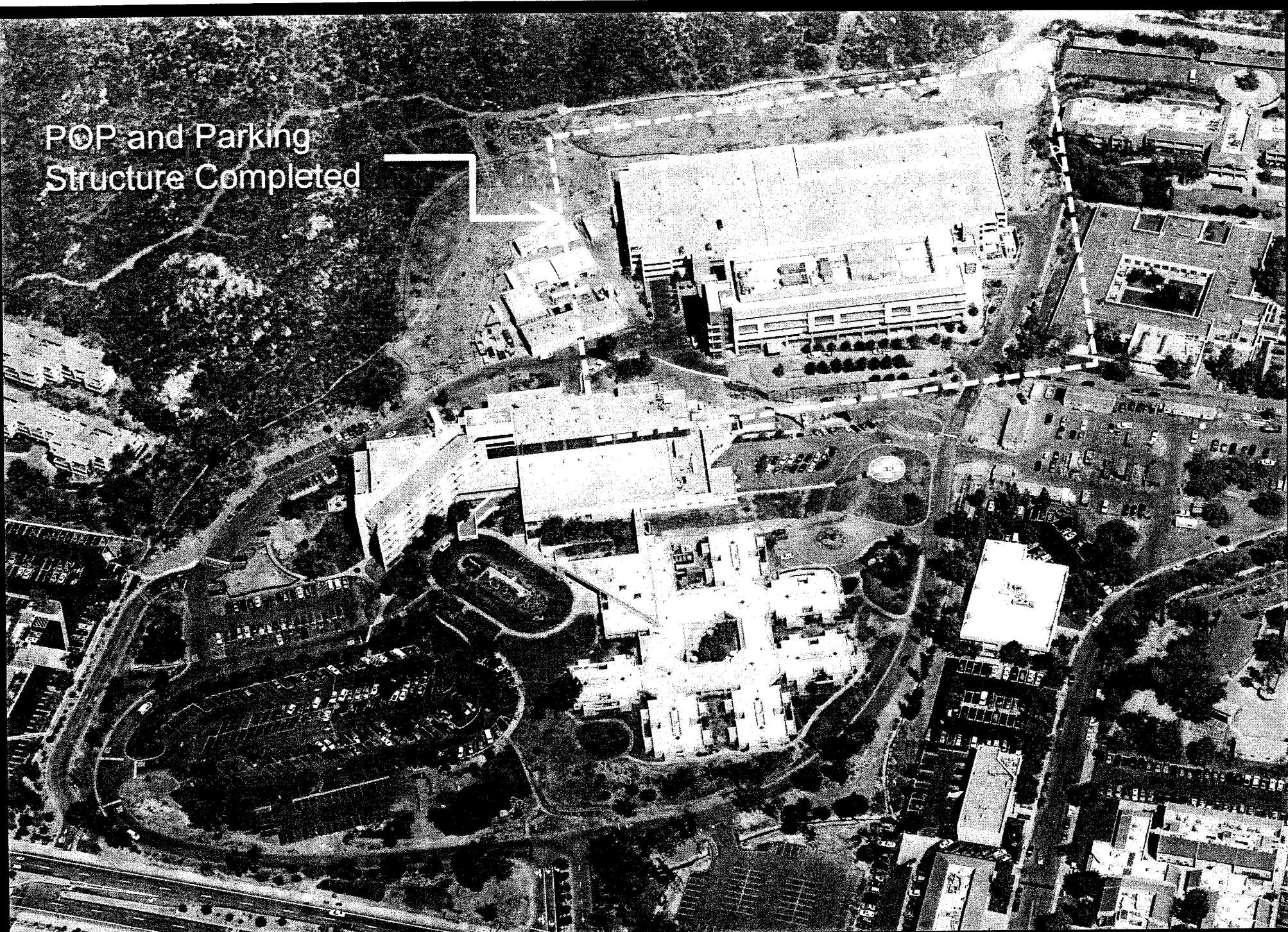
**STEP 1**  
**2-STORY ANCILLARY EXPANSION**  
**EAST - CORE + SHELL**



# STEP 2 NEW PATIENT TOWER / LINK / BRIDGE



POP and Parking  
Structure Completed





# 3 Month Look Ahead

- Activities through 2007
  - Relocation of underground utilities for New Patient Tower
  - MEP systems fully coordinated in BIM model for initial OSHPD submission
  - Exterior building envelope will be detailed for initial OSHPD submission

# Entire Project Look Ahead

- Major Milestones
  - Ancillary (D&T) Building/POP Bridge
    - Foundation September 2008
    - Structural Steel December 2009
    - Bridge Complete July 2009
    - Ancillary/Bridge Ready to Occupy August 2009
  - Central Plant Completed May 2009

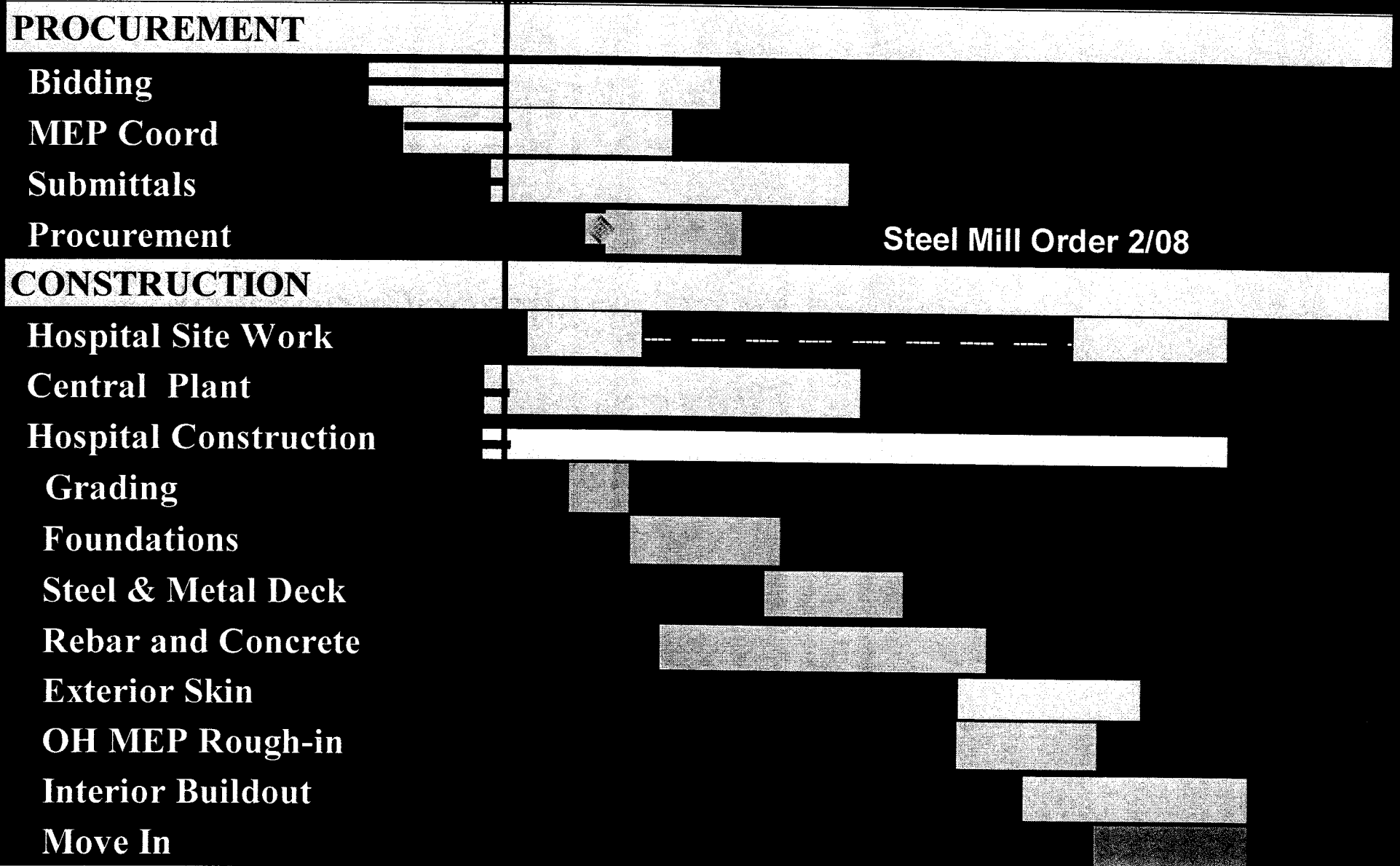
# Entire Project Look Ahead

- Major Milestones
  - Helistop Operational March 2008
  - New Patient Tower 2011



## OVERALL SCHEDULE SUMMARY

Year	2007				2008				2009				2010				2011		
Quarter	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3



# FMP SUMMARY

<b>FMP SUMMARY</b>	<b>ORIGINAL FMP, JULY 2004</b>		<b>DECEMBER 2005</b>		<b>JULY 2007</b>	
	<b>SQ. FT.</b>	<b>\$</b>	<b>SQ. FT.</b>	<b>\$</b>	<b>SQ. FT.</b>	<b>\$</b>
<b>PMC WEST</b>	<b>822,552</b>	<b>\$531</b>	<b>755,000</b>	<b>\$690</b>	<b>735,414</b>	<b>\$773</b>
<b>POMERADO PHASE 2</b>	<b>224,184</b>	<b>\$139</b>	<b>230,117</b>	<b>\$190</b>	<b>172,278</b>	<b>\$176</b>
<b>PMC EAST</b>	<b>131,928</b>	<b>\$73</b>	<b>131,928</b>	<b>\$93</b>		<b>\$21</b>
<b>SATELLITE CLINICS</b>		<b>\$10</b>		<b>\$10</b>		<b>\$13</b>
<b>TOTAL</b>		<b>\$753</b>		<b>\$983</b>		<b>\$983</b>

# PMC WEST SUMMARY

PMC WEST	ORIGINAL FMP, JULY 2004		DECEMBER 2005		JULY 2007	
	SQ. FT.	\$	SQ. FT.	\$	SQ. FT.	\$
HOSPITAL		\$407		\$589		\$712
FINISHED	596,674		637,000		638,940	
SHELLED	75,114		88,000		85,320	
HOSP. SUPPORT BLDG	130,298	\$55				
CENTRAL PLANT	20,466	\$41	30,000	\$56		
CP DESIGN, GRADING		included		included		\$14
PARKING & SITE WORK		\$28		\$32		\$34
CITY IMPROVEMENTS				\$13		\$13
<b>TOTALS</b>	<b>822,552</b>	<b>\$531</b>	<b>755,000</b>	<b>\$690</b>	<b>724,260</b>	<b>\$773</b>

# POMERADO SUMMARY

<b>POMERADO - PHASE 2</b>	<b>ORIGINAL FMP, JULY 2004</b>		<b>DECEMBER 2005</b>		<b>JULY 2007</b>	
	<b>SQ. FT.</b>	<b>\$</b>	<b>SQ. FT.</b>	<b>\$</b>	<b>SQ. FT.</b>	<b>\$</b>
<b>HOSPITAL REMODEL</b>	<b>36,500</b>	<b>\$11</b>	<b>60,000</b>	<b>\$41</b>		<b>\$3</b>
<b>NEW TOWER</b>		<b>\$67</b>		<b>\$83</b>		<b>\$117</b>
<b>FINISHED</b>	<b>61,480</b>		<b>78,431</b>		<b>25,000</b>	
<b>SHELLED</b>	<b>59,047</b>		<b>57,541</b>		<b>126,264</b>	
<b>D&amp;T ADDITION (Connector)</b>	<b>24,422</b>	<b>\$19</b>	<b>26,331</b>	<b>\$30</b>	<b>13,200</b>	<b>*\$12</b>
<b>CENTRAL PLANT</b>	<b>5,000</b>	<b>\$11</b>	<b>7,814</b>	<b>\$16</b>	<b>7,814</b>	<b>\$17</b>
<b>LOX TANKS</b>						<b>\$1</b>
<b>CONDO OSP</b>	<b>37,735</b>	<b>\$18</b>				
<b>PARKING &amp; SITE WORK</b>		<b>\$13</b>		<b>\$20</b>		<b>\$26</b>
<b>TOTALS</b>	<b>224,184</b>	<b>\$139</b>	<b>230,117</b>	<b>\$190</b>	<b>172,278</b>	<b>\$176</b>

\* Phased based on timing and completion of connector to POP

# PMC EAST SUMMARY

PMC East	SQ. FT.	\$	SQ. FT.	\$	SQ. FT.	\$
MCLEOD	89,960	\$35	89,960	\$42		\$3
HOSPITAL ENTRY	3,400	\$12	3,400	\$14		?
HOSPITAL REMODEL	38,568	\$16	38,568	\$26		?
ADAMS		\$5		\$5		?
SITE & CENTRAL PLANT		\$5		\$6		?
WAREHOUSE 1						\$7
WAREHOUSE 2						\$5
CORAL BUILDING						\$5
FOURPLEX						\$1
<b>TOTALS</b>	<b>131,928</b>	<b>\$73</b>	<b>131,928</b>	<b>\$93</b>		<b>\$21</b>

? = Womens and childrens will remain

? = Recent legislative action may grant extension of seismic upgrades

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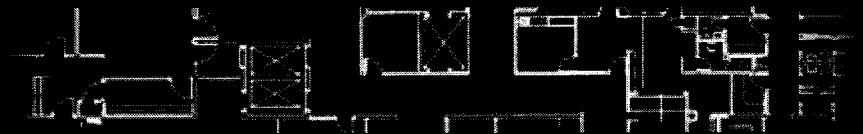
October 16, 2007  
PPH RAMONA SPACE LITE FACILITY

CHILD S MASCARI WARNER  
architects



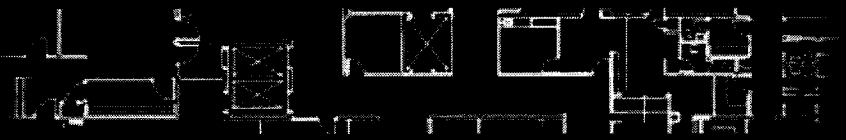
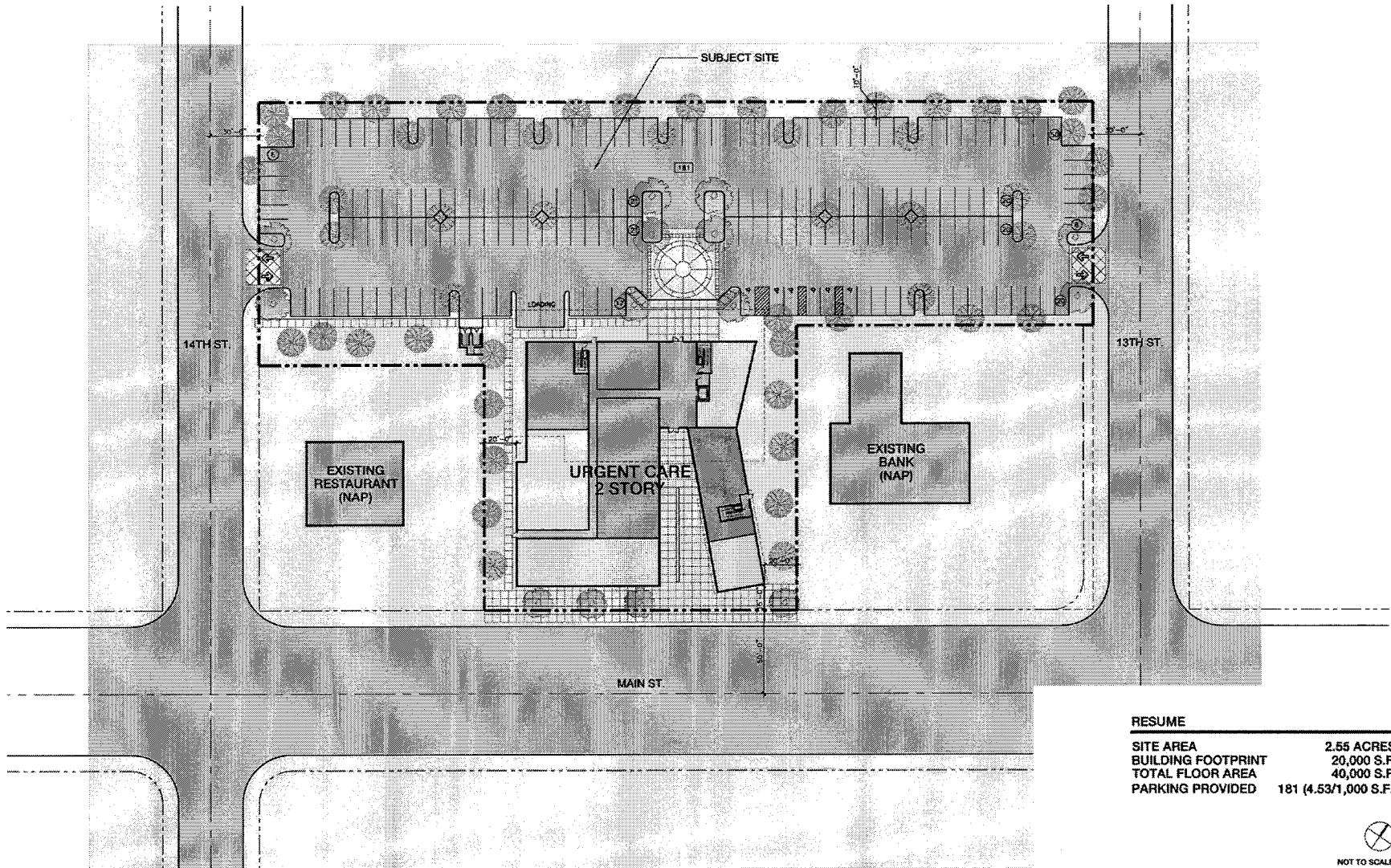
# BUILDING DESIGN INSPIRATIONS

- **WINERIES AND VINEYARDS**
- **CONTEMPORARY INTERPRETATION OF THE RANCH STYLE**
- **HOSPITALITY INSPIRED**
- **BUILDING MATERIALS: STONE MASS WALLS, METAL ROOF, WOOD RAFTERS AND EAVES, WARM PAINT COLORS**
- **GREEN BUILDINGS**
- **WATER FEATURES**
- **LANDSCAPE – GARDENS, ORCHARDS, AND COURTYARDS**
- **RETAIL MAINTAINED ALONG MAIN STREET**
- **TWO STORIES**

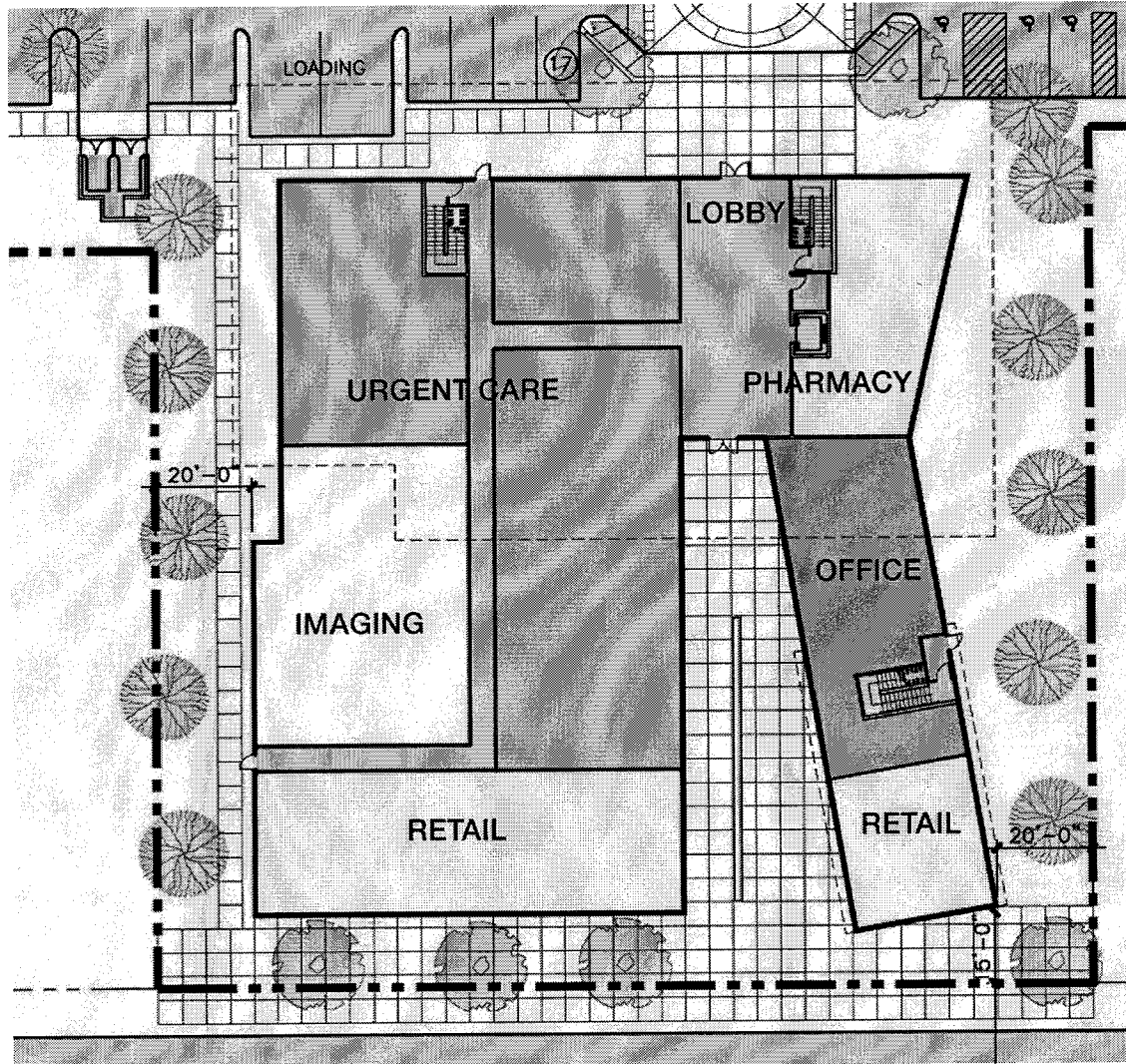




# Site Plan



# FLOOR PLAN



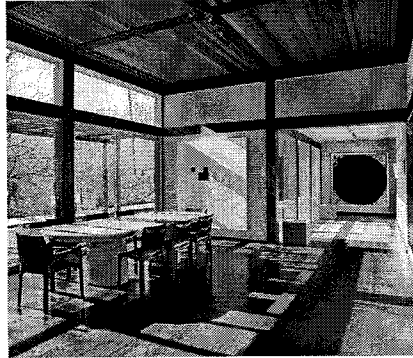
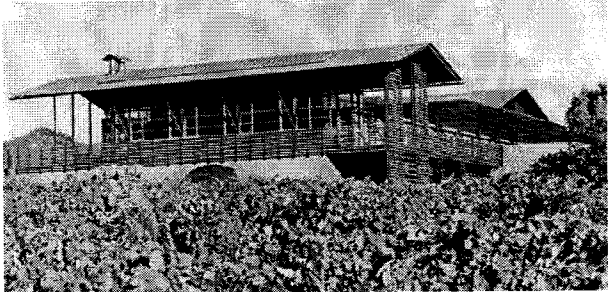
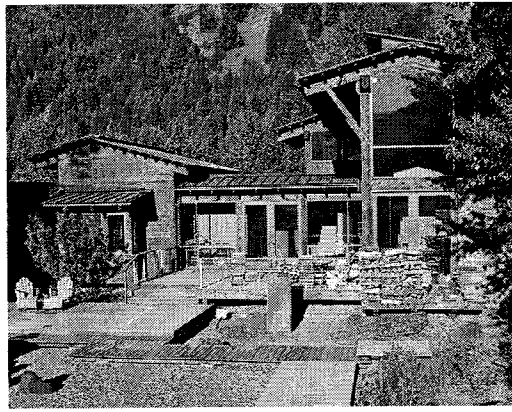
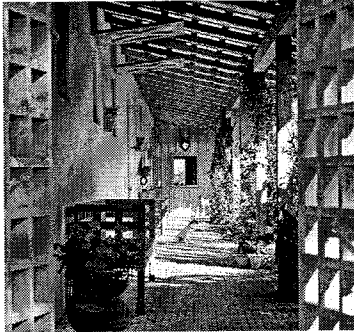
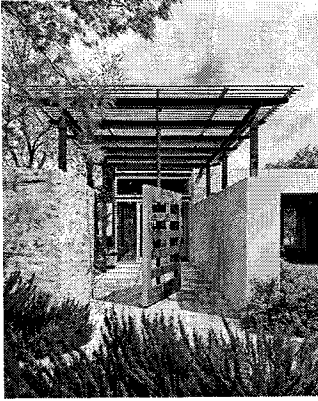
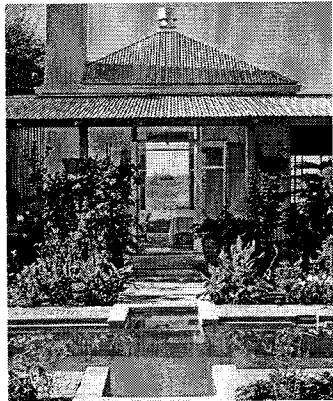
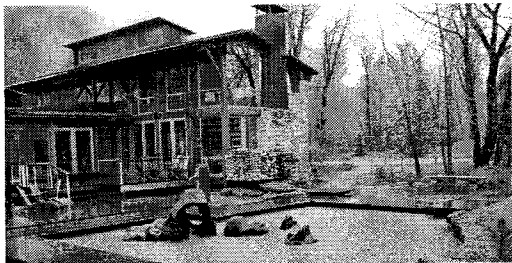
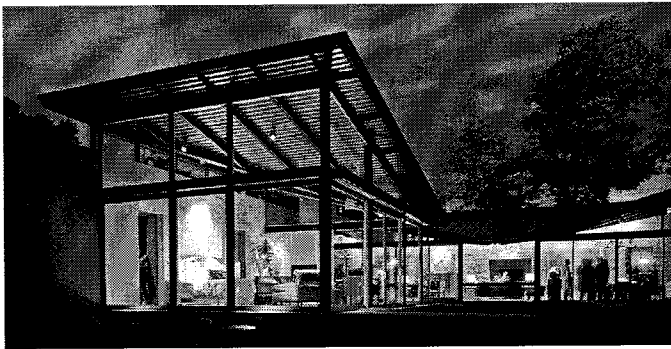
RESUME	
LOBBY	1,276 SF
URGENT CARE	7,308 SF
IMAGING	3,361 SF
PHARMACY	1,315 SF
OFFICE	2,136 SF
RETAIL	3,530 SF
CIRCULATION	1,074 SF
<b>FIRST FLOOR</b>	<b>20,000 SF</b>
<b>SECOND FLOOR</b>	<b>20,000 SF</b>
<b>TOTAL BUILDING AREA</b>	<b>40,000 SF</b>



NOT TO SCALE



# INSPIRATION IMAGES

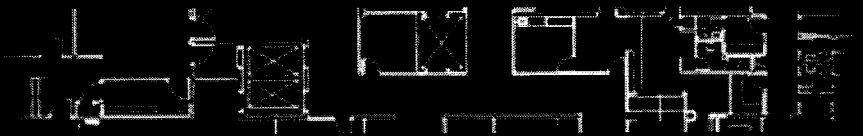
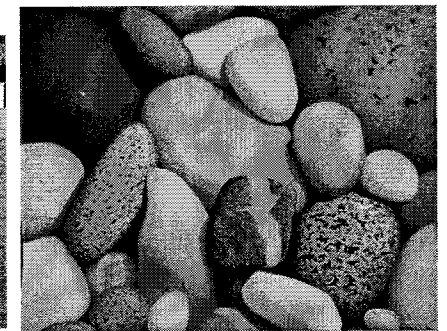
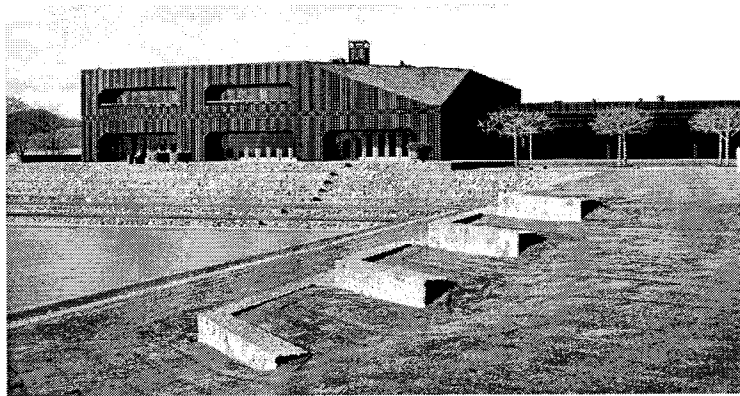
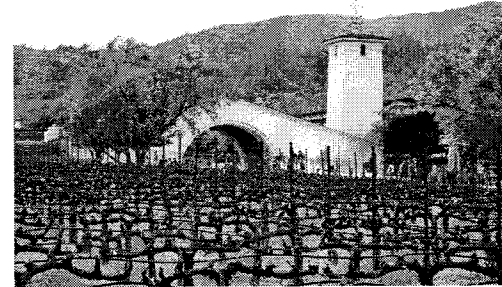
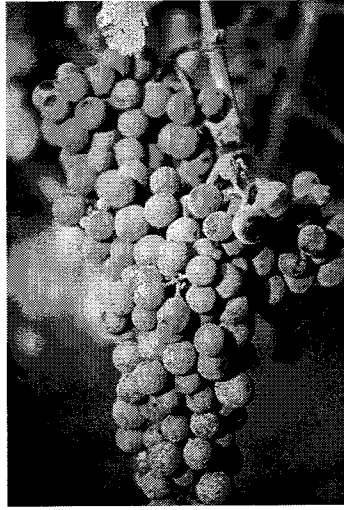
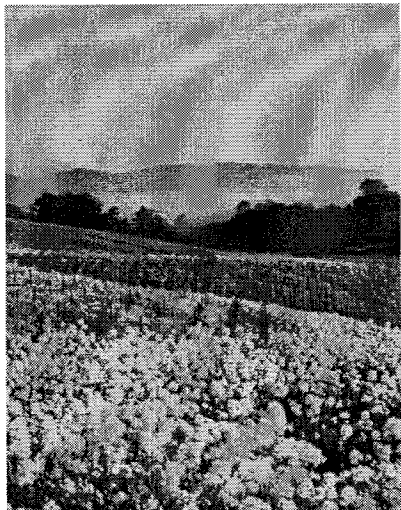


CHILDS MASCARI WARNER  
architects

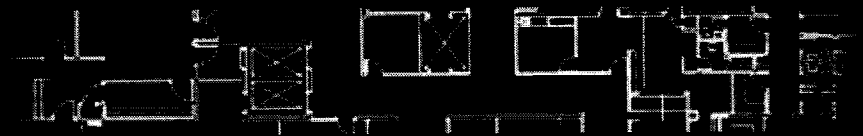
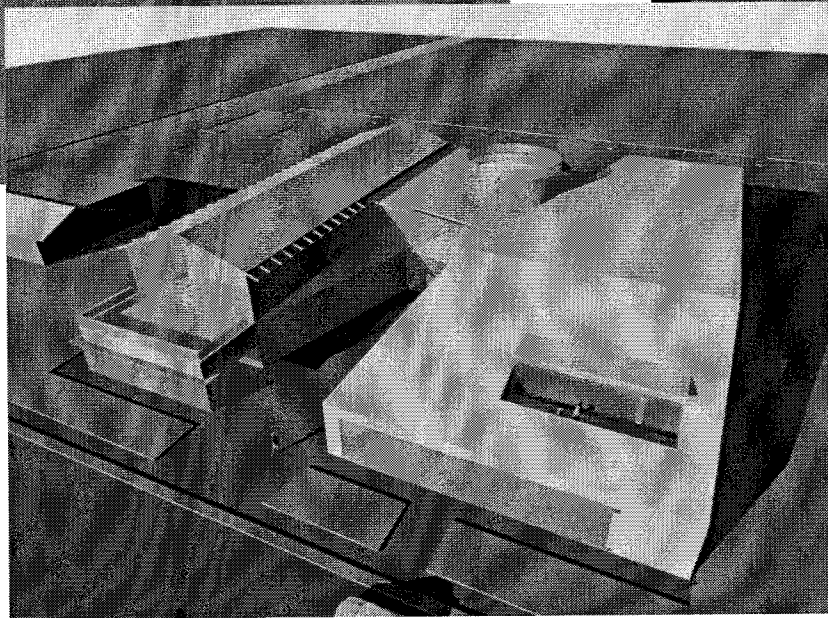
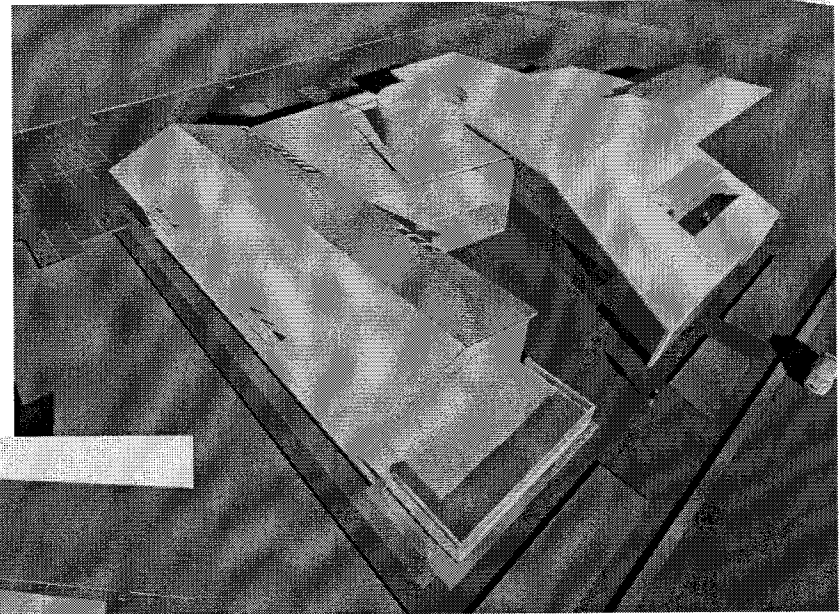
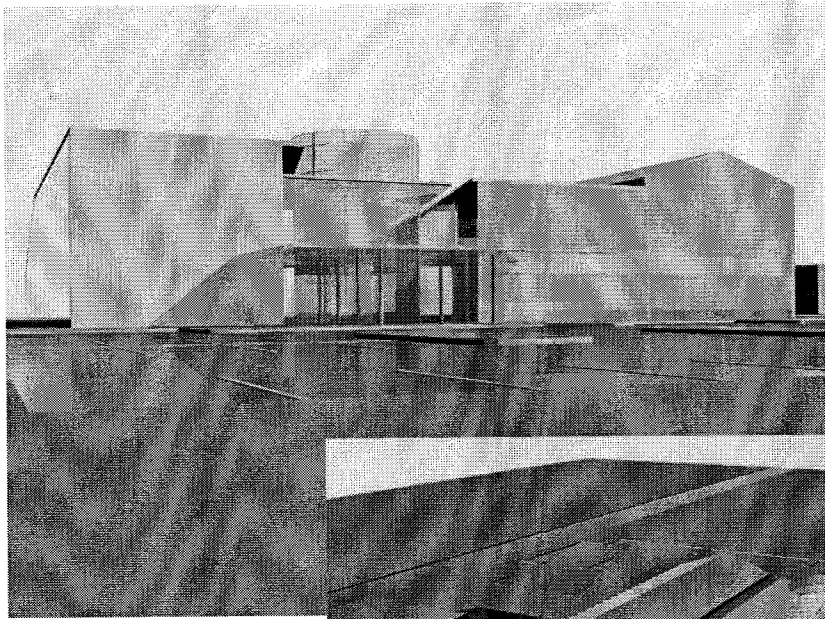




# INSPIRATION IMAGES

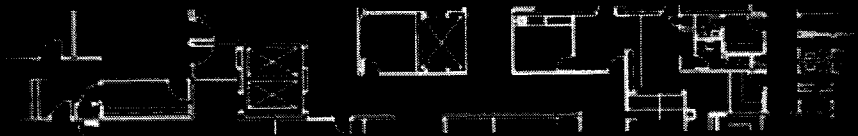
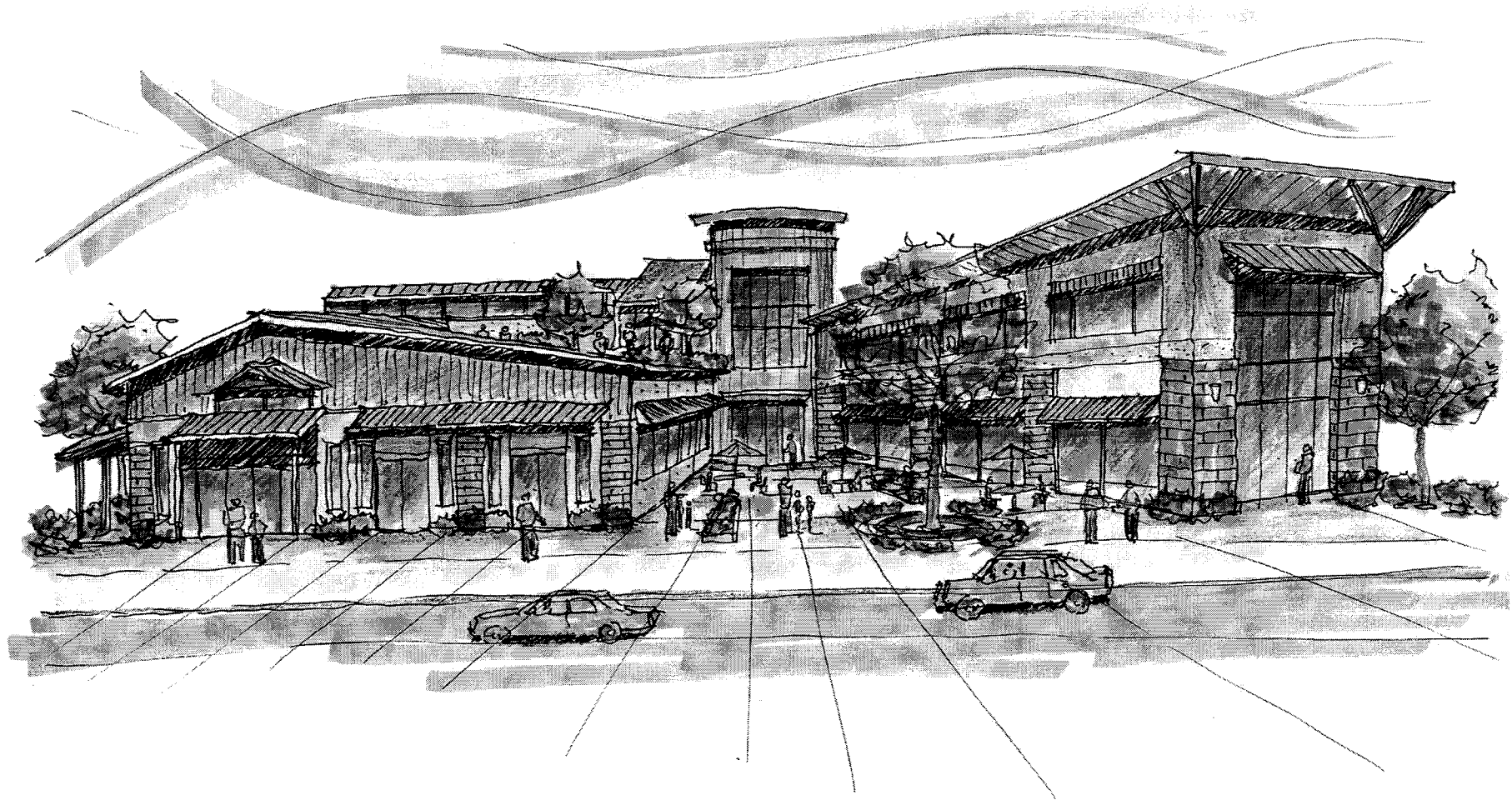


# 3D MASSING STUDY

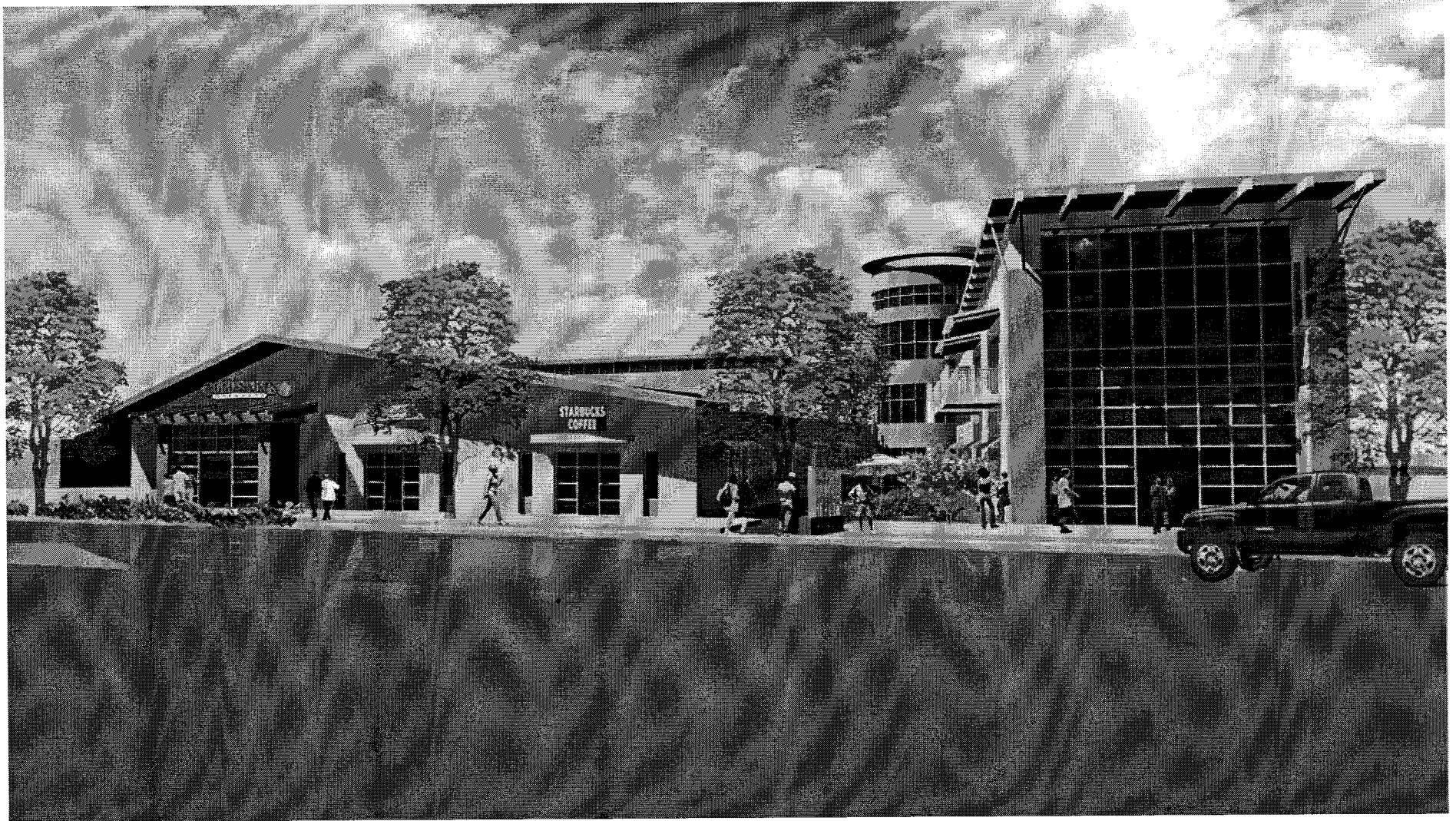




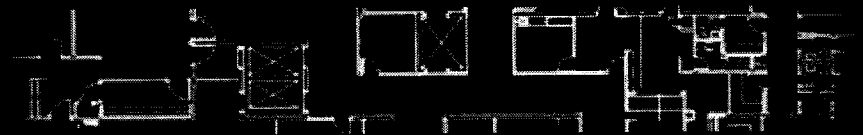
# CONCEPT SKETCH – MAIN STREET



# MAIN STREET STUDY II

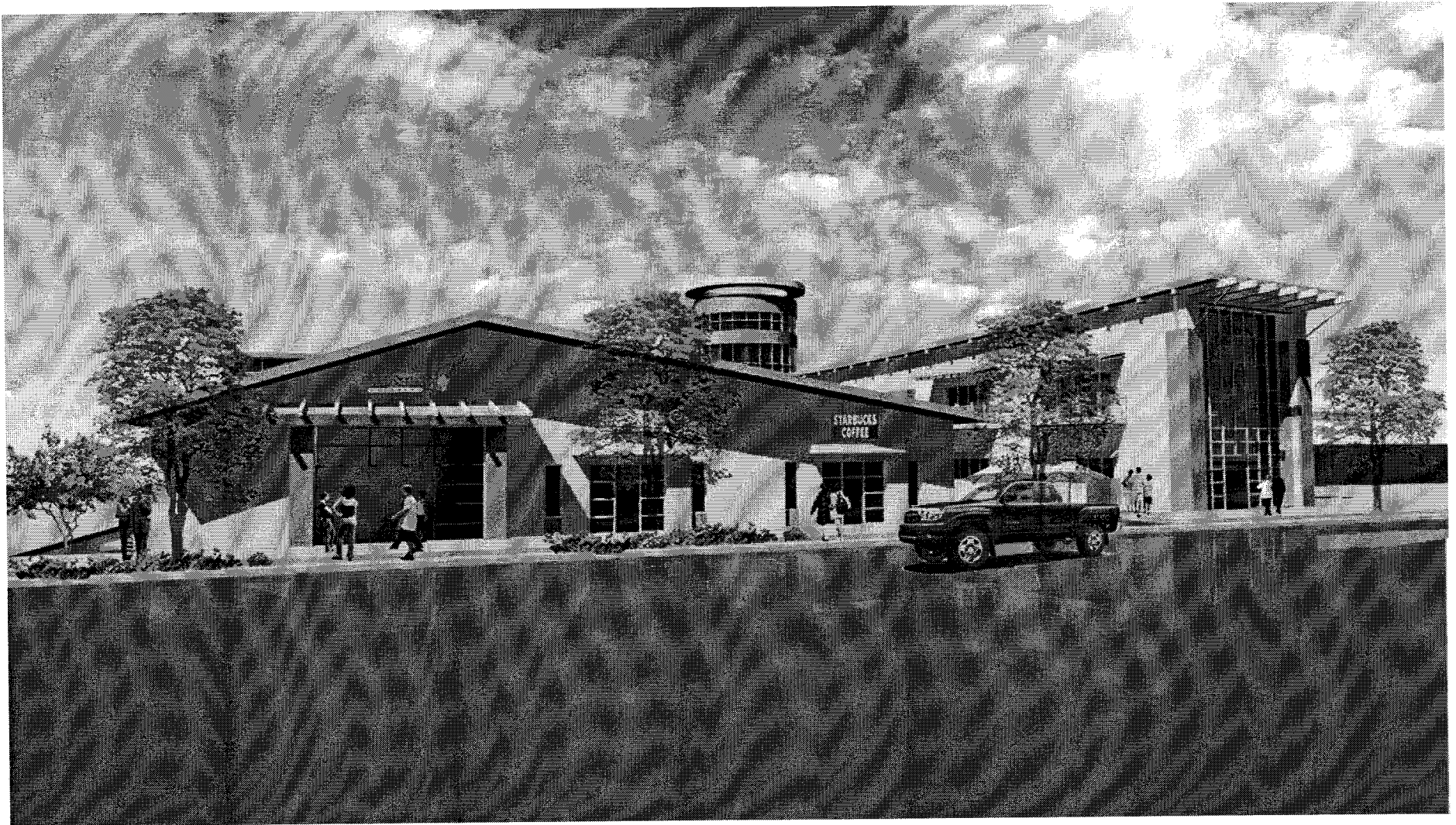


CHILDS MASCARI WARNER  
architects

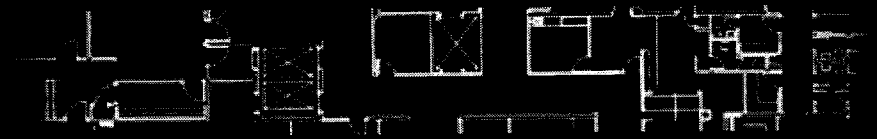




# MAIN STREET STUDY III



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architects



# Rancho Penasquitos Update

Engagement Update

Returning back to City of San Diego 1/07

Planning group meeting 3/08

Planning Commission 5/08

City Council 8/08

# Rancho Penasquitos Update

Developer Selection Schedule

Release RFP for development services – 10/07

Local Rules House to EPH – 11/07

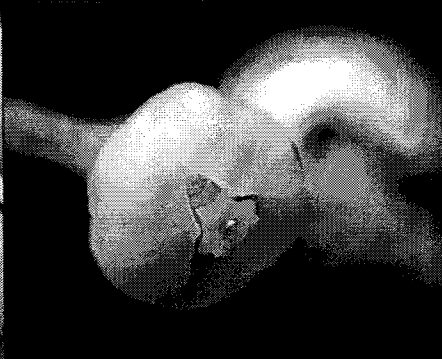
Finalize developer interviews – 12/07

Develop selection criteria – 1/08



PALOMAR  
POMERADO  
HEALTH

SPECIALIZING IN YOU



rebirth

EAST CAMPUS MASTER PLAN  
ESCONDIDO, CALIFORNIA

CHILDS MASCARI WARNER  
architects

3	OVERVIEW
4	ARIAL VIEW
5	DOWNTOWN SPECIFIC PLAN AREA (SPA) DISTRICTS
6	DOWNTOWN RESIDENTIAL ZONING
7	EXISTING BUILDING HEIGHT LIMITS IN THE DOWNTOWN
8	EXISTING TRAFFIC FLOW
9	EXISTING MASTER SITE PLAN
10	PROPOSED MASTER SITE PLAN
11	PROPOSED FLOOR PLANS
12	PROPOSED PROGRAM SUMMARY
13-17	SECTIONS
18	EXISTING CAMPUS BREAKDOWN
19	PROPOSED CAMPUS BREAKDOWN
20	PROPOSED McLEOD TOWER RENOVATION and CAMPUS ENTRANCE
21	PROPOSED McLEOD TOWER ENTRANCE
22	PROPOSED RESIDENTIAL and RETAIL PLAZA
23	PROPOSED RETAIL PLAZA
24	PROPOSED RESIDENTIAL HOUSING
25	PROPOSED MOB: PPH ADMIN and PARKING STRUCTURE
26	PROPOSED MOB: PPH ADMIN COURTYARD
27	TIMELINE OF PROGRESSION

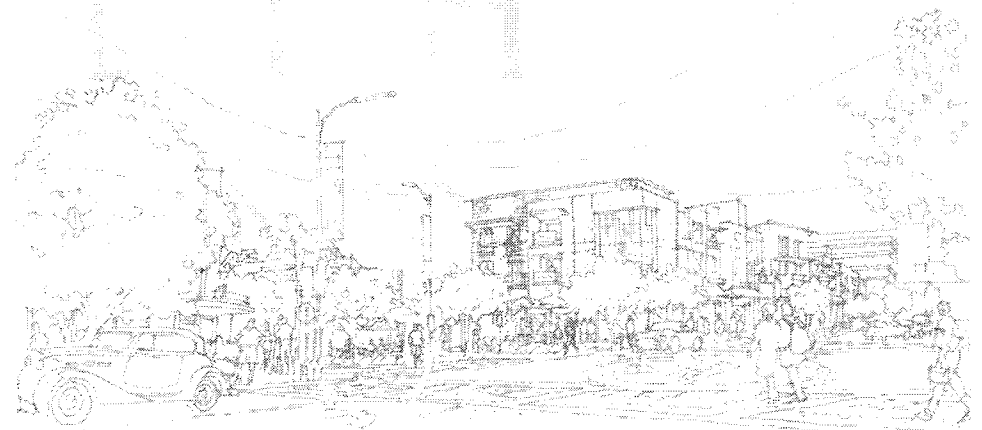
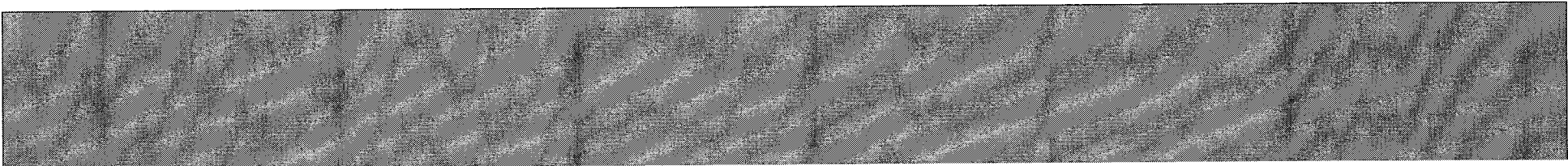


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**Palomar Pomerado Health Mission Statement:**

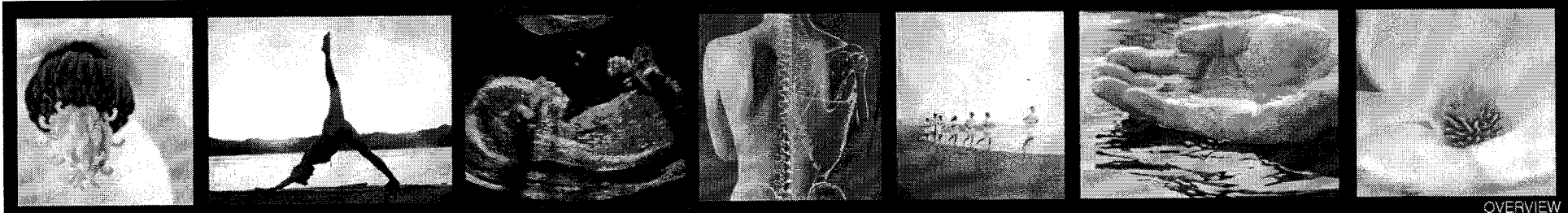
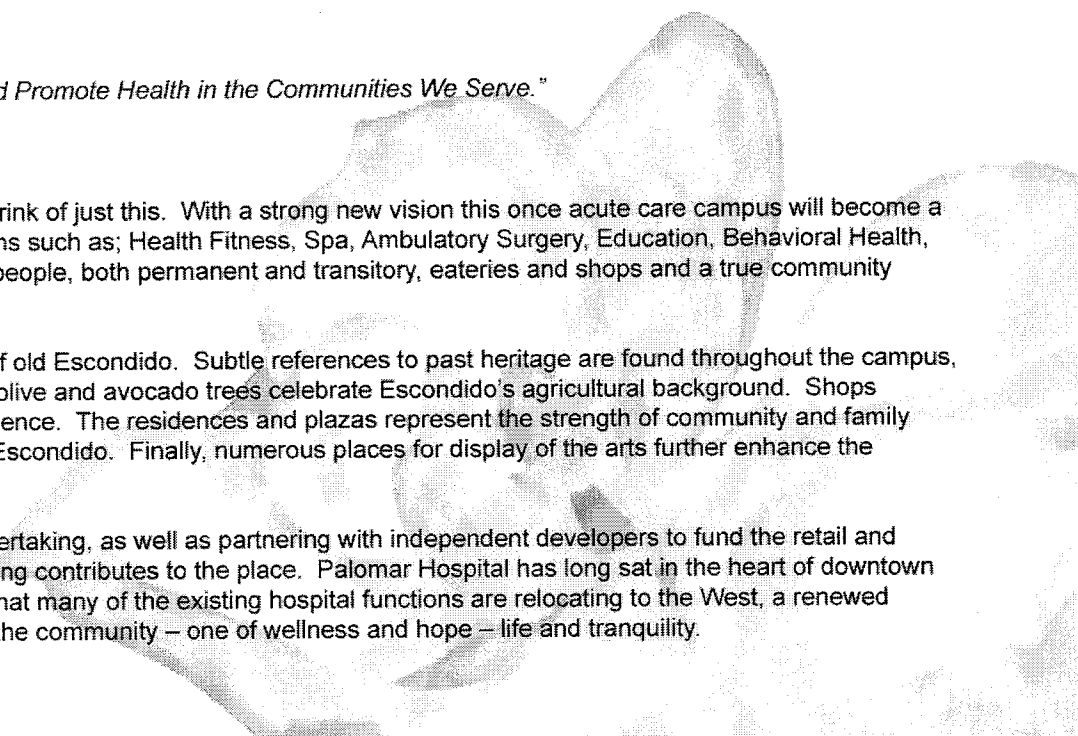
*"The Mission of Palomar Pomerado Health is to Heal, Comfort and Promote Health in the Communities We Serve."*

**Designers Thoughts:**

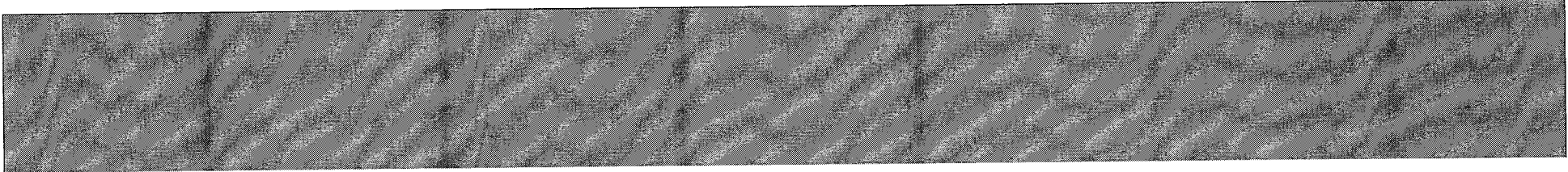
Rebirth – the act of becoming anew. Palomar Hospital is on the brink of just this. With a strong new vision this once acute care campus will become a center for wellness; a place that embraces health through programs such as; Health Fitness, Spa, Ambulatory Surgery, Education, Behavioral Health, Rehabilitation and Oncology. Combine this with places to house people, both permanent and transitory, eateries and shops and a true community center will bloom.

The proposed Master Plan concept abstracts from the traditions of old Escondido. Subtle references to past heritage are found throughout the campus, via landscape and architectural design. Groves of walnut, citrus, olive and avocado trees celebrate Escondido's agricultural background. Shops and eateries face the streets, continuing the Grand Avenue experience. The residences and plazas represent the strength of community and family prevalent, not only in the past but also the present for the City of Escondido. Finally, numerous places for display of the arts further enhance the wellness campus, as well as the downtown area.

Revitalizing the existing buildings brings economy to such an undertaking, as well as partnering with independent developers to fund the retail and housing components. Opportunity to incorporate affordable housing contributes to the place. Palomar Hospital has long sat in the heart of downtown Escondido watching over its people with a quaint prestige. Now that many of the existing hospital functions are relocating to the West, a renewed energy will take its place, to provide an ever stronger mission for the community – one of wellness and hope – life and tranquility.











PROPOSED NEW PALOMAR  
POMERADO HEALTH  
MEDICAL CENTER

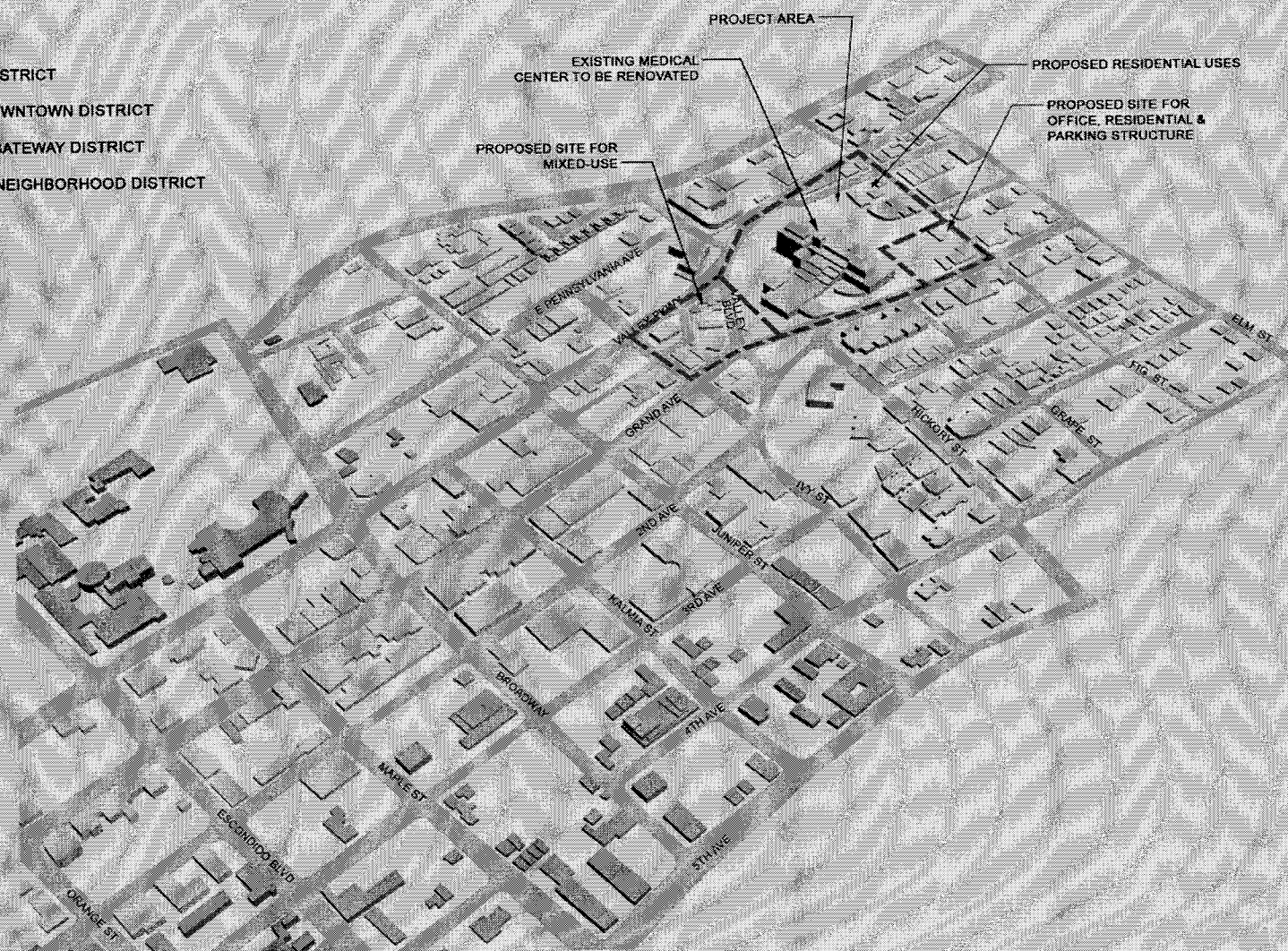
Approximately 2.2 miles

EXISTING PALOMAR  
MEDICAL CENTER  
"EAST CAMPUS"









# LEGEND

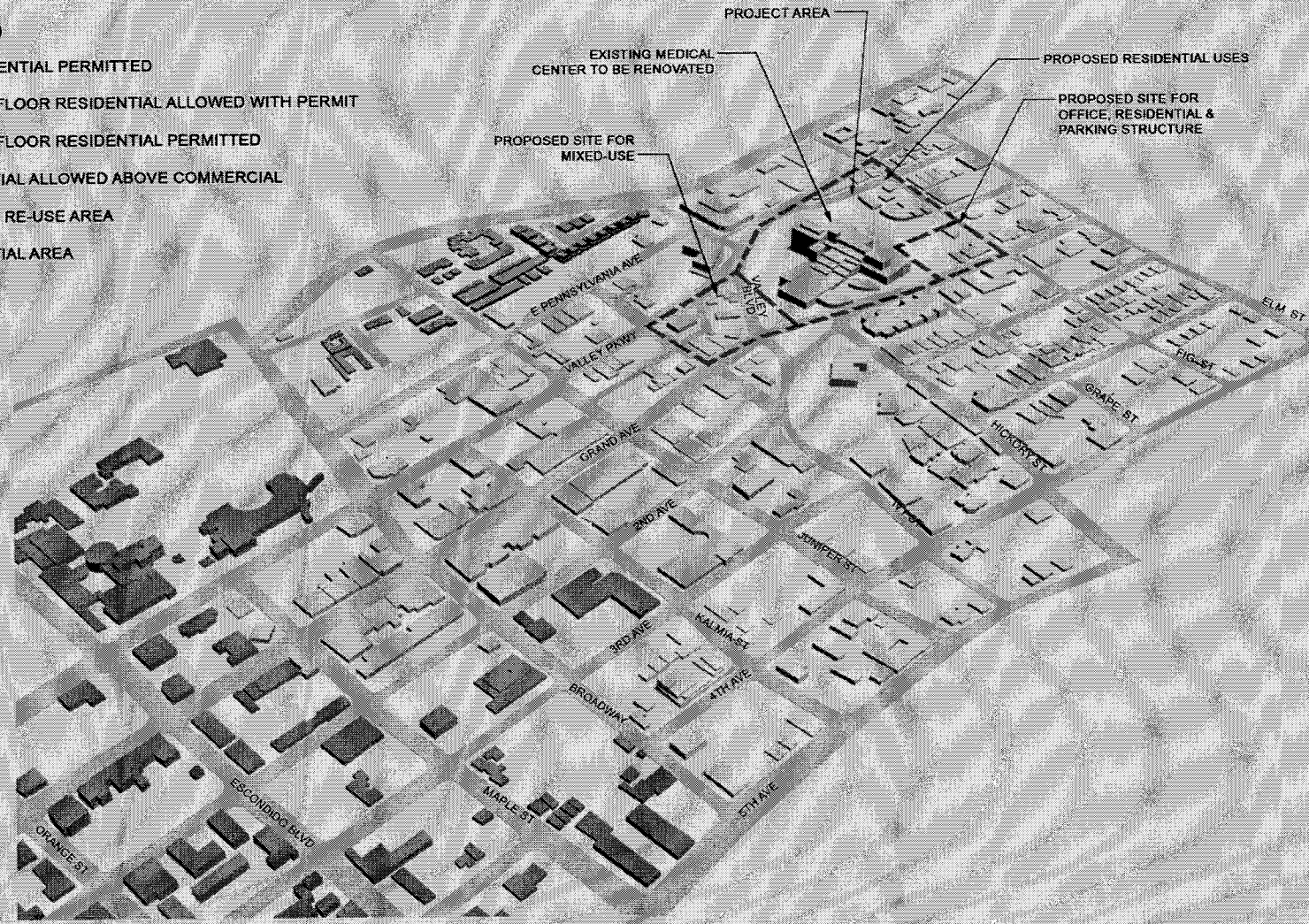
-  PARKVIEW DISTRICT
-  HISTORIC DOWNTOWN DISTRICT
-  SOUTHERN GATEWAY DISTRICT
-  GREEKSIDE NEIGHBORHOOD DISTRICT





# LEGEND







-  NO RESIDENTIAL PERMITTED
-  GROUND FLOOR RESIDENTIAL ALLOWED WITH PERMIT
-  GROUND FLOOR RESIDENTIAL PERMITTED
-  RESIDENTIAL ALLOWED ABOVE COMMERCIAL
-  ADAPTIVE RE-USE AREA
-  RESIDENTIAL AREA

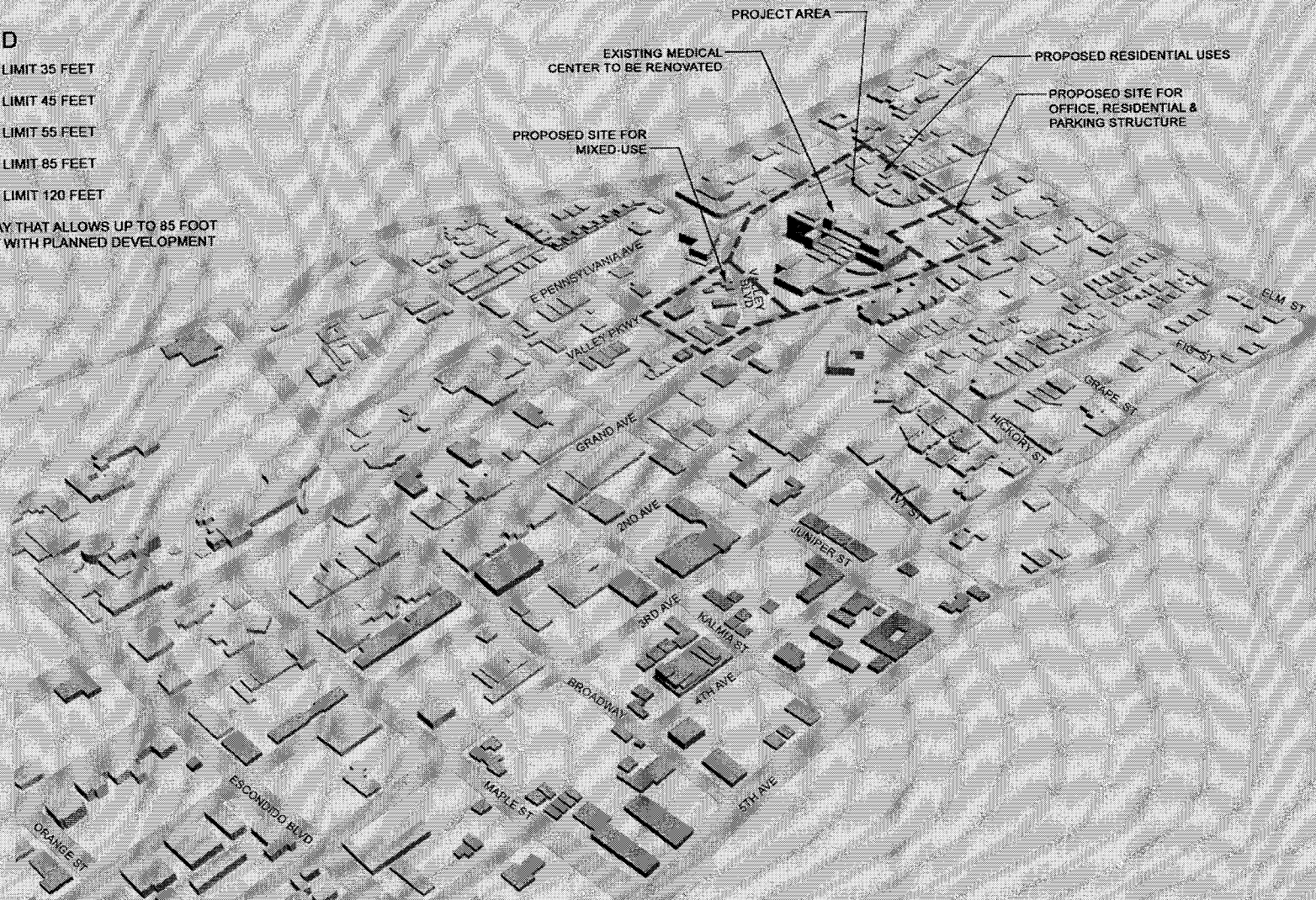


DOWNTOWN RESIDENTIAL ZONING



**LEGEND**



-  HEIGHT LIMIT 35 FEET
-  HEIGHT LIMIT 45 FEET
-  HEIGHT LIMIT 55 FEET
-  HEIGHT LIMIT 85 FEET
-  HEIGHT LIMIT 120 FEET
-  OVERLAY THAT ALLOWS UP TO 85 FOOT HEIGHT WITH PLANNED DEVELOPMENT

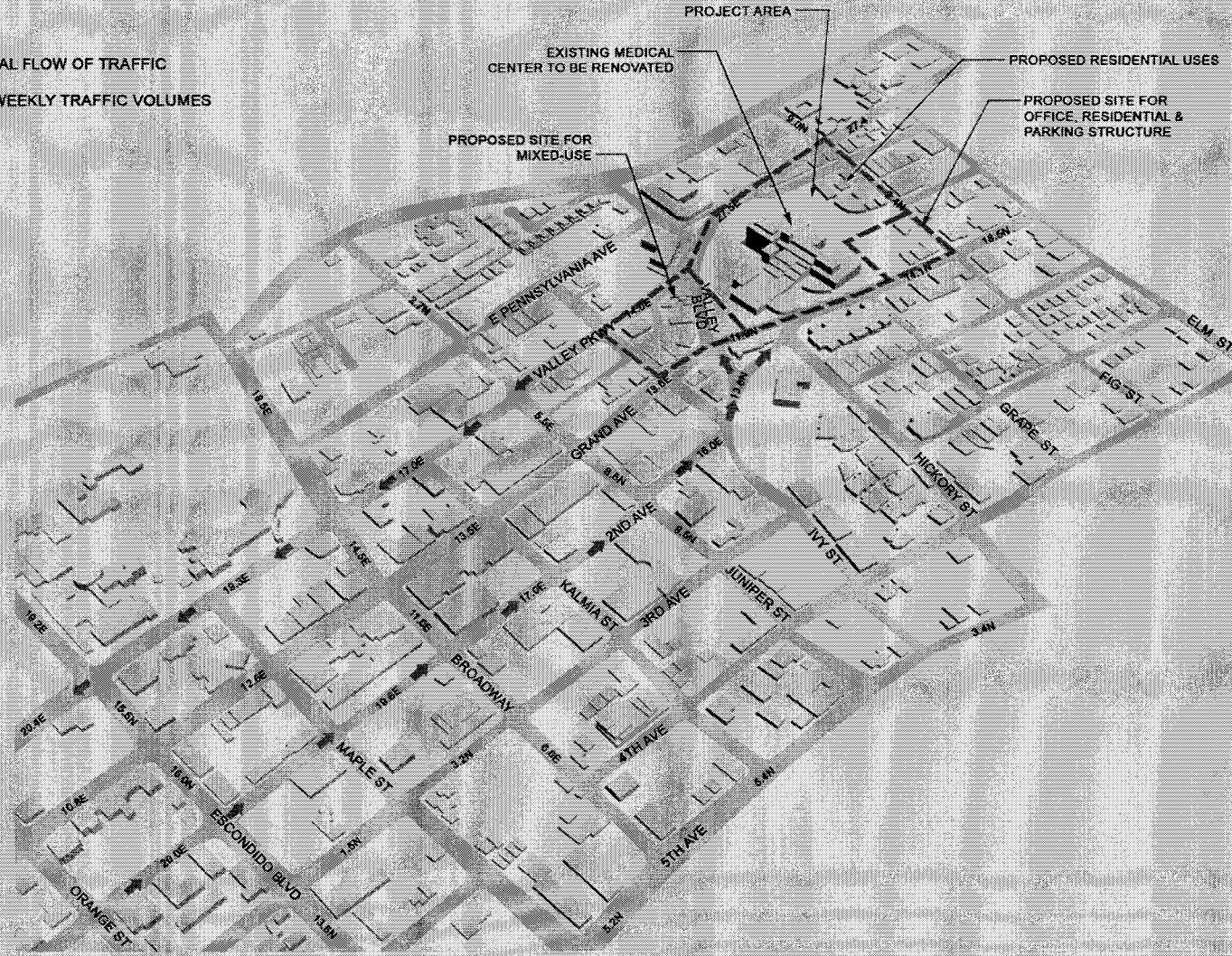


EXISTING BUILDING HEIGHT LIMITS IN THE DOWNTOWN

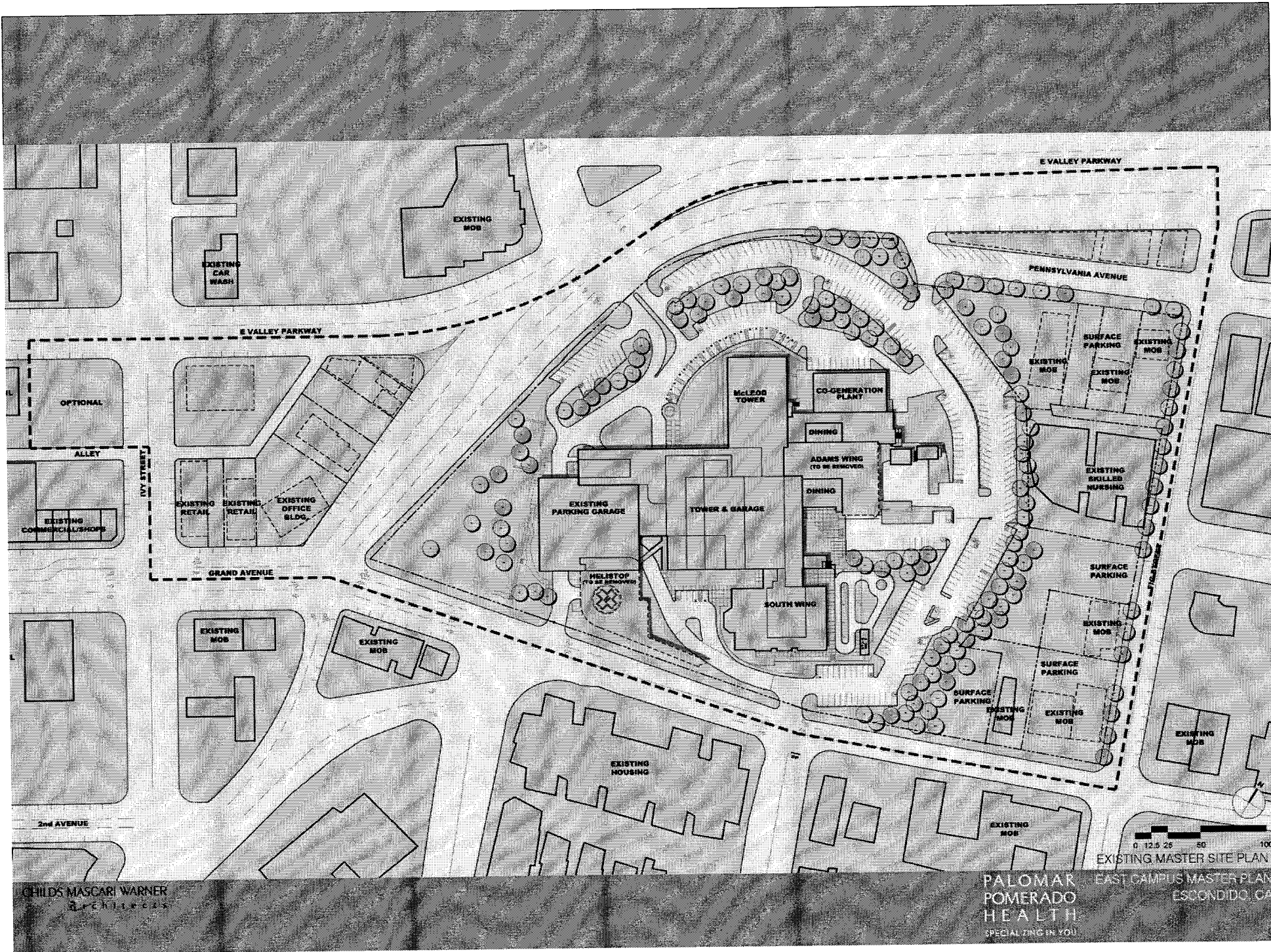


# LEGEND

-  ONE WAY DIRECTIONAL FLOW OF TRAFFIC
-  EXISTING AVERAGE WEEKLY TRAFFIC VOLUMES (IN THOUSANDS)







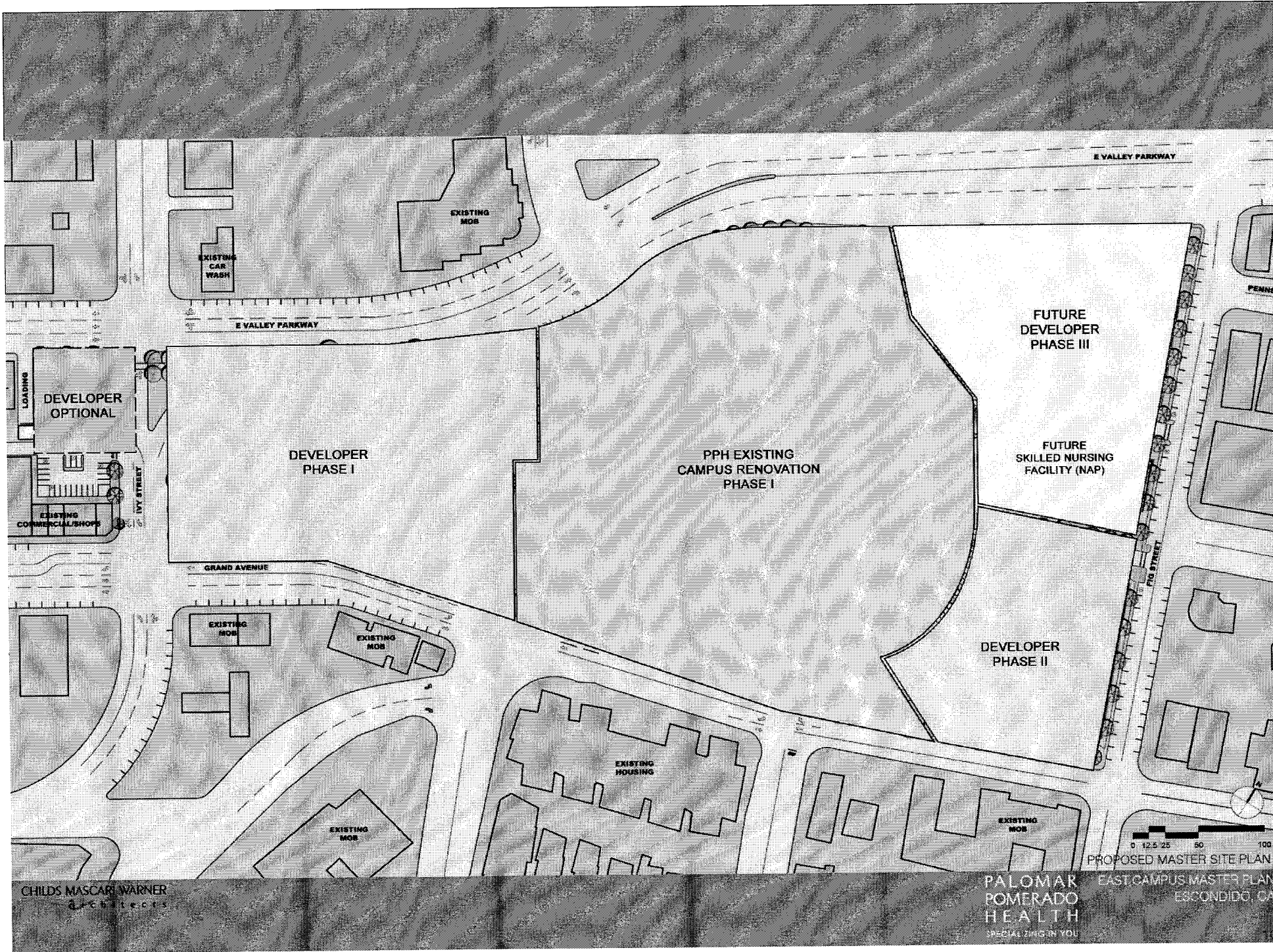
CHILD'S MASCARI WARNER  
ARCHITECTS

PALOMAR  
POMERADO  
HEALTH  
SPECIAL ZINC IN YOU

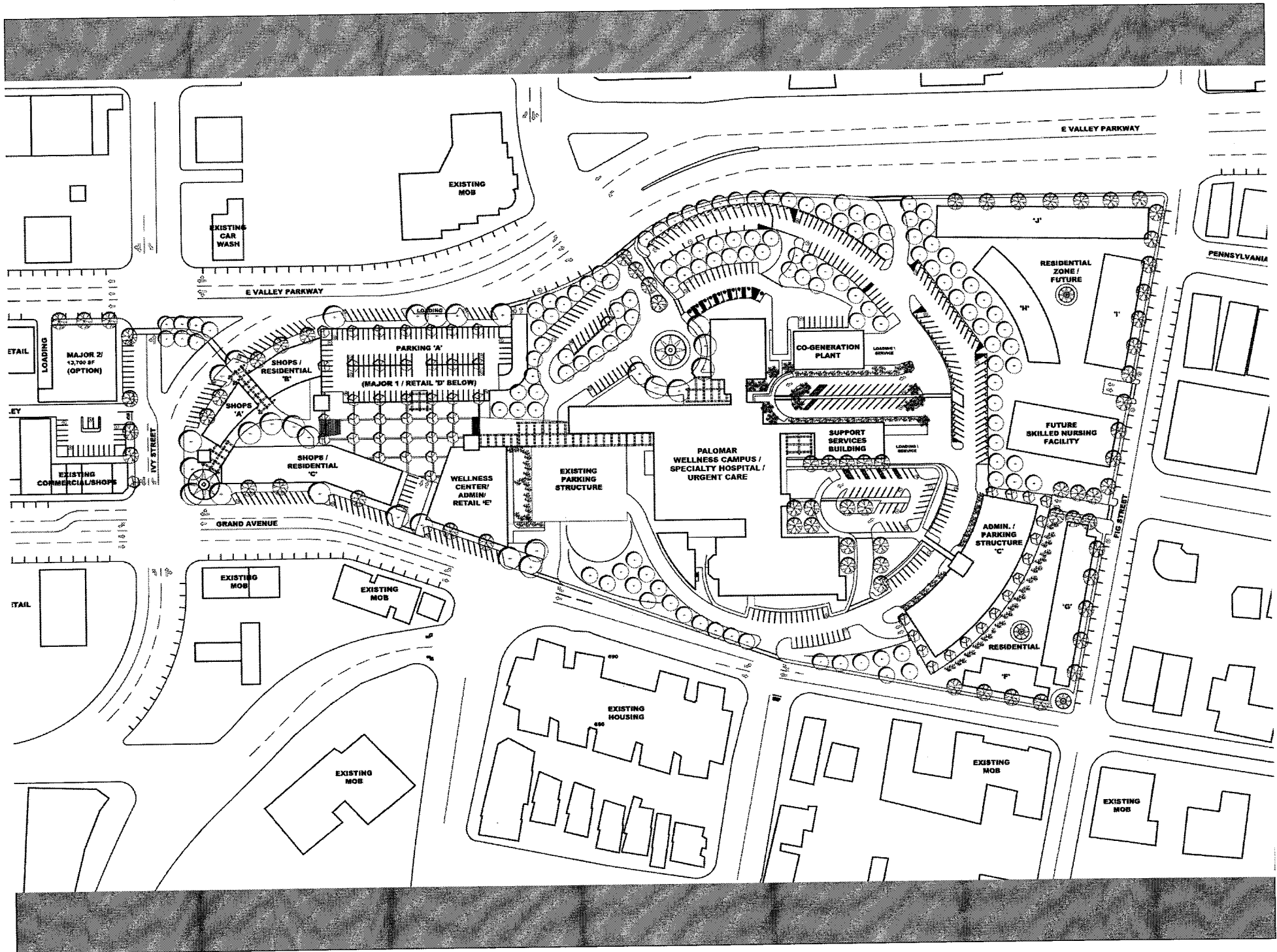
EXISTING MASTER SITE PLAN

EAST CAMPUS MASTER PLAN  
ESCONDIDO, CA









**MIXED-USE ZONE (Phase I)**

SITE AREA = 4.22 ACRES

USES	UNITS	AREA	PARKING REQUIRED	BASIS
Shops 'A'		3,900	16	1/250
Shops 'B'		6,575	26	1/250
Residential 'B'	8	6,575	14	(1 3/4)/2-bed unit
Shops 'C'		17,260	69	1/250
Residential 'C'	43	34,520	75	(1 3/4)/2-bed unit
Shops 'D'		15,925	64	1/250
Shops 'E'		7,850	31	
Major 1		20,000	80	1/250
Major 2 'Option'		13,700	55	1/250
<b>SUBTOTALS</b>	<b>51</b>	<b>126,305</b>	<b>430</b>	<b>REQUIRED</b>

**MEDICAL OFFICE BUILDING / ADMIN. OFFICES (Phase II)**

FLOOR	DEPARTMENT	AREA	PARKING REQUIRED	BASIS
First-Third Floor	MOB or Admin. Offices	112,500	563	1/200
<b>SUBTOTALS</b>		<b>112,500</b>	<b>563</b>	<b>REQUIRED</b>

**RESIDENTIAL ZONE (Phase II)**

FLOOR	UNITS	AREA	PARKING REQUIRED	BASIS
F - 3-Stories	21	17,010	37	(1 3/4)/2-bed unit
G - 3-Stories	46	36,960	80	(1 3/4)/2-bed unit
<b>SUBTOTAL</b>	<b>67</b>	<b>53,970</b>	<b>117</b>	
<b>TOTALS</b>	<b>118</b>	<b>292,775</b>	<b>1110</b>	<b>REQUIRED</b>

**FUTURE RESIDENTIAL & SKILLED NURSING FACILITY (Phase III)**

FLOOR	UNITS	AREA	PARKING REQUIRED	BASIS
H - 3-Stories	38	30,426	67	(1 3/4)/2-bed unit
I - 3-Stories	44	35,430	77	(1 3/4)/2-bed unit
J - 3-Stories	66	52,665	116	(1 3/4)/2-bed unit
Skilled Nursing Facility		40,800	136	1/300
<b>SUBTOTAL</b>	<b>148</b>	<b>159,321</b>	<b>396</b>	<b>REQUIRED</b>

**PARKING PROVIDED**

MIXED-USE ZONE		PARKING REQUIRED
Street Parking		86
Surface Parking (Includes Option)		28
Parking Structure 'A'		118
Parking Structure 'B'		50
PALOMAR MEDICAL CENTER, McLEOD, ONCOLOGY, MOB & RESIDENTIAL ZONE		PARKING REQUIRED
Street Parking		41
Surface Parking		293
Existing Parking Structure		657
Proposed Parking Structure 'C'		740
Future Res/SNF Parking (Phase III)		400
<b>TOTAL</b>		<b>2413</b>

**OPTIONAL PROGRAM COMPONENTS**

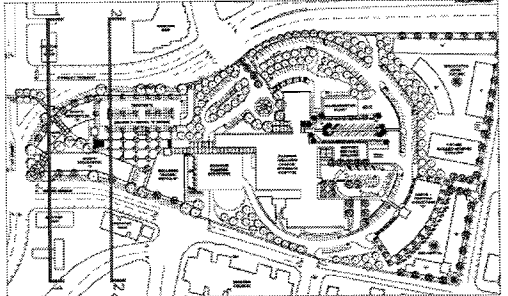
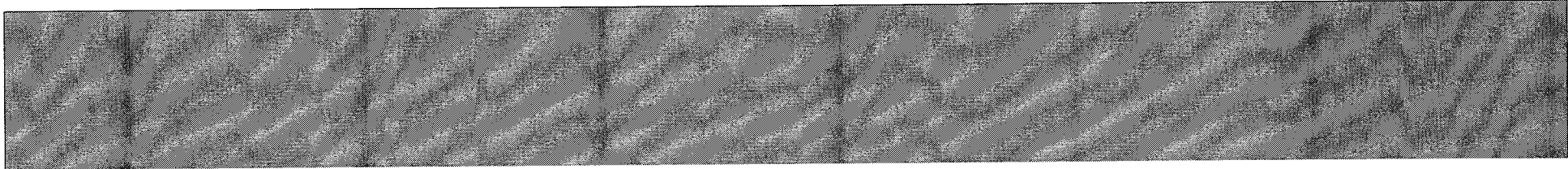
Alzheimer's Center  
 Women's Center  
 Neuroscience Center

**PALOMAR MEDICAL CENTER (Phase I)**

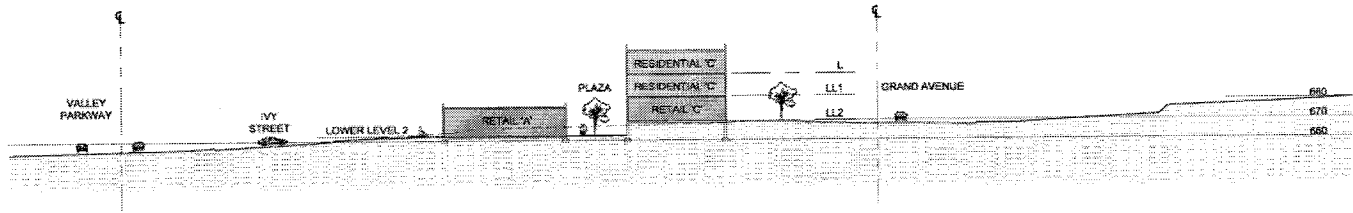
SITE AREA = 10.55 ACRES

FLOOR	DEPARTMENT	AREA	PARKING REQUIRED	BASIS
<b>Wellness Center</b>				
Lobby Level	Pool	10,000	34	1/300
First Floor		19,000	63	1/300
Second Floor		19,000	63	1/300
<b>SUBTOTAL</b>		<b>48,000</b>	<b>160</b>	
<b>McLeod Tower</b>				
Lobby	Conference	6,750	23	1/300
First Floor	No accommodations this level (vaulted ceilings)			
Second Floor	Hospital Admin.	8,075	27	1/300
Third Floor	Class Rms./Magnet School	8,075	27	1/300
Fourth Floor	Rehab/Surgery Admin.	8,075	27	1/300
Fifth Floor	Conference	8,075	27	1/300
Sixth Floor	O.P. Behavioral Health	8,075	27	1/300
Seventh Floor	Health Care Tower (10 Rooms)	8,075	10	1/room
Eighth Floor	Health Care Tower (10 Rooms)	8,075	10	1/room
Ninth Floor	Health Care Tower (10 Rooms)	8,075	10	1/room
<b>SUBTOTAL</b>		<b>71,350</b>	<b>188</b>	
<b>Main Tower</b>				
Lobby Level	Security Offices	2,600	9	1/300
	Health Care Tower Lobby/Registration	2,600	9	1/300
	Co-Gen			
First Floor	No accommodations this level (vaulted ceilings)			
Second Floor	Behavioral Health Lobby	1,120	4	1/300
	Health Care Tower Offices	1,320	4	1/300
Third Floor	Urgent Care	15,000	75	1/200
	Pharmacy	2,900	10	1/300
	Lab	2,700	9	1/300
	Food/Gift/Floral	3,000	12	1/250
	ASC/Rehab Lobby	2,250	8	1/300
	Spa	11,000	37	1/300
Fourth Floor	ASC/Surgery	24,250	98	1/300
Fifth Floor	Mechanical		36	(1 1/4)/bed
Sixth Floor	Adult Behavioral Health (29 Beds)	18,800	39	(1 1/4)/bed
Seventh Floor	Geriatric Behavioral Health (31 Beds)	11,900	39	(1 1/4)/bed
<b>SUBTOTAL</b>		<b>99,640</b>	<b>350</b>	
<b>Oncology Center</b>				
Third Floor	Oncology	23,000	115	1/200
	Cyberknife	3,050	15	1/200
Fourth Floor	Rehab Unit (26 Beds)	21,600	33	(1 1/4)/bed
<b>SUBTOTAL</b>		<b>47,650</b>	<b>163</b>	
<b>Hospital Service Building</b>				
Second Floor	Support Services	5,500	18	1/300
Third Floor	Cafeteria/Dining	6,600	22	1/300
<b>SUBTOTAL</b>		<b>12,100</b>	<b>40</b>	
<b>TOTALS</b>		<b>278,740</b>	<b>901</b>	
<b>TOTAL (COMPLETE PROGRAM)</b>		<b>717,136</b>	<b>2407 (REQUIRED)</b>	

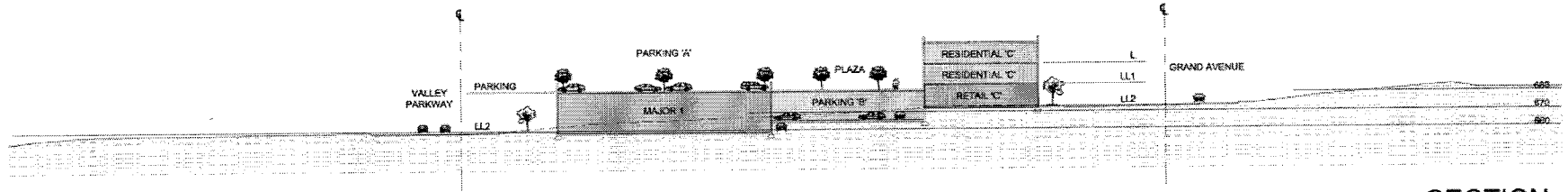
PROPOSED PROGRAM SUMMARY



KEY PLAN

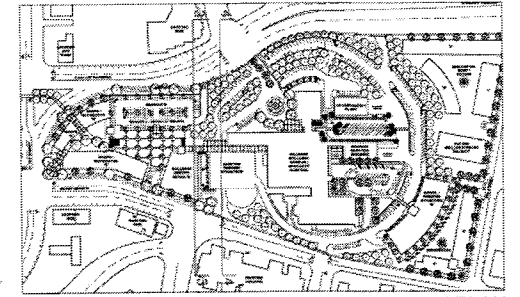
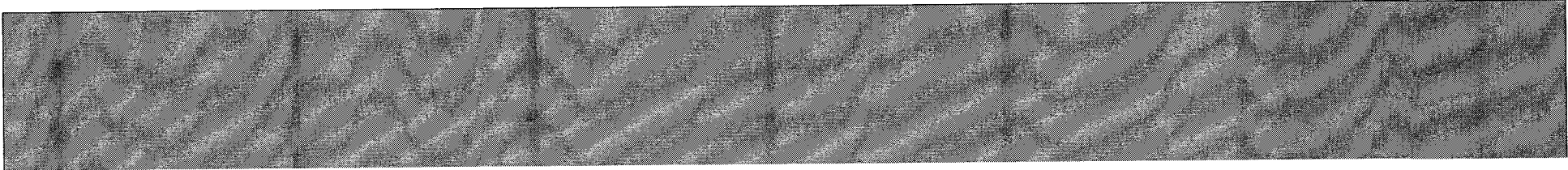


SECTION 1

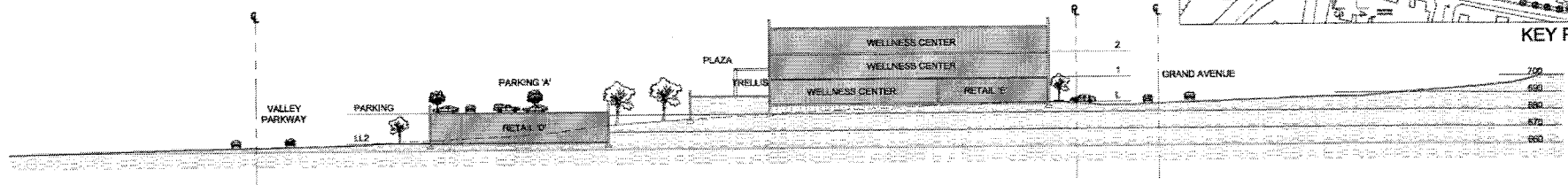


SECTION 2

SECTIONS

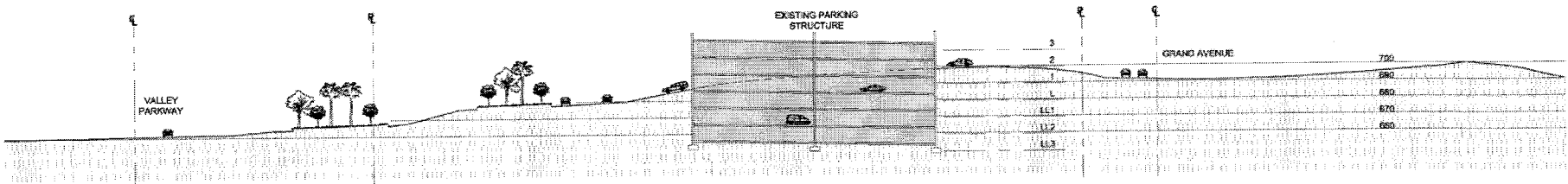


KEY PLAN



SECTION 3

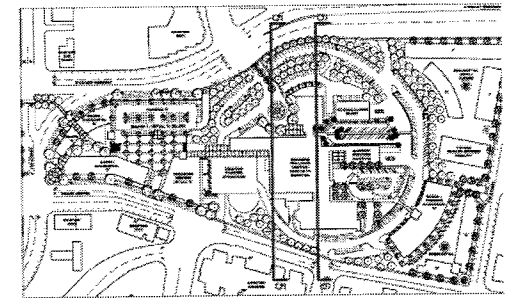
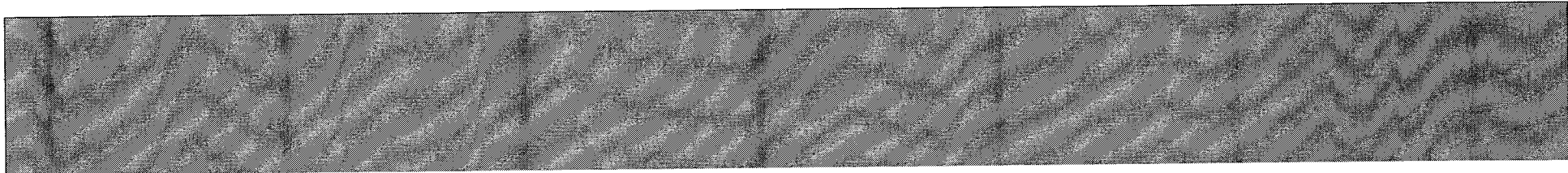
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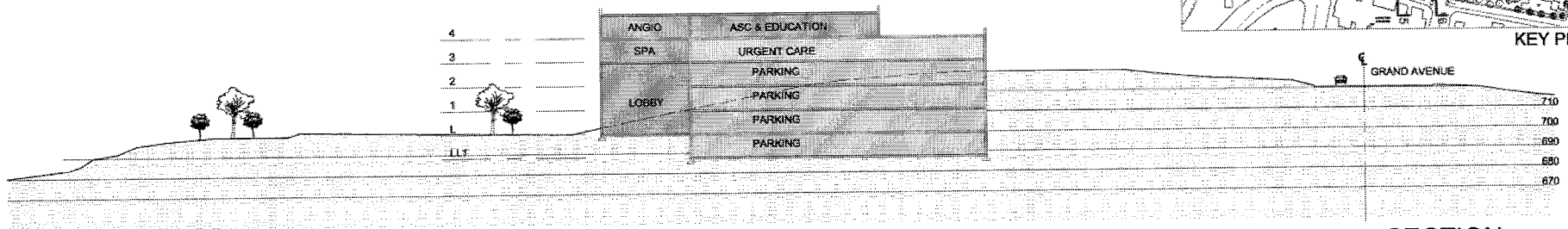
SECTION 4

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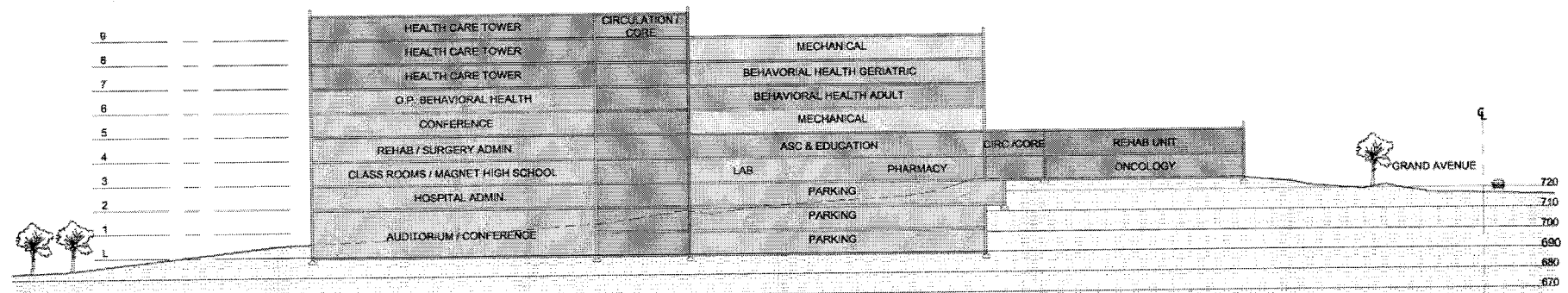




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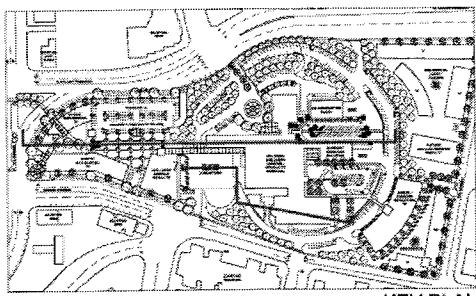
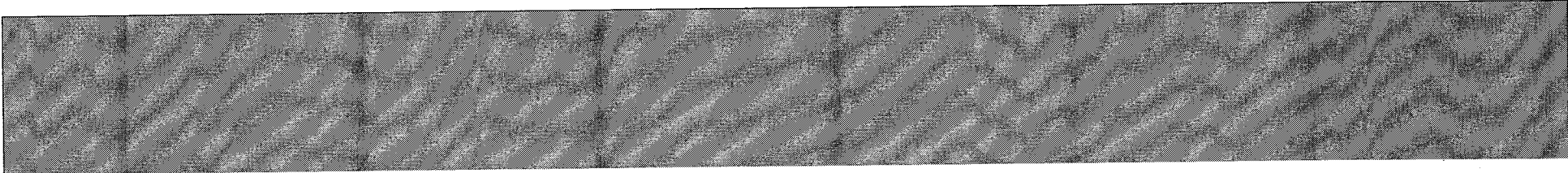


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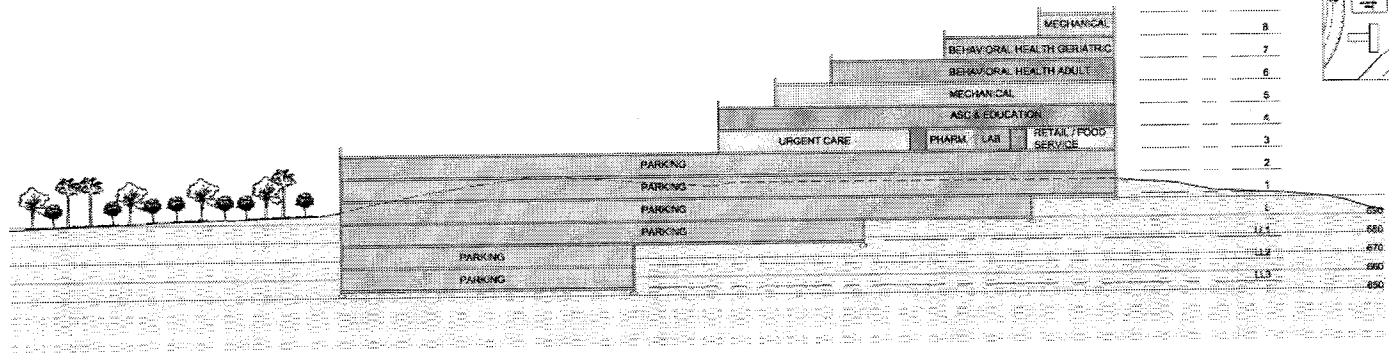


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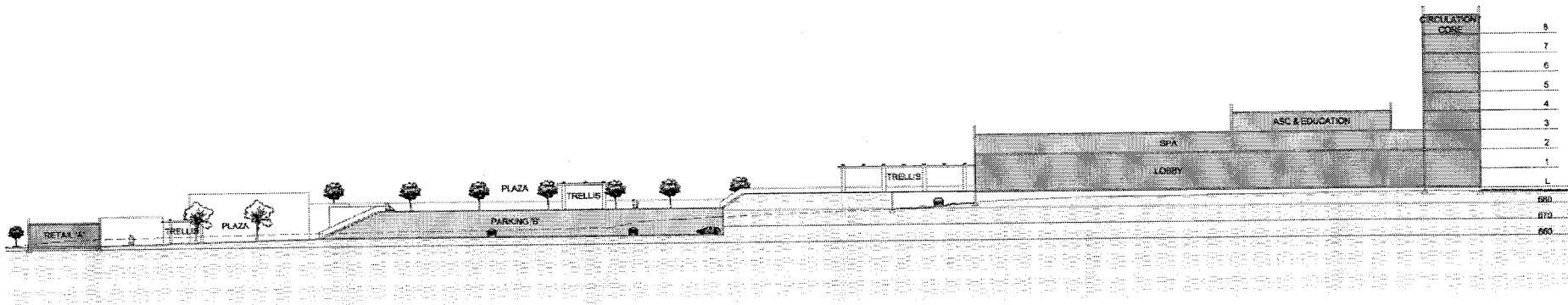




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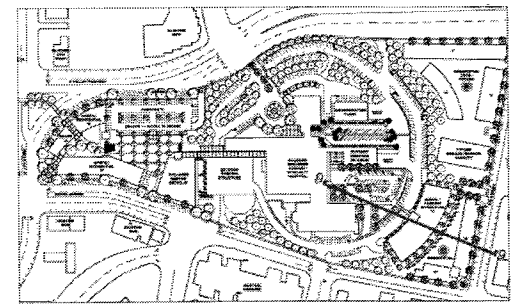
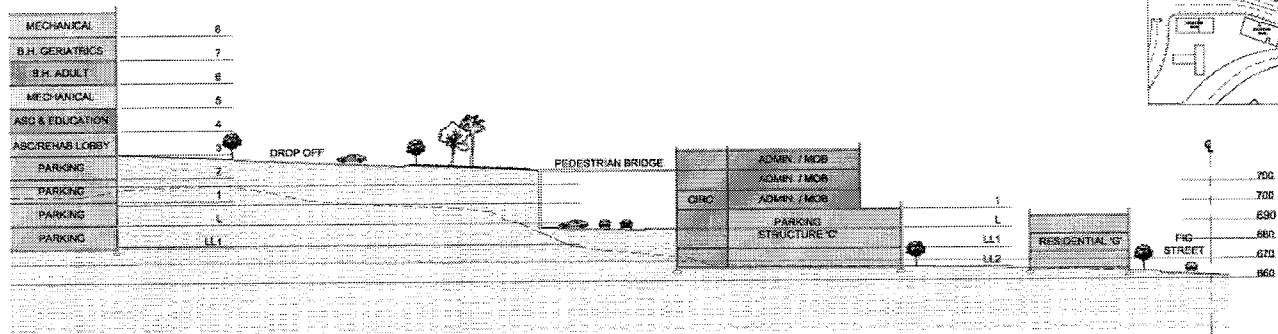


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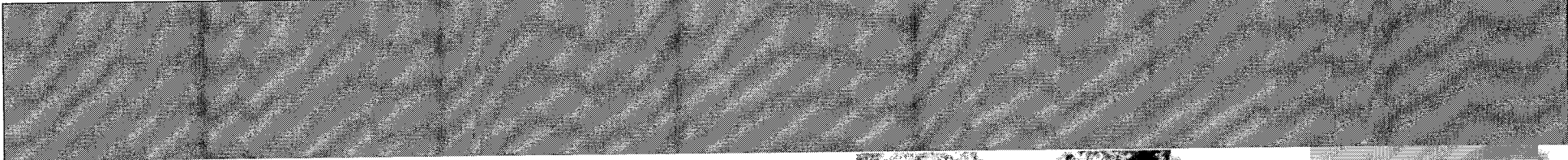
SECTION 8

SECTIONS



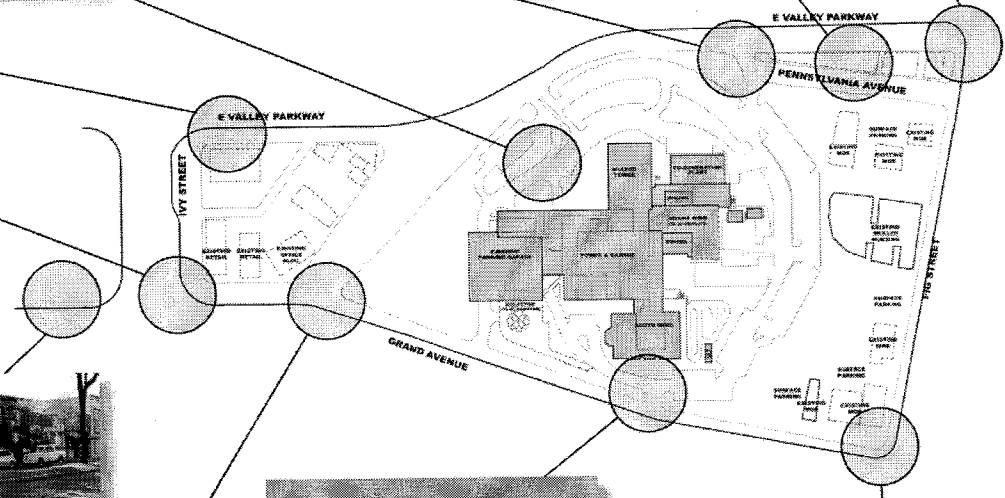
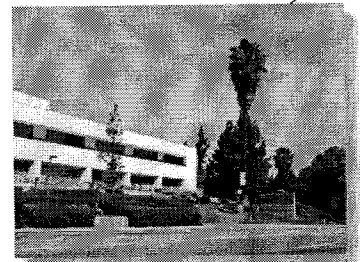
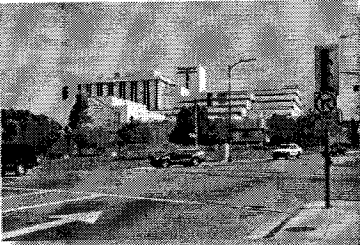
KEY PLAN

SECTION 9



**EXISTING CONCERNS**

- POOR VEHICULAR AND PEDESTRIAN CIRCULATION
- LACKING ACUTE CARE BED AVAILABILITY, EMERGENCY AND TREATMENT SERVICES
- EXTREME GROWTH IN CAPACITY REQUIRED DUE TO GROWTH IN POPULATION / SURROUNDING COMMUNITIES
- POOR HEALTHCARE FACILITIES FOR AGING POPULATION
- UNDERAVAILABILITY OF PATIENT CARE
- LIMITED MEANS OF ENTRIES TO FACILITY
- NOT IN CONFORMANCE WITH STATE SEISMIC REGULATIONS
- POOR EAST CAMPUS CONNECTION TO BUILDINGS ALONG FIG STREET
- HOSPITAL GREEN ON WEST SIDE OF CAMPUS IS A WEAK LINK TO DOWNTOWN FABRIC
- HOSPITAL IS AN ISLAND TO ITSELF WITHOUT STRONG CONNECTION TO COMMUNITY
- DATED ARCHITECTURE THEME
- MONOCHROMATIC / COLOR LACKS CONTRAST
- PARKING CONCENTRATED IN ONE AREA

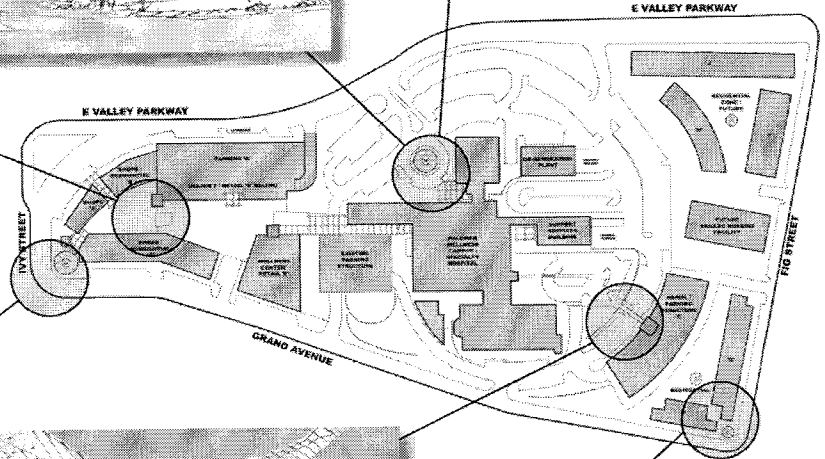
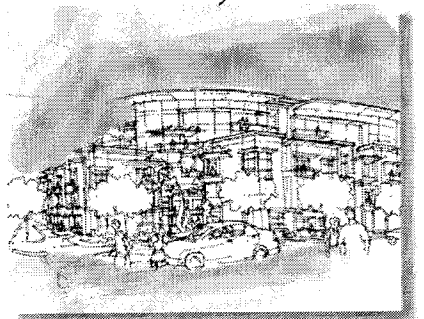
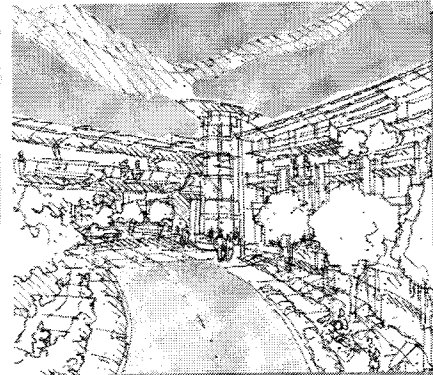
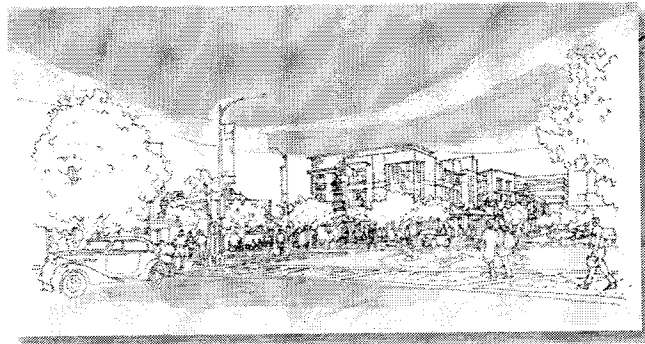
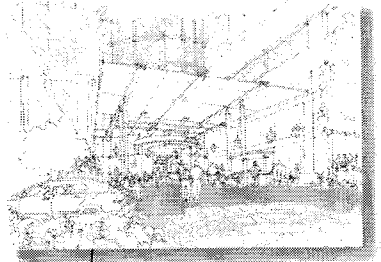
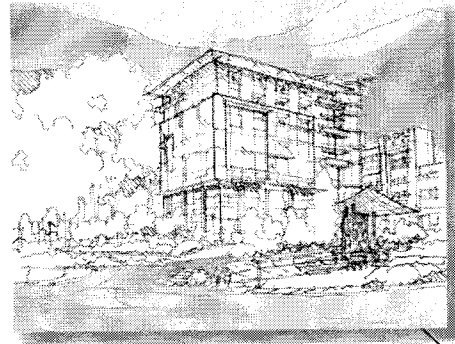


EXISTING CAMPUS BREAKDOWN



**PROPOSED BENEFITS and CONCEPTS**

- REBIRTH OF HERITAGE FOR ESCONDIDO DOWNTOWN TO CREATE CAMPUS FOR WELLNESS
- EXPANSION OF URBAN CORE TRUE CONNECTION BETWEEN DOWNTOWN RETAIL & WELLNESS CAMPUS
- CREATE COMBINED COMMUNITY OF HOUSING, SHOPPING & DINING TO CONTINUE GRAND AVENUE EXPERIENCE
- IMPROVE PATIENT SAFETY AND QUALITY OF CARE, IMPROVE IMAGE OF INSTITUTION & SYSTEM, IMPROVE ABILITY TO RECRUIT & RETAIN STAFF
- INCORPORATE EXPANDABILITY AND STRATEGIC ACCESS AND CIRCULATION
- CENTRALIZE FITNESS, REHABILITATION, COMMUNITY EDUCATION & ADMINISTRATION FUNCTIONS
- INCORPORATE AFFORDABLE HOUSING
- ADDITION OF HEALING ENVIRONMENTS
- STRUCTURAL UPGRADES
- CREATE AGING-IN-PLACE FACILITIES
- REVITALIZE ECONOMY, ART & CULTURE
- EQUALLY DISPERSED PARKING POOLS / STRUCTURES



PROPOSED CAMPUS BREAKDOWN



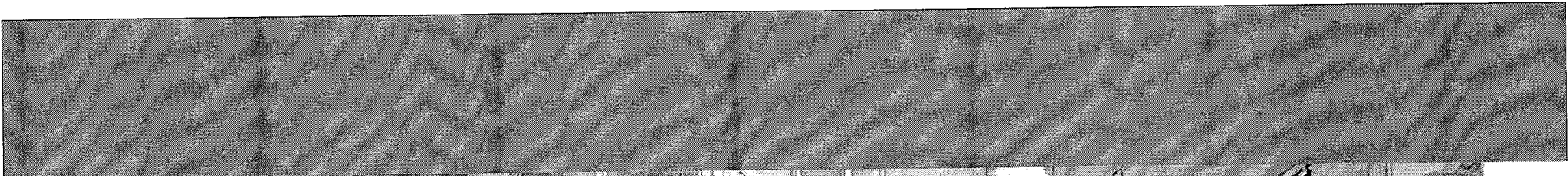


PROPOSED Mc LEOD TOWER RENOVATION and CAMPUS ENTRANCE

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Architects

PALOMAR POMERADO HEALTH  
SPECIALIZING IN YOU  
EAST CAMPUS MASTER PLAN  
ESCONDIDO, CA



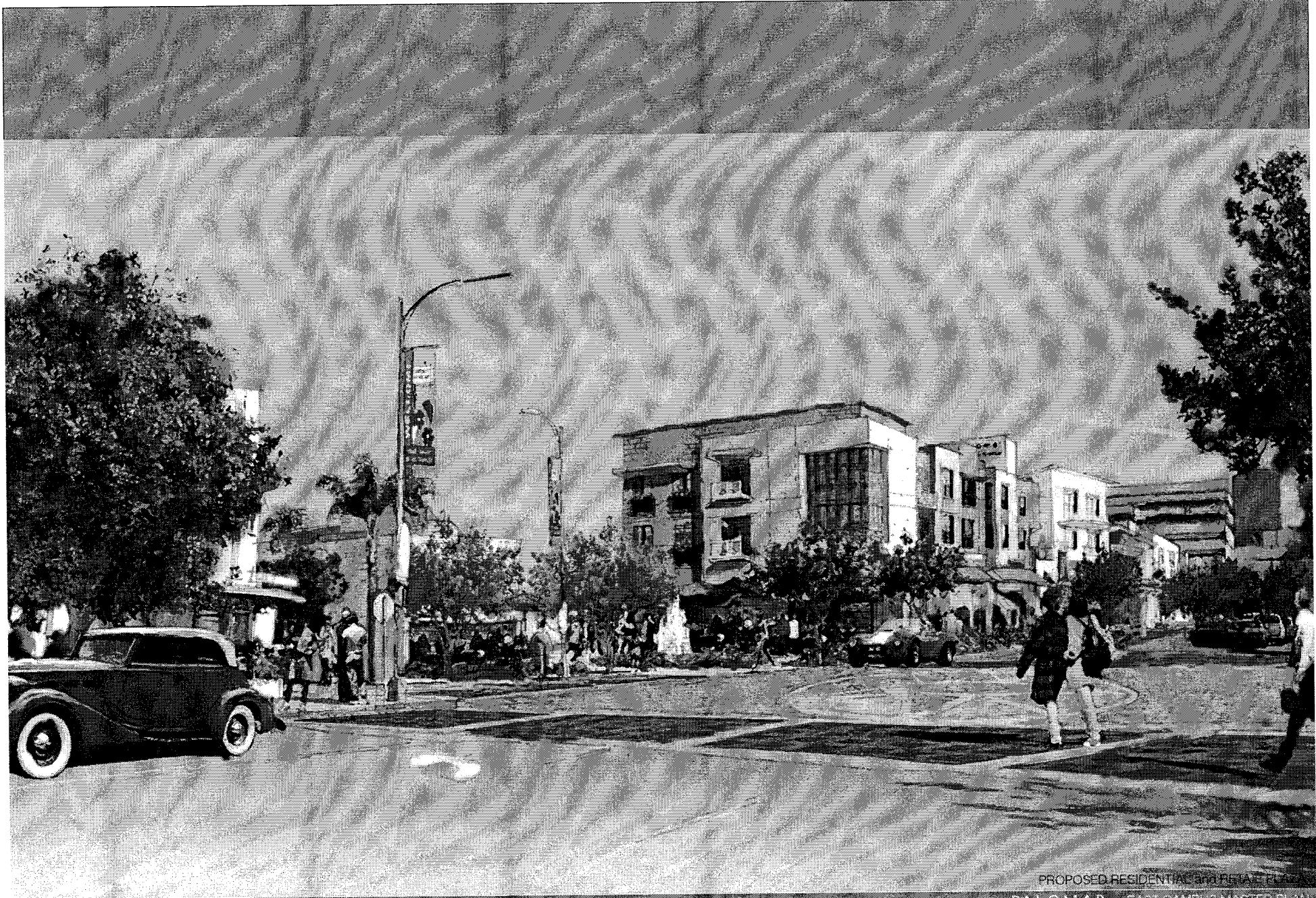


PROPOSED McLEOD TOWER ENTRANCE

CHILD'S MASCARI WARNER  
ARCHITECTS

PALOMAR POMERADO HEALTH  
SPECIALIZING IN YOU  
EAST CAMPUS MASTER PLAN  
ESCONDIDO, CA





CHILDS MASCARI WARNER  
ARCHITECTS

PROPOSED RESIDENTIAL AND RETAIL PLANS  
PALOMAR POMERADO HEALTH EAST CAMPUS MASTER PLAN  
HEALTH ESCONDIDO, CA  
SPECIALIZING IN YOU



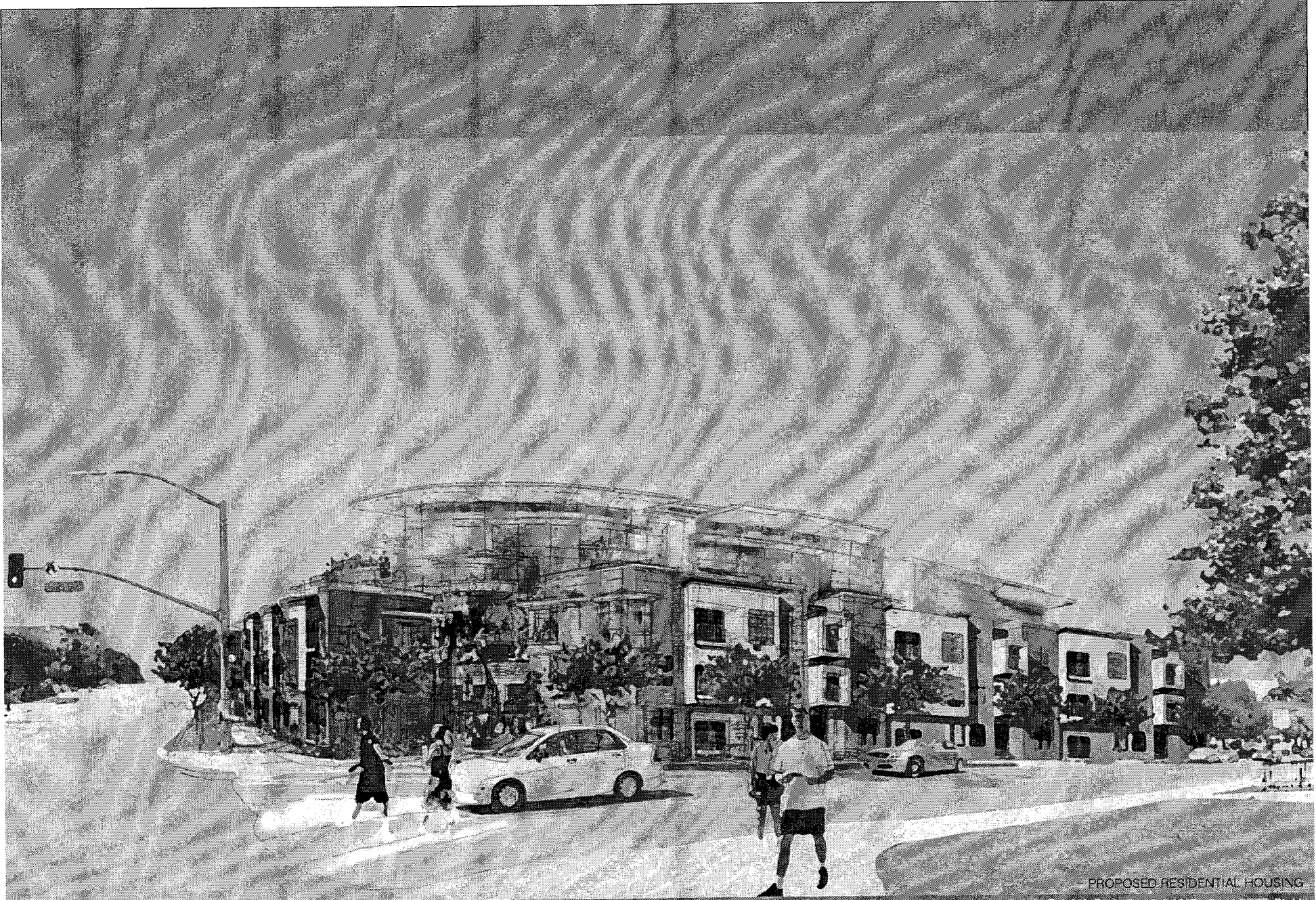


CHILDS MASCARI WARNER  
ARCHITECTS

PALOMAR  
POME  
HEALTH  
SPECIALTING IN YOU

PROPOSED RETAIL PLAZA  
EAST CAMPUS MASTER PLAN  
ESCONDIDO, CA

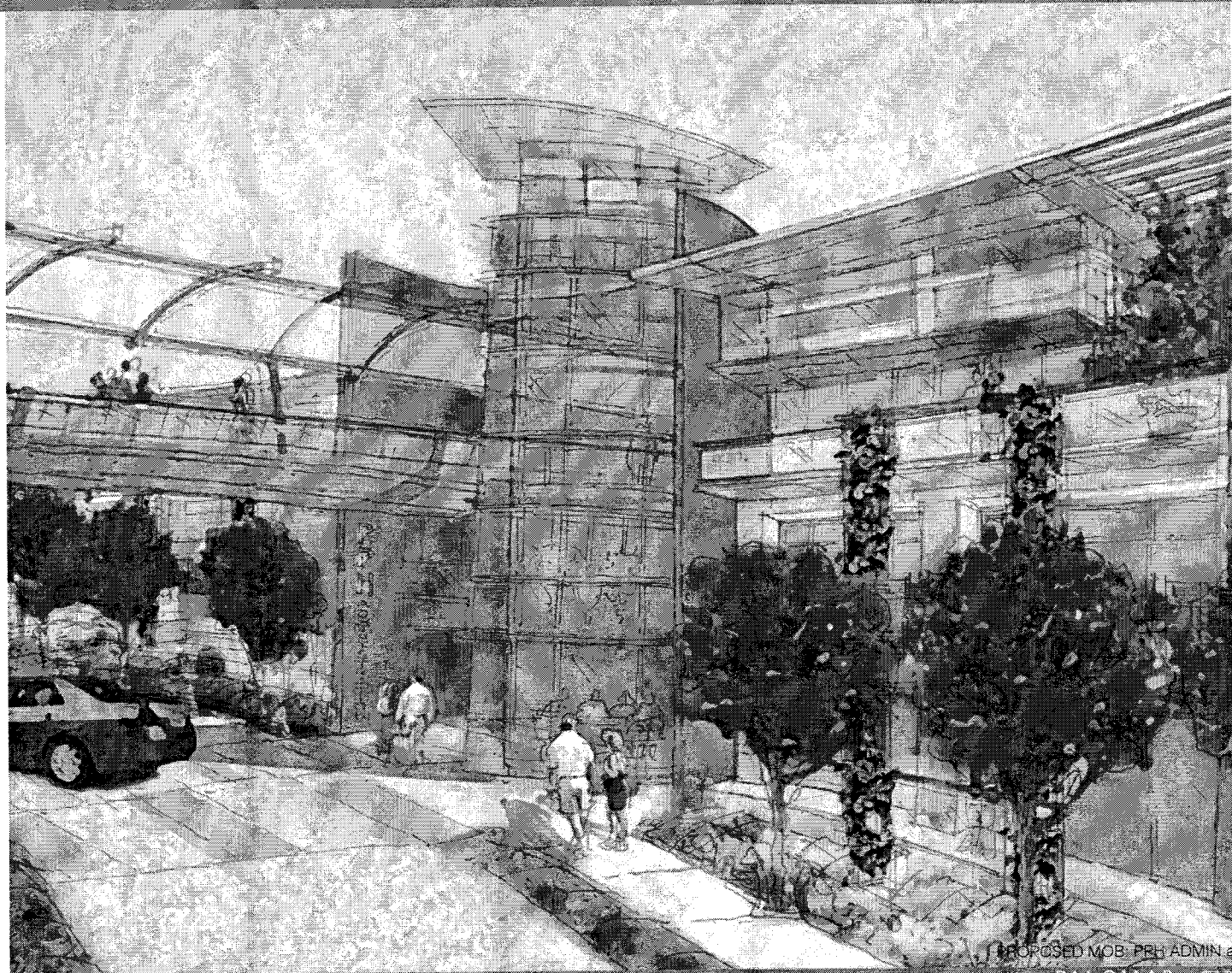




CHILDS MASCARI WARNER  
ARCHITECTS

PROPOSED RESIDENTIAL HOUSING  
PALOMAR POMERADO HEALTH  
SPECIALIZING IN YOU  
EAST CAMPUS MASTER PLAN  
ESCONDIDO, CA



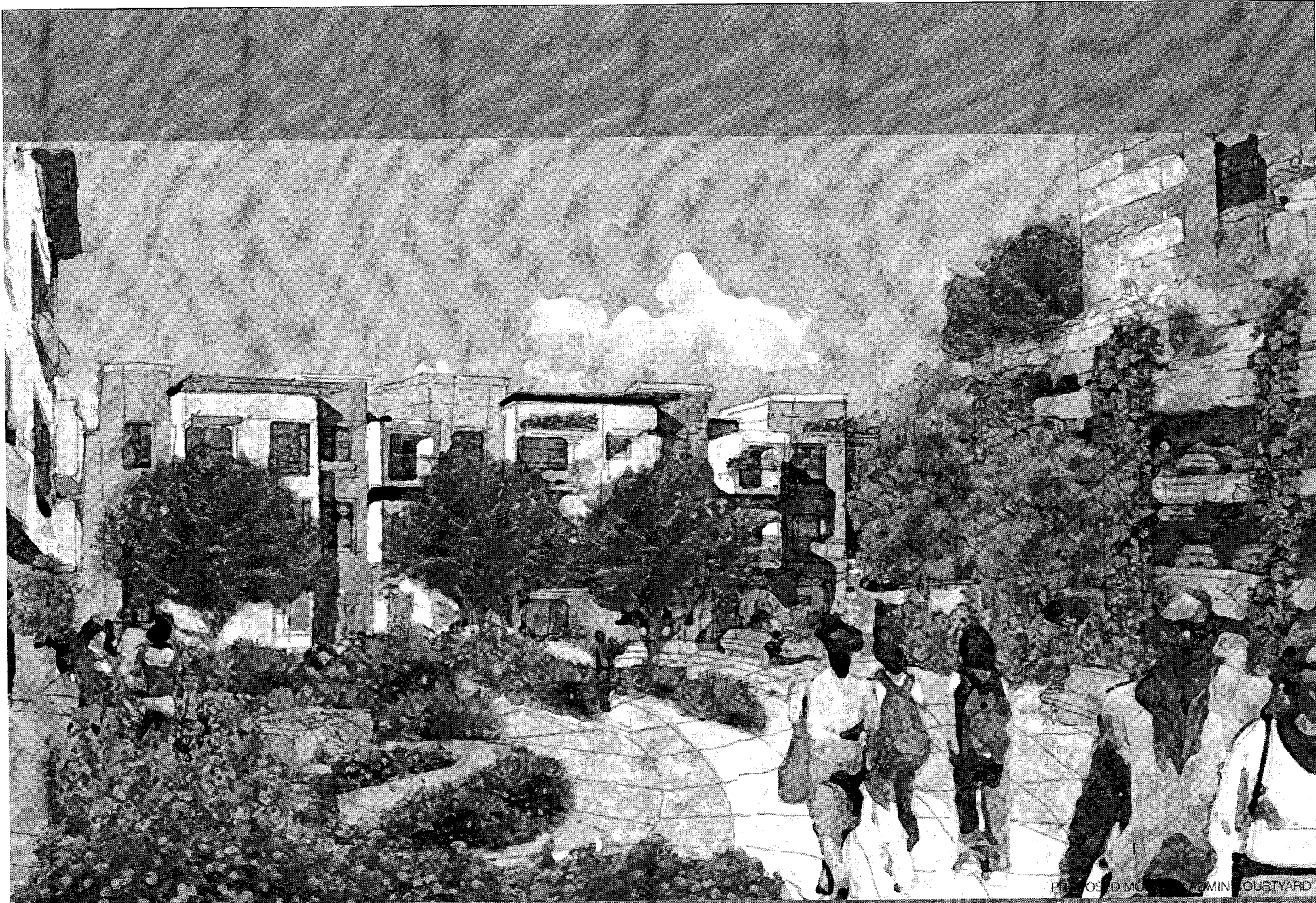


CHILD'S MASCARI WARNER  
architects

PROPOSED MOB. PRH ADMIN and PARKING STRUCTURE

PALOMAR POMERADO HEALTH  
EAST CAMPUS MASTER PLAN  
ESCONDIDO, CA  
SPECIALIZING IN YOU

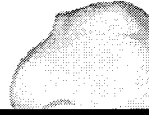
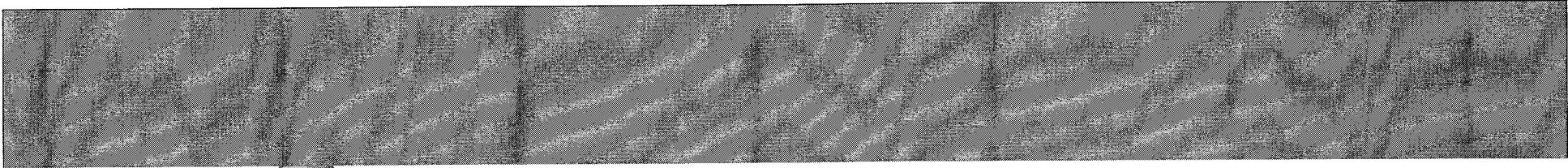




CHILD'S MASCARI WARNER  
ARCHITECTS

PALOMAR POMERADO HEALTH  
SPECIALIZING IN YOU  
PACIFIC COAST ADMIN. COURTYARD  
EAST CAMPUS MASTER PLAN  
ESCONDIDO, CA





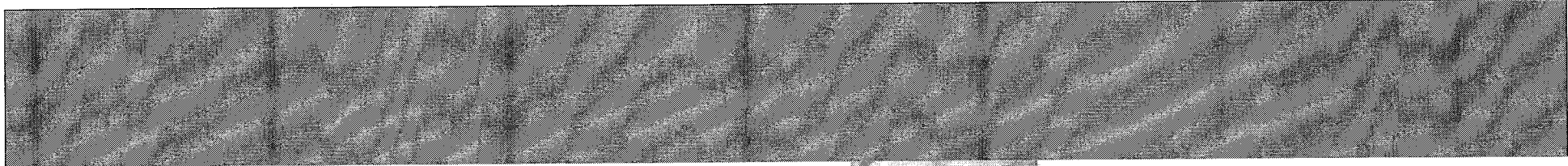
PALOMAR  
POMERADO  
HEALTH  
SPECIALIZING IN YOU

EXISTING

PROPOSED

PALOMAR  
POMERADO  
HEALTH  
SPECIALIZING IN YOU

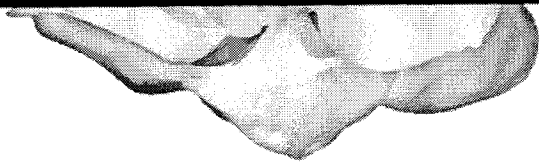


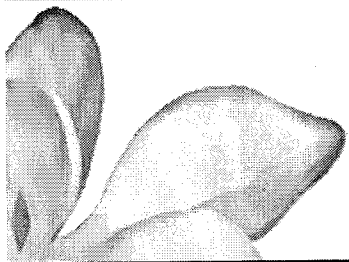
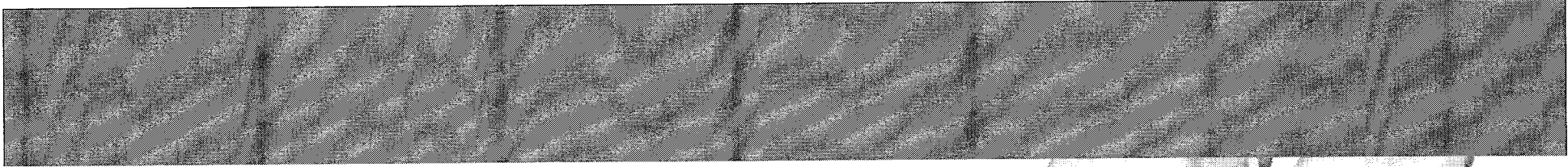


**PALOMAR  
POMERADO  
HEALTH**  
SPECIALIZING IN YOU

**EXISTING**

**PROPOSED**





PALOMAR  
POMERADO  
HEALTH  
SPECIALIZING IN YOU



EXISTING

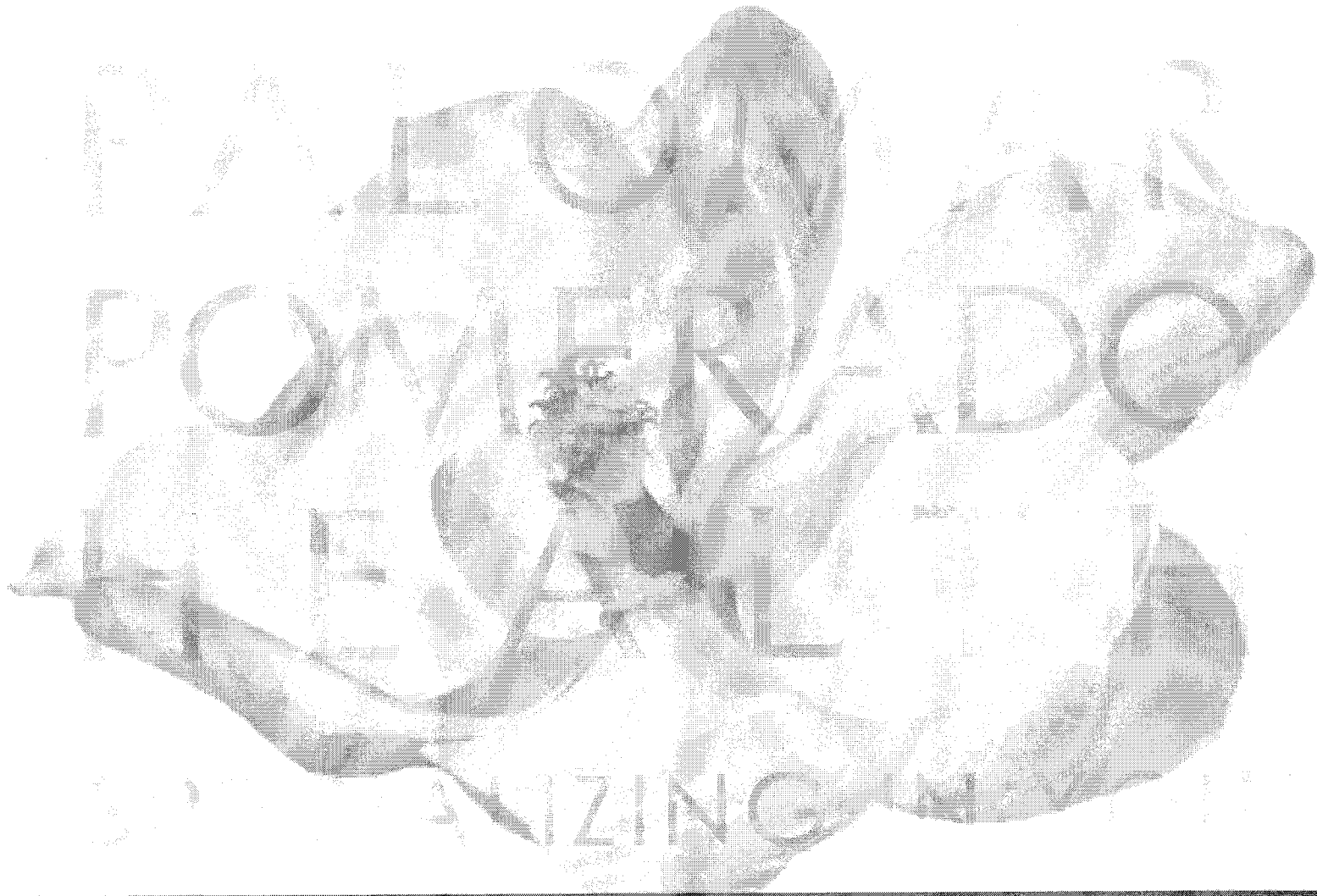
PALOMAR  
POMERADO  
HEALTH  
SPECIALIZING IN YOU



PROPOSED







EAST CAMPUS MASTER PLAN  
ESCONDIDO, CALIFORNIA