



County of Ventura

# Ventura County Medical Center Hospital Replacement Wing Project

Structural Engineers Association of  
Southern California

March 14, 2012

Presenter; Phil Nelson, PE - Director of Engineering Services  
Host; Casey K. Hemmatyar, SE - Director of SEAOSC





# Topics

- Need For a Replacement Hospital Wing
- Project Overview and Description
- Architectural Criteria and Sketches
- Planning, Programming and RFP
- Prequalifications
- OSHPD Relationship
- Request for Proposal
- Status of Project
- Questions



# Need for a Replacement Hospital

- Seismic
  - SB1953 with SB306 extension requires replacement by 2020
- Essential Health Care Services
  - Regional Provider
  - Safety Net
  - Teaching Hospital
  - Level 2 Trauma Center
- Local Impact to the Economy
  - \$285M annual services
  - 1,400 jobs



# Project Description

- Construction of a 200,000+ sf 2&3 story acute care facility with partial basement
- Nestled on an 80,000 sf footprint in-between 8 buildings built from 1919 to 2009
- Connected to the four-story patient tower and the Lab & Kitchen building
- Alquist-Priolo Study Zone prevents any hospital expansion on northern half of the property
- Relocation, renovation and/or removal of some existing facilities



# Existing Structures

Existing Structures	Built	Foundation Type
2/3-story with Partial Basement Hospital	circa 1919	Raised floor on shallow plinth
2-story with Partial Basement Hospital	circa 1931	Raised floor on shallow plinth
3-story and Partial Basement Hospital	1951-1954	Drilled shafts 20-40ft long
4-story and Partial Basement Patient Tower	1980-1984	Driven piles 80ft long
Single-story Mental Health Facility	mid 1990s	Shallow slab-on-grade with shallow removal and recompactation of in-situ soil
Single-story Emergency Generator Building	late 1990s	Driven piles 80-100ft long
2-story Medical Lab/Kitchen Building	2001-2003	Shallow slab-on-grade with 30ft deep removal and recompactation of in-situ soils
5-story Ambulatory Care Clinic	2009-2010	Mat foundation on 60ft cellular arrangement cement mixed into the soil improved ground treatment



# Soil Characteristics

- Bedrock is 600 below grade
- The site is underlain by alluvial fan deposits of silty sand, sandy silt, sandy clay and gravel
- Upper 40 feet of soils susceptible to about 3 to 5 inches of seismic settlement
- The next 60 feet of soil are susceptible to about 12 to 15 inches of liquefaction settlement
- Other than that it's a great site for a hospital



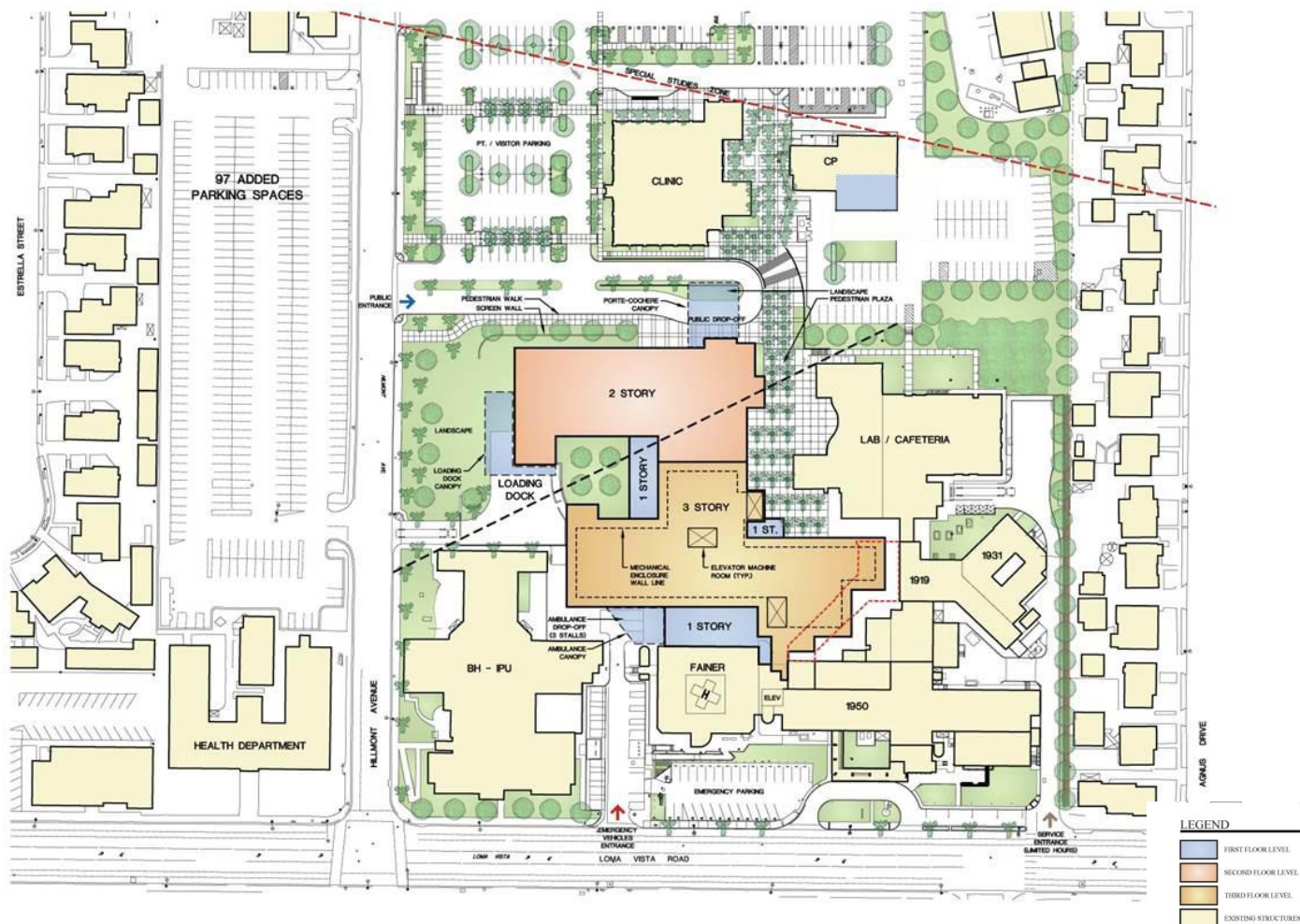
# Architectural Criteria

- Building materials similar to Lab/Cafeteria & Clinic buildings:
  - Exterior wall materials, windows, glass, canopied entrance
- Building lighting design and architectural features that reduce/eliminate night glare
- Building colors will be warm earth tone
- Roof of 2-story portion of building will be free of major mechanical equipment
- Green Building – Sustainability





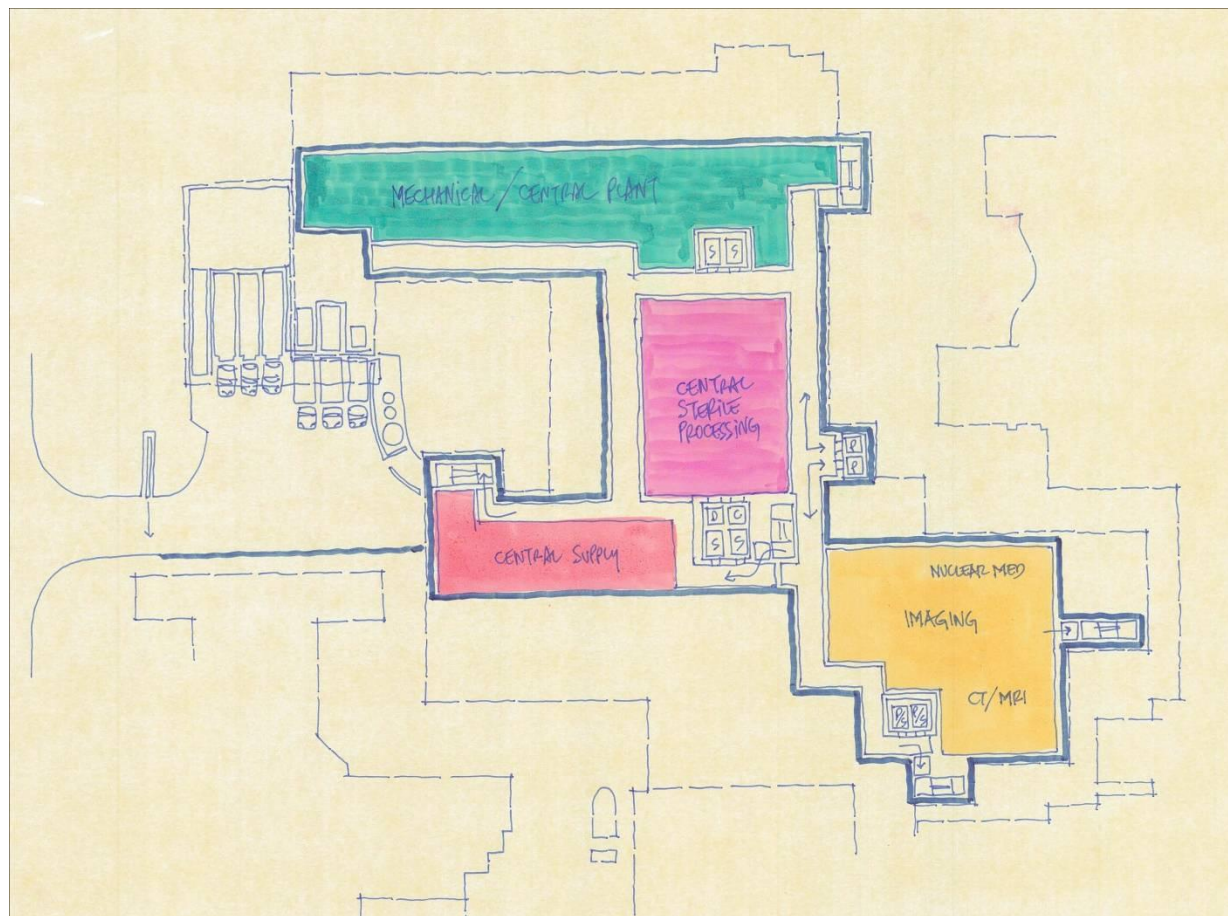
# Site Plan Criteria





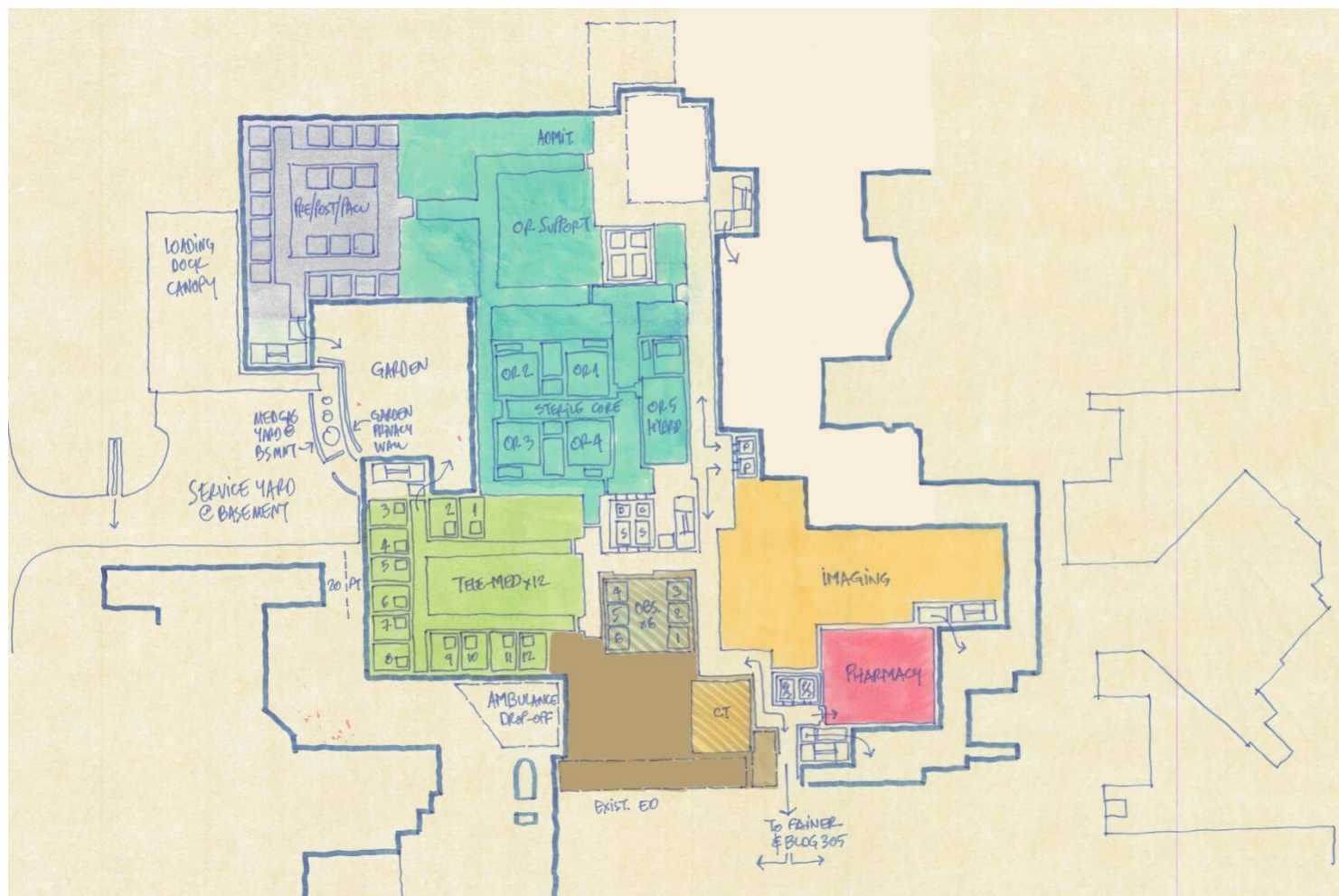


# Stacking Diagram Basement





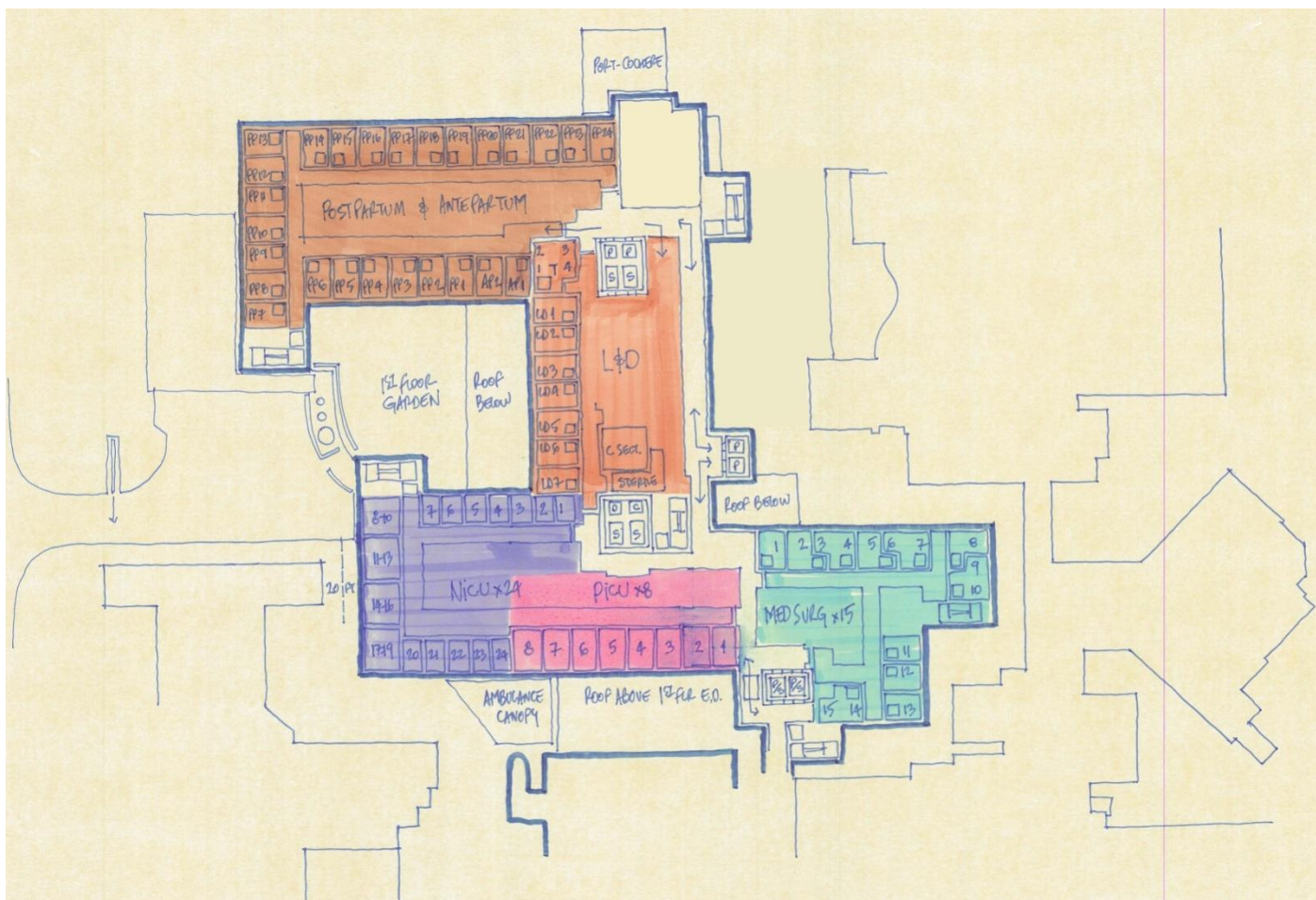
# Stacking Diagram First Floor





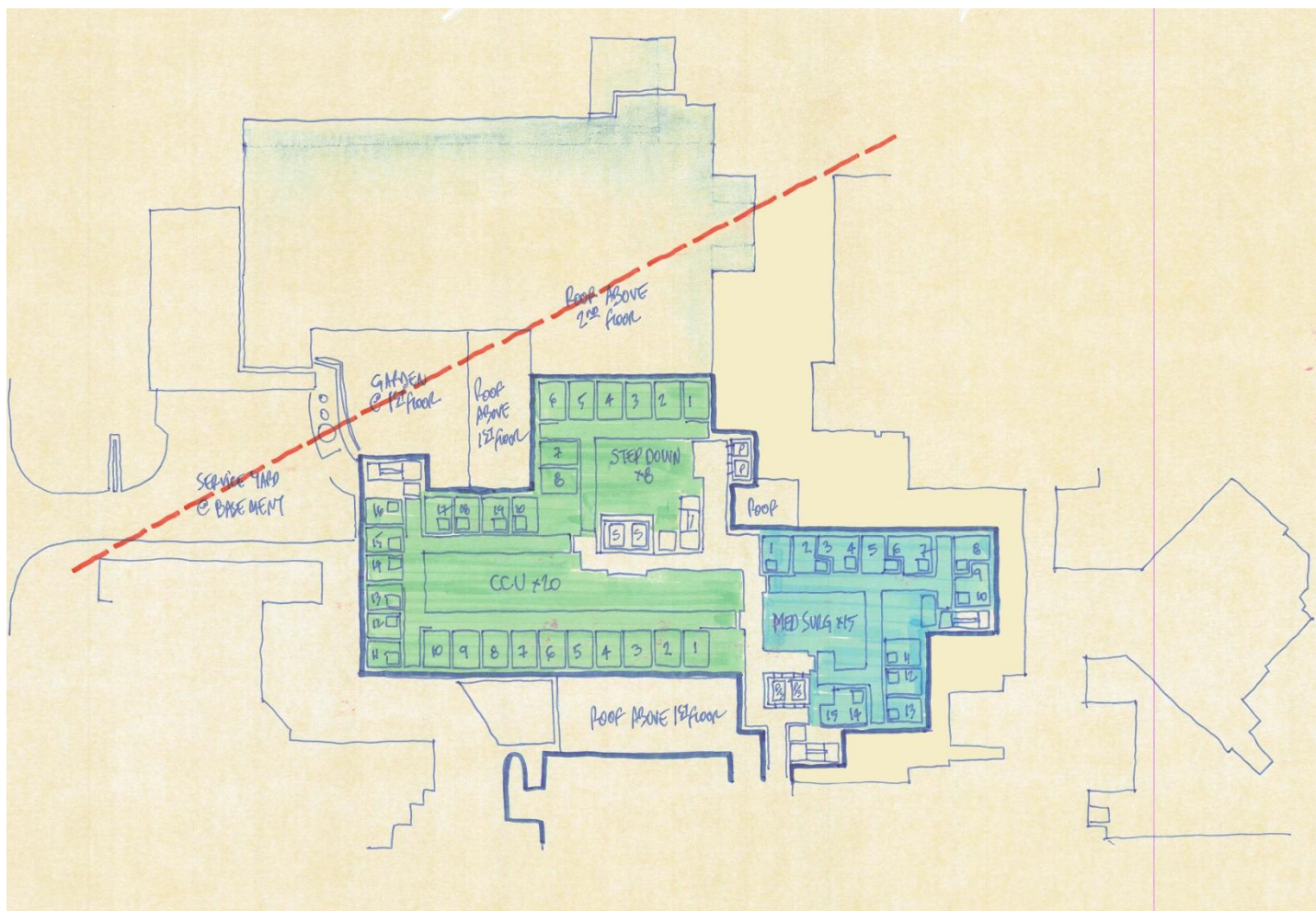


# Stacking Diagram Second Floor





# Stacking Diagram Third Floor



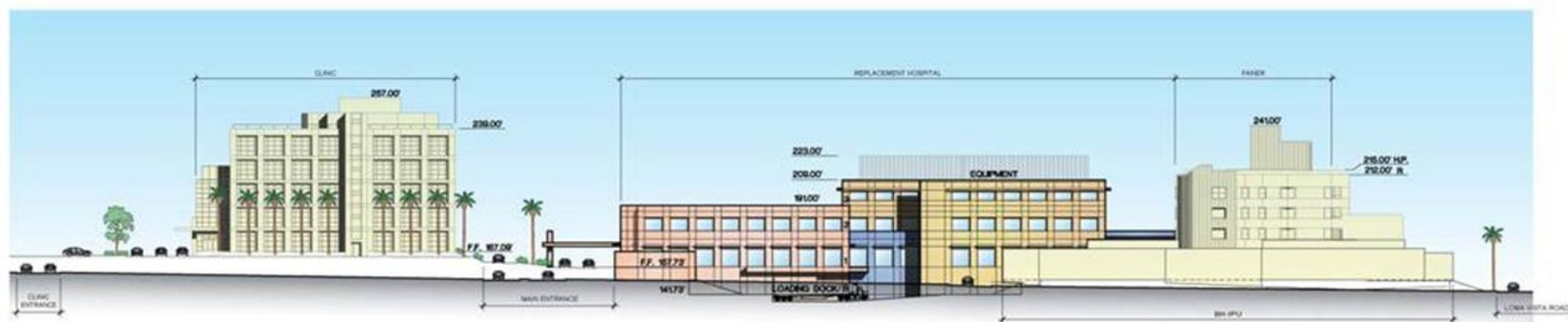




# Elevation Studies



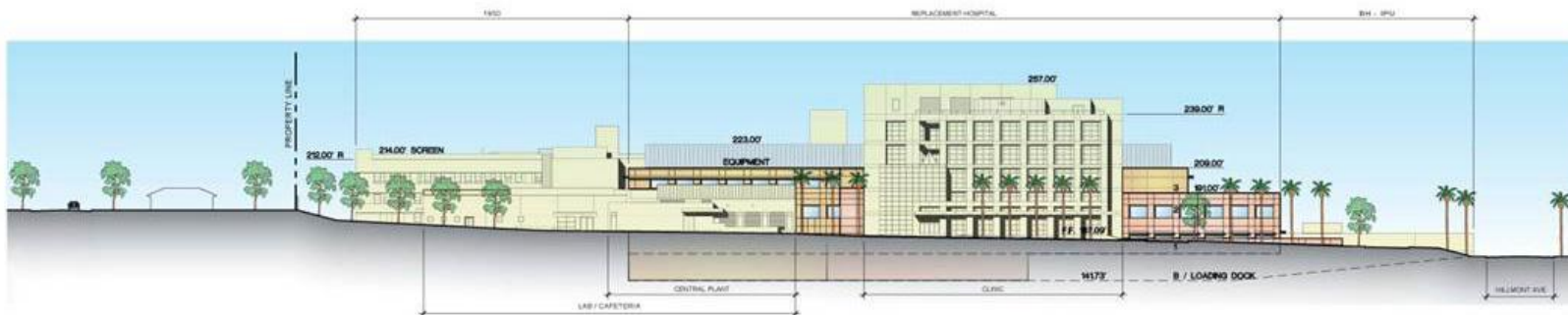
SITE : **ELEVATION FROM AGNUS DRIVE**



**ELEVATION FROM HILLMONT AVENUE**



# Elevation Studies



ELEVATION LOOKING SOUTH AT GROUND LEVEL



ELEVATION FROM LOMA VISA ROAD



# D/B Team Selection Overview

County of Ventura







# Planning, Programming and RFP

- Best practice visits
- Performance criteria not bridging documents
- Collecting all available existing site information
- Advanced geotechnical work
  - California Geological Survey approved soil conditions in RFP
- Negotiating agreements with OSHPD
- D/B team and major subcontractor prequalification



# Prequalified D/B Teams

Contractor	Architect	Structural
Clark Construction Group	HOK	KPFF
Hensel Phelps Construction Company	KMD Architects	John A. Martin & Assoc.
McCarthy Building Companies	HMC Architects	Saiful/Bouquet, Inc.

- The County has also retained Miyamoto International to provide peer review services.



# Subcontractor Prequalifications

- Electrical
- Fire Protection
- Mechanical
- Plumbing
- Structural Steel
- Stud and Drywall
- Health Care IT & Low Voltage



# OSHPPD Relationship

- Began meetings in January 2011
- Has agreed to meet with D/B teams during design competition to determine basis of design
- Working on agreement for collaborative review
  - Phased over the shoulder reviews
  - Agreed to package submission and review timelines in the RFP



# Status of Project

- Programming is complete
- Three DB Teams have been pre-qualified
- Request For Proposal is being finalized
- RFP is scheduled to be published in April
- Proposals due four months after RFP
- Proposal evaluation four months
- Contract award estimated Nov/Dec 2012
- Begin construction May/June 2013



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## VCMC Replacement Hospital Wing Project

### Welcome



Welcome to the Ventura County Medical Center Replacement Hospital Wing Project web site. The Ventura County Health Care Agency is planning a project to replace older facilities in order to bring the hospital campus up to State of California seismic standards and to enhance the Agency's delivery of essential medical services to the county. This web site was created to provide information to the public on the plans for the replacement hospital wing. Thank you for your interest in the VCMC Replacement Hospital Wing Project. You may provide your input on the project or this web site by sending an email to [vcmcreplacementhospitalwing@ventura.org](mailto:vcmcreplacementhospitalwing@ventura.org).

### Receive our Newsletter Updates

Periodically we will publish newsletters with information for the community and the construction industry. To receive the newsletters please subscribe in the left margin of this page. Simply select the newsletter(s) you would like to receive, enter your name and email address and then click 'subscribe'.

Last Updated on Wednesday, 12 October 2011 16:22



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# How To Do Work For The County

- Standard Contracts
  - Consultant Database
    - Send in your SF 330 to Engineering Services
      - [www.ventura.org/esd](http://www.ventura.org/esd)
      - Click on “Information for Consultants”
    - Marketing to Departments or Project Managers
- Annual Contracts
  - Have had previous contracts with County with good results
  - County projects repetitive need for services in the future





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Questions