

Facilities Development Division

California's Building Department for Hospitals

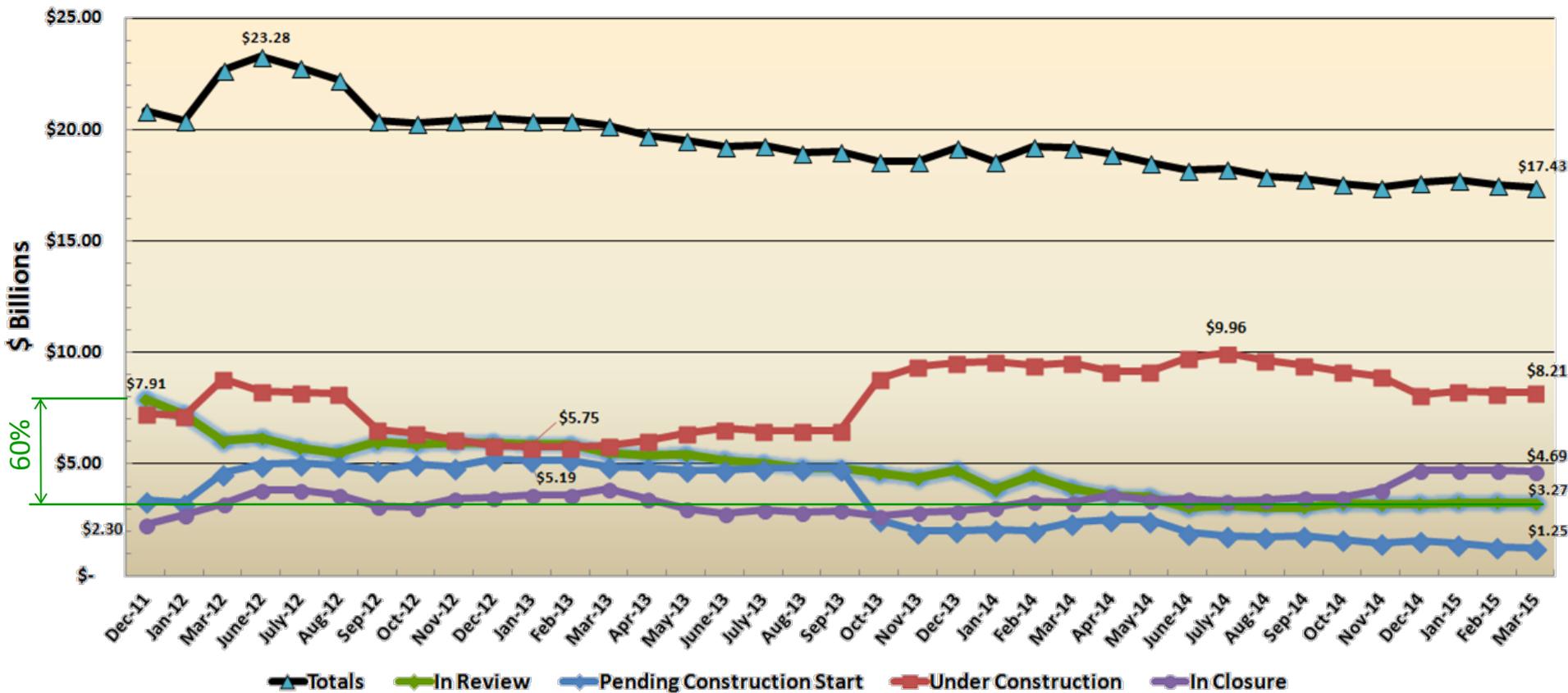
Paul A. Coleman, Architect, Deputy Director



Update for the Hospital Building Safety Board

May 06, 2015

Workload in Construction Values 2012+



Trends in Healthcare

Explore the Future of Government in 2020

<http://government-2020.dupress.com/>

Two words describe the dominant 2020 health care trend:
healthcare everywhere.

Mobile health applications, telemedicine, mhealth, remote monitoring, and ingestible sensors generate rich streams of data, allowing doctors and patients themselves to track every heartbeat, sneeze or symptom in real time.

Trends in Healthcare

These trends represent the overall shifts that are likely—or at least possible—in 2020

- Focus on preventive health care
- Growth of telemedicine
- Drone-delivered vaccines
- “Frugal” health care
- Integrated care
- Communities as health care providers
- Outcome-based payment
- Health care robotics
- Remote monitoring
- An expanded definition of health

Trends in Healthcare



Dr. Dennis Truong wants to expand Kaiser's video visit program to allow more patients to schedule video visits directly rather than having to go through the system's call center or a clinical decision unit.

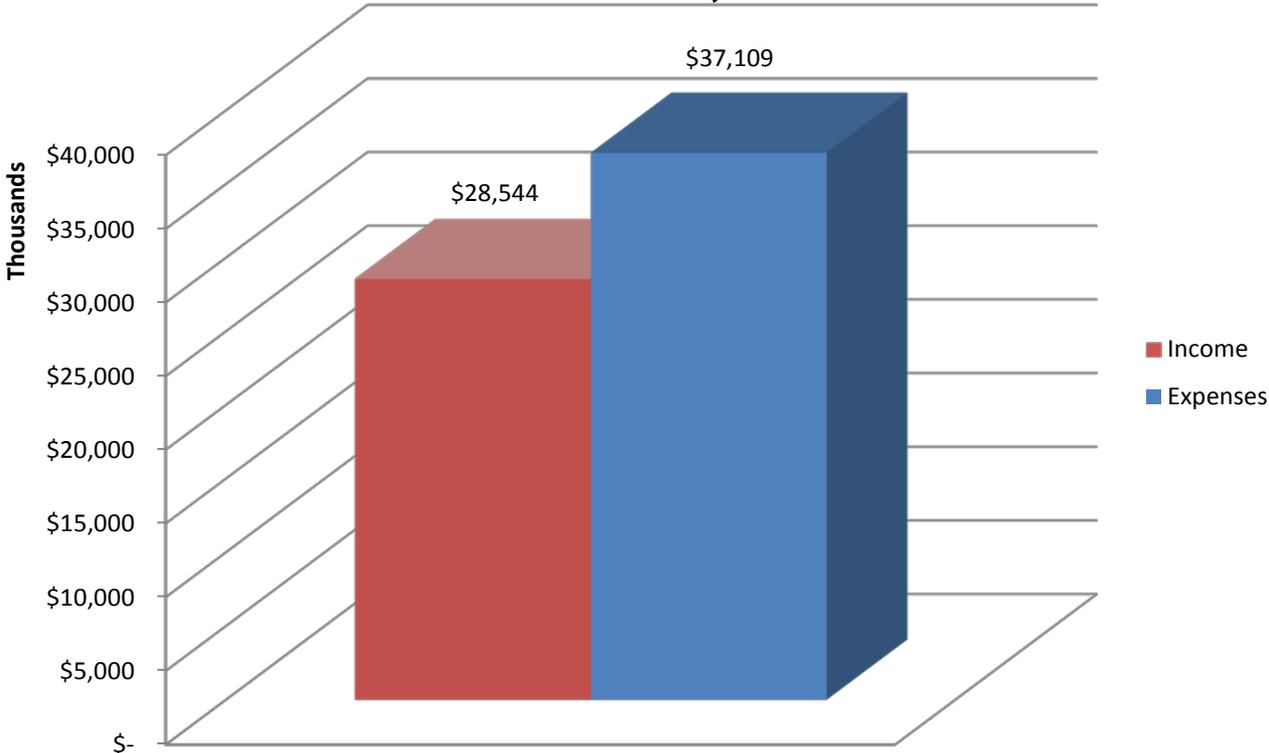
Kaiser tests video visits to cut waits

By **Darius Tahir** | February 21, 2015

Kaiser Permanente leaders in the system's mid-Atlantic region were frustrated by long patient wait times in their clinical decision units that handled urgent and short-term observation care.

FDD Year-to-Date Income and Expenses

FDD Year-to-Date Income & Expenses
As of March 31, 2015



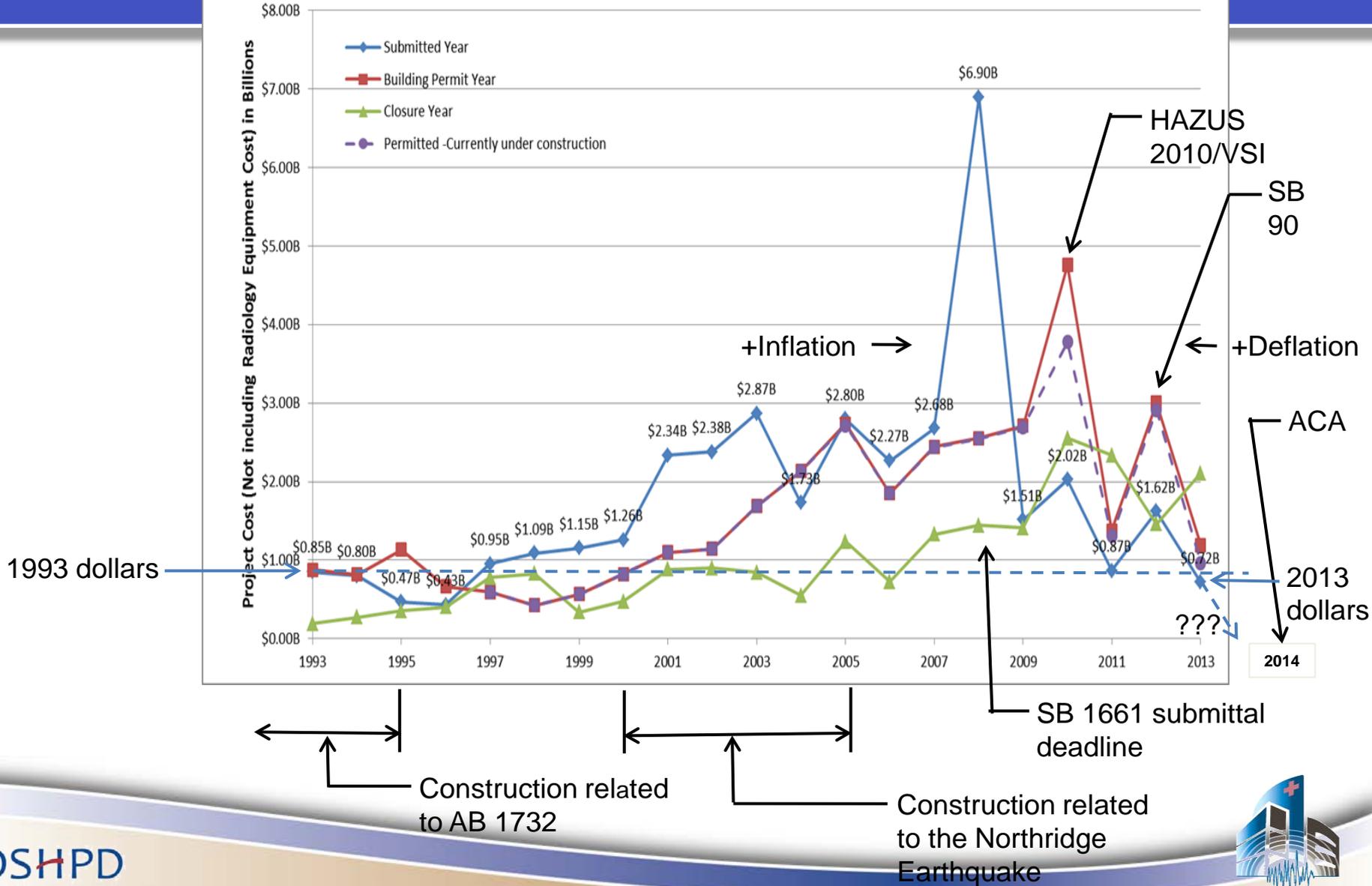
FDD Accounts Receivables

Summary of FDD Accounts Receivables as of February 28, 2015:

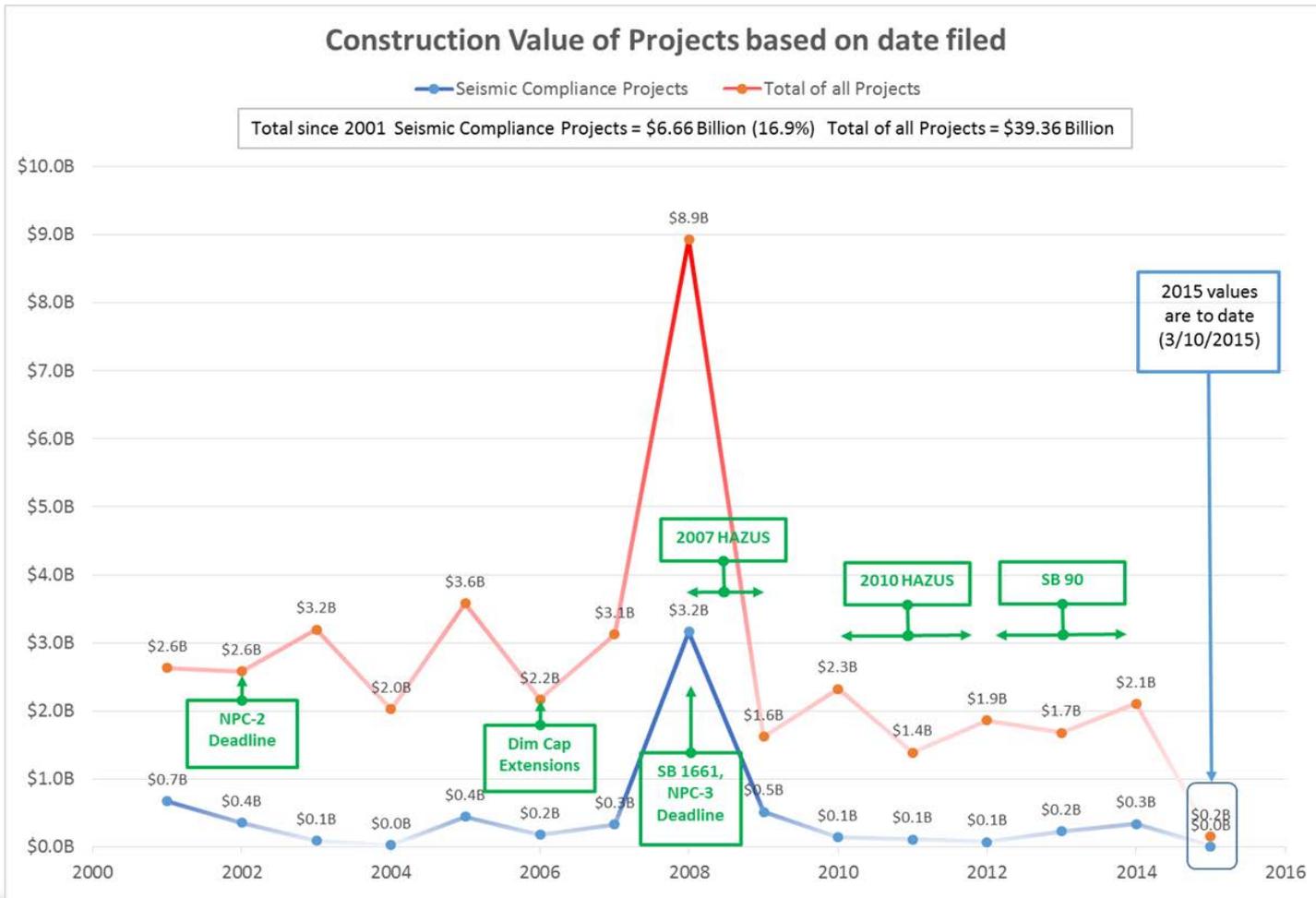
29 Days or Less		\$ 4,674,244.67
30+ Days		\$10,507,547.10
60+ Days		\$ 1,977,692.83
90+ Days		\$11,055,227.67
		\$28,214,712.27
	Less payment received in FDD on 3/17/15, OSHPD Invoice # 157031, Fac. ID # 11887	\$ 31,633.99
	Total Accounts Receivable	\$28,183,078.28

Number of Hospitals with Invoices 90+ Days Past Due: 207

Hospital Projects - California



The Cost of Hospital Seismic Safety to Date



Impact of ACDs

By reducing the number of ACDs

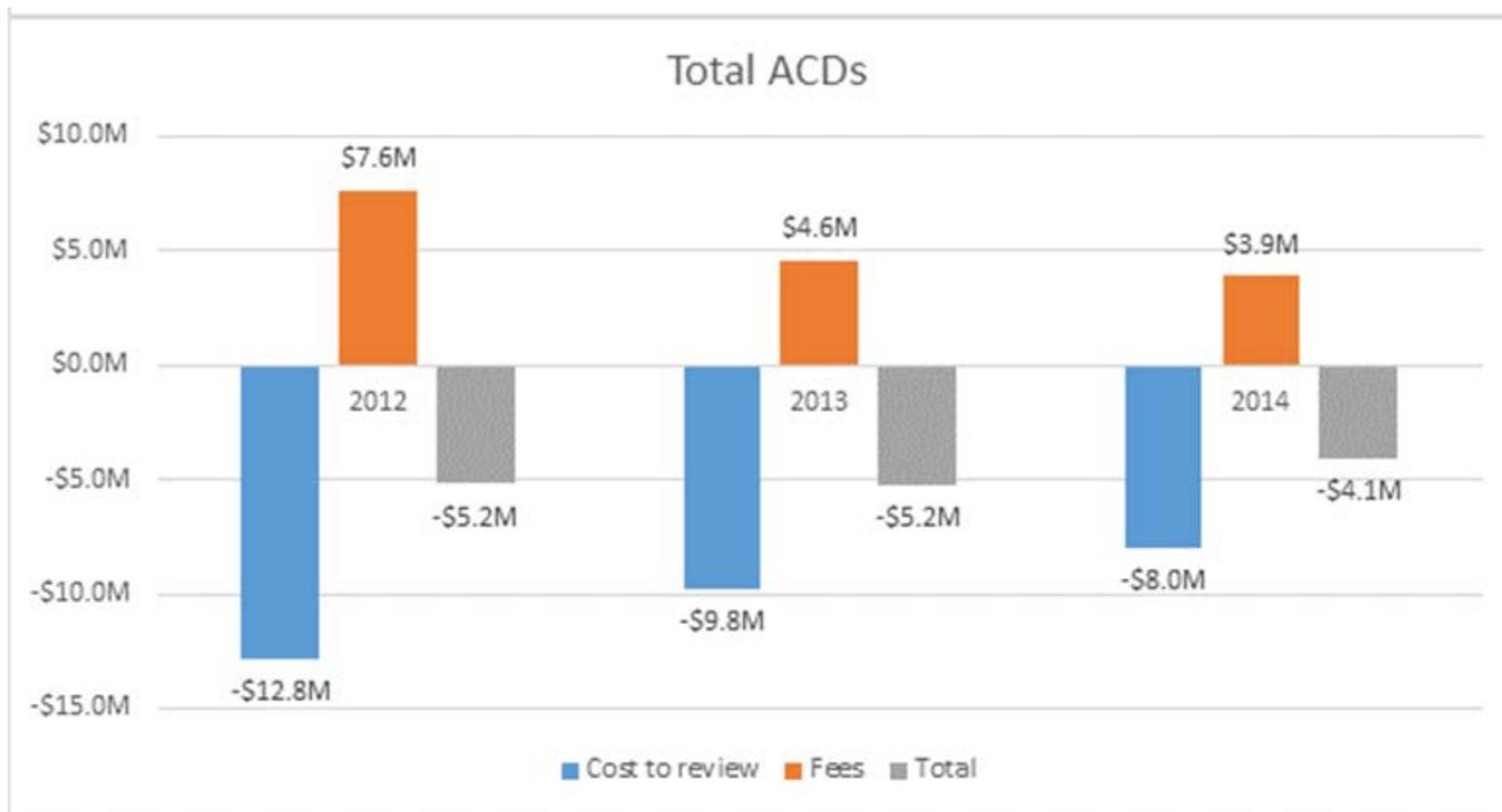
- ACDs cost more to review than the revenue they generate

Field Review Hour Costs	\$208.22	per hour
Office Review Hour Costs	\$220.68	per hour
Management Cost	\$211.73	per hour
Technician Cost	\$134.66	per hour

$\$200.00/\text{hr} \times 10 \text{ hr}/\text{day} = \$2,000.00/\text{day} \times 4 = \$8,000.00/\text{wk}$

$\$200.00/\text{hr} \times 8 \text{ hr}/\text{day} = \$1,600.00/\text{day} \times 5 = \$8,000.00/\text{wk}$

Impact of ACDs



Impact of ACDs

By reducing the number of ACDs

- ACDs cost more to review than the revenue they generate

Total additional fees paid for ACDs from 2012 to present = \$16,100,000.00

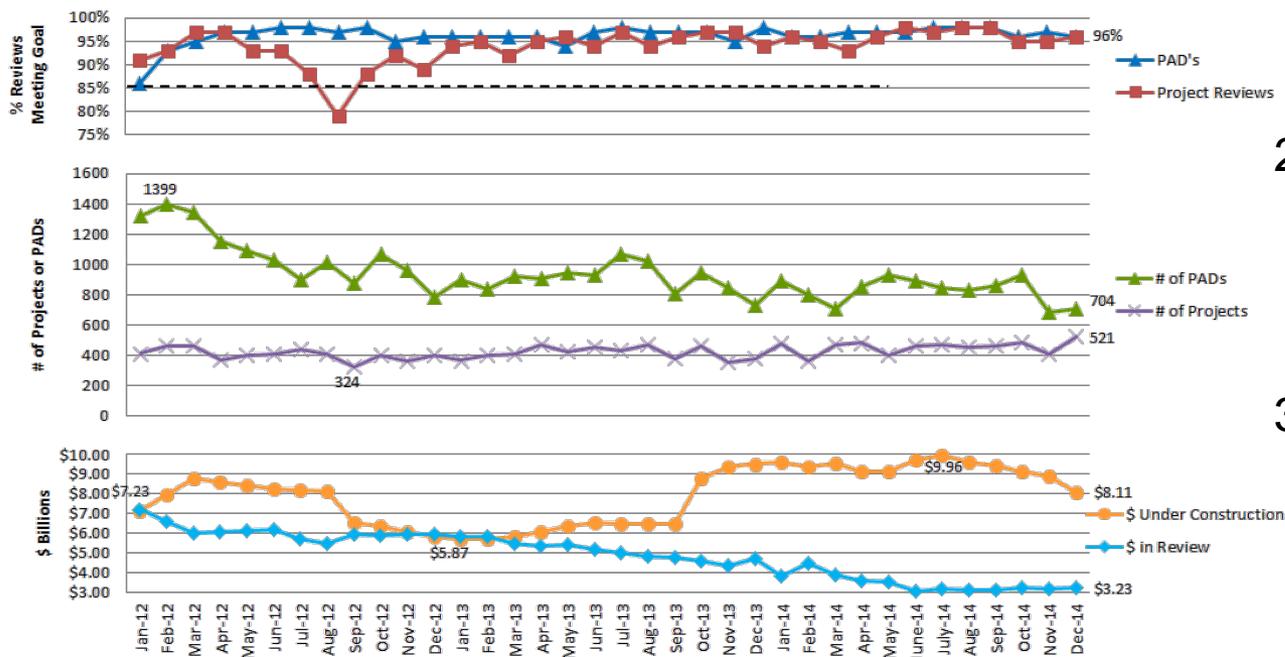
Total cost to FDD in staff hours to review these ACDs = \$30,600,00.00

$\$30,600,000.00 - \$16,100,000.00 = \$14,500,000.00$ loss to FDD

It costs almost 2 times more to review PADs than the revenue they generate for FDD

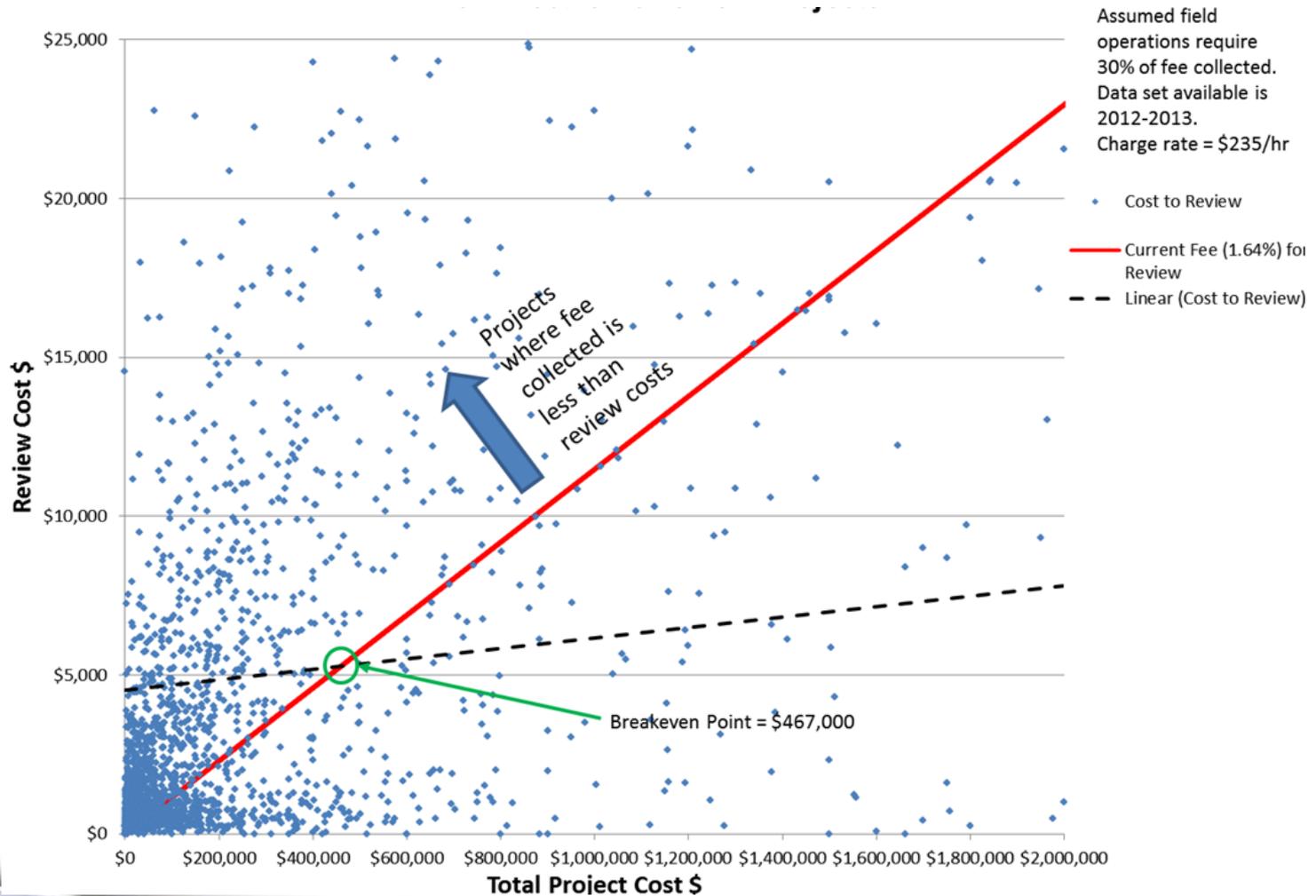
Impact of ACDs

By reducing the number of ACDs

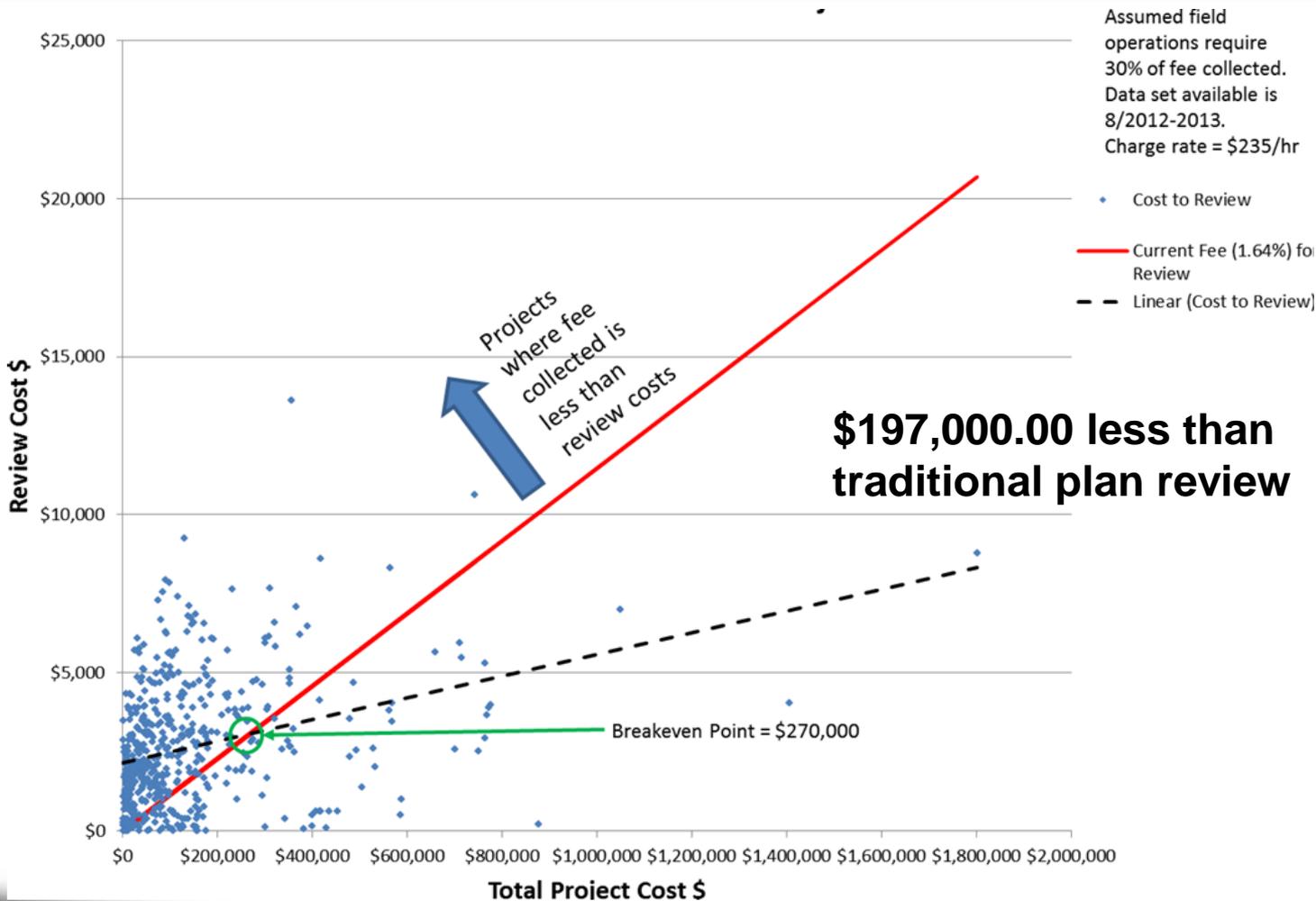


1. Better utilize non-materially alter building standards and policies in the field.
2. Reject ACDs that do not materially when they are received in the office
3. Require scope changes (including reductions) to be submitted as a new project or do on time and material with agreement (CAC §7-153 (d))

Traditional Plan Review Revenue to Cost



Electronic Plan Review Revenue to Cost



eSP EDP Pilot

April – Final Configuration and Preparations:

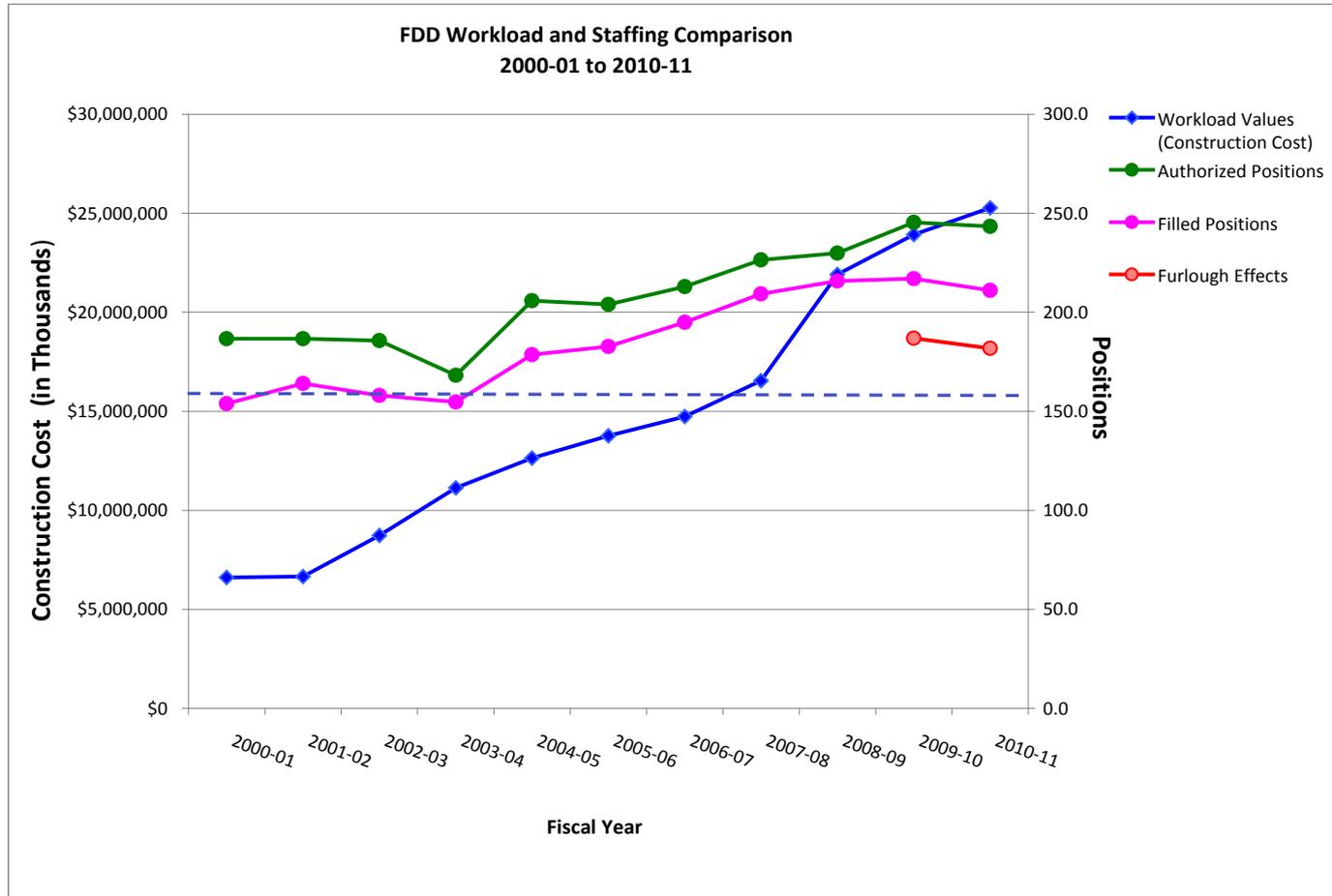
- Standard Comments uploaded to system
- Submittal format established - Directory Tree and Filename Conventions
- Software “Rules” established for EPC system intake and file distribution
- Written Procedures to be customized to FDD processes from EPC generic documents
- Training Session 2 immediately prior to Trial Period implementation

May – Trial Period with selected clients and sample projects

June – “Go Live” to public (will still be using new and current plan review systems to give clients time for transition)

TBD – Mandatory transition to new file submittal structure in order to be eligible for RRU

Staffing vs. Workload



Workload in Construction Values – 1st Qtr. 2015

All Projects

	In Review	Pending Construction	In Construction	In Closure	
Central Region	\$258,041,549	\$355,977,295	\$1,145,126,604	\$1,312,958,071	
Coastal Region	\$1,381,199,097	\$60,838,295	\$3,276,246,261	\$985,442,108	
North Region	\$546,513,416	\$211,279,069	\$915,814,544	\$454,467,459	
Rapid Review Unit	\$32,223,666	\$37,381,476	\$80,789,420	\$70,637,396	
North Los Angeles Region	\$505,703,626	\$222,039,613	\$1,071,252,653	\$1,156,298,357	
South Los Angeles Region	\$122,671,848	\$100,461,742	\$853,082,472	\$486,452,589	
South Region	\$379,429,036	\$229,782,018	\$869,625,923	\$226,106,572	
Building Standards Unit	\$49,055,354	\$37,068,565	\$0	\$0	
Fire Prevention Unit	\$0	\$0	\$35,310	\$24,030	
Sum	\$3,274,837,592	\$1,254,828,073	\$8,211,973,187	\$4,692,386,582	\$17,434,025,434

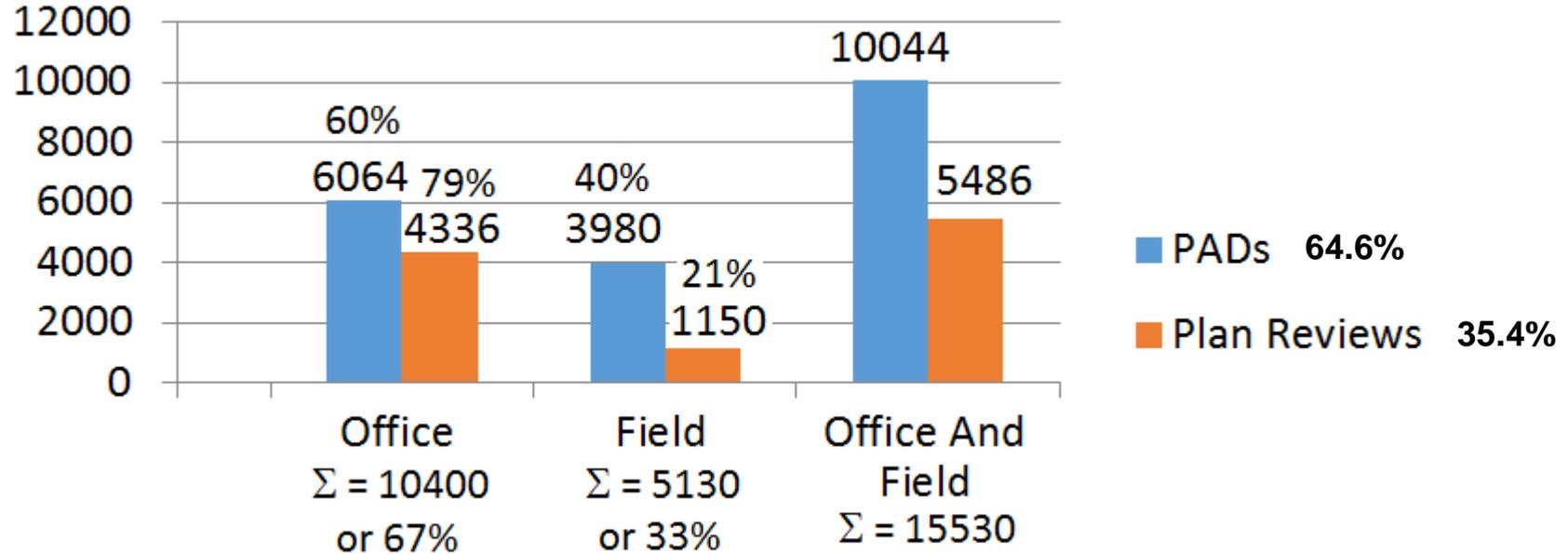
Workload in Construction Values – 1st Qtr. 2015

SNFs

	In Review	Pending Construction	In Construction	In Closure	
Central Region	\$22,077,573	\$2,345,752	\$45,729,202	\$2,914,495	
Coastal Region	\$2,217,942	\$452,000	\$49,650,298	\$22,411,605	
North Region	\$21,660,085	\$3,231,933	\$17,357,717	\$3,888,318	
Rapid Review Unit	\$8,443,922	\$8,365,451	\$10,902,362	\$4,834,640	
North Los Angeles Region	\$18,805,950	\$12,511,242	\$23,293,709	\$4,819,236	
South Los Angeles Region	\$8,487,859	\$2,599,591	\$10,073,017	\$3,919,310	
South Region	\$3,790,091	\$1,016,237	\$24,943,607	\$10,040,578	
Sum	\$85,483,422	\$30,522,206	\$181,949,912	\$52,828,182	\$350,783,722
Total all projects	\$17,434,025,434				
% SNFs		2.01%			

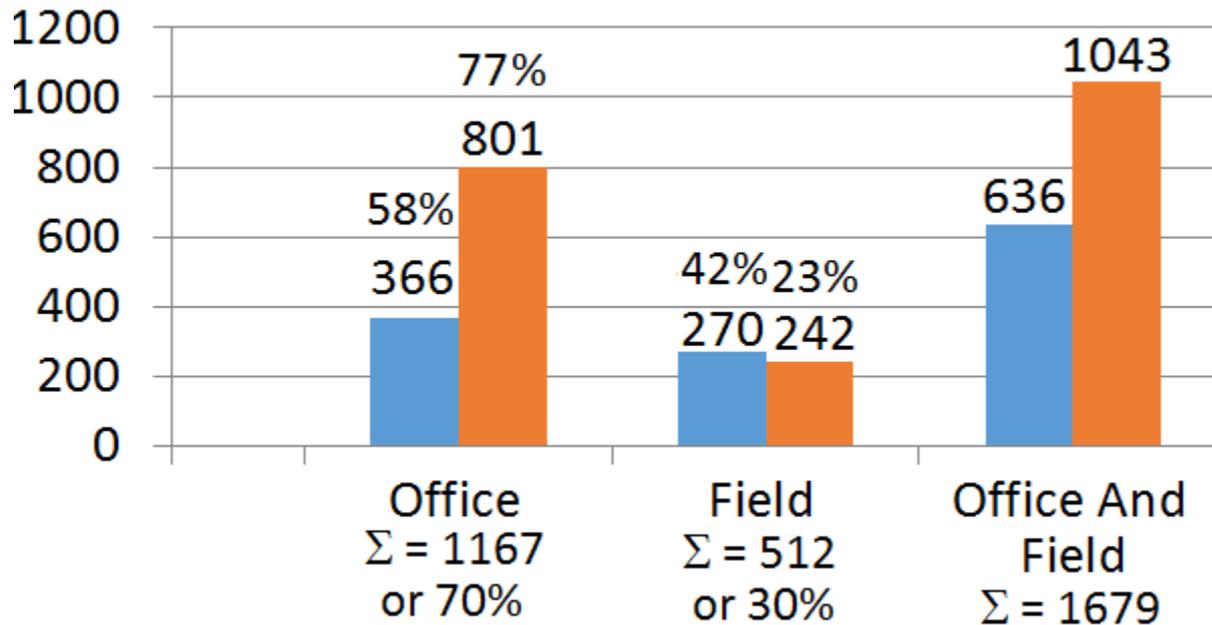
No. of Reviews Year 2014

Hospitals



No. of Reviews Year 2014

SNFs

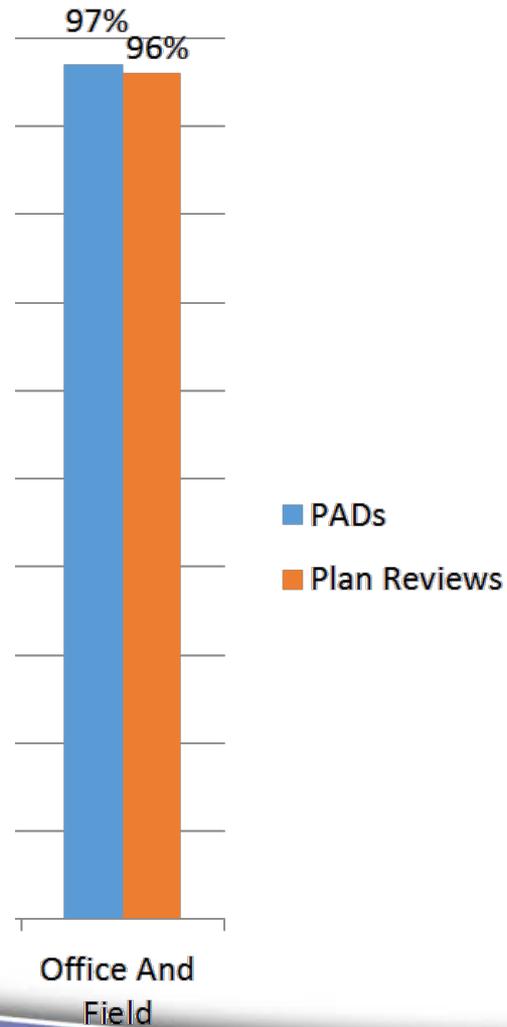


■ PADs 37.8% 

■ Plan Reviews 62.2%

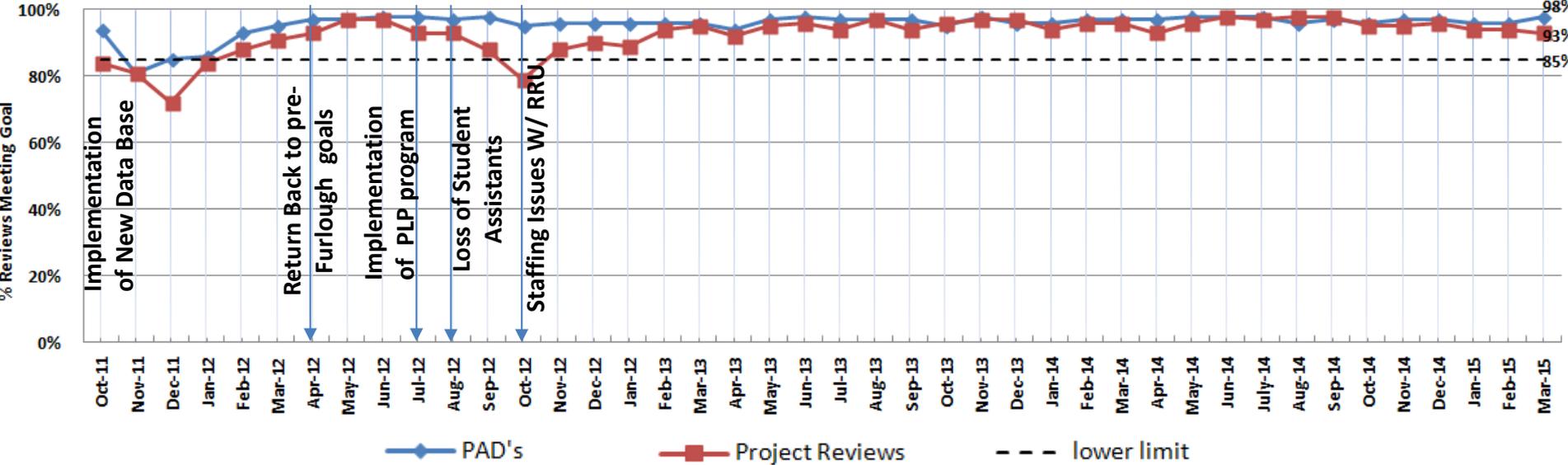
Performance 2014

Based on number of projects meeting the established goals

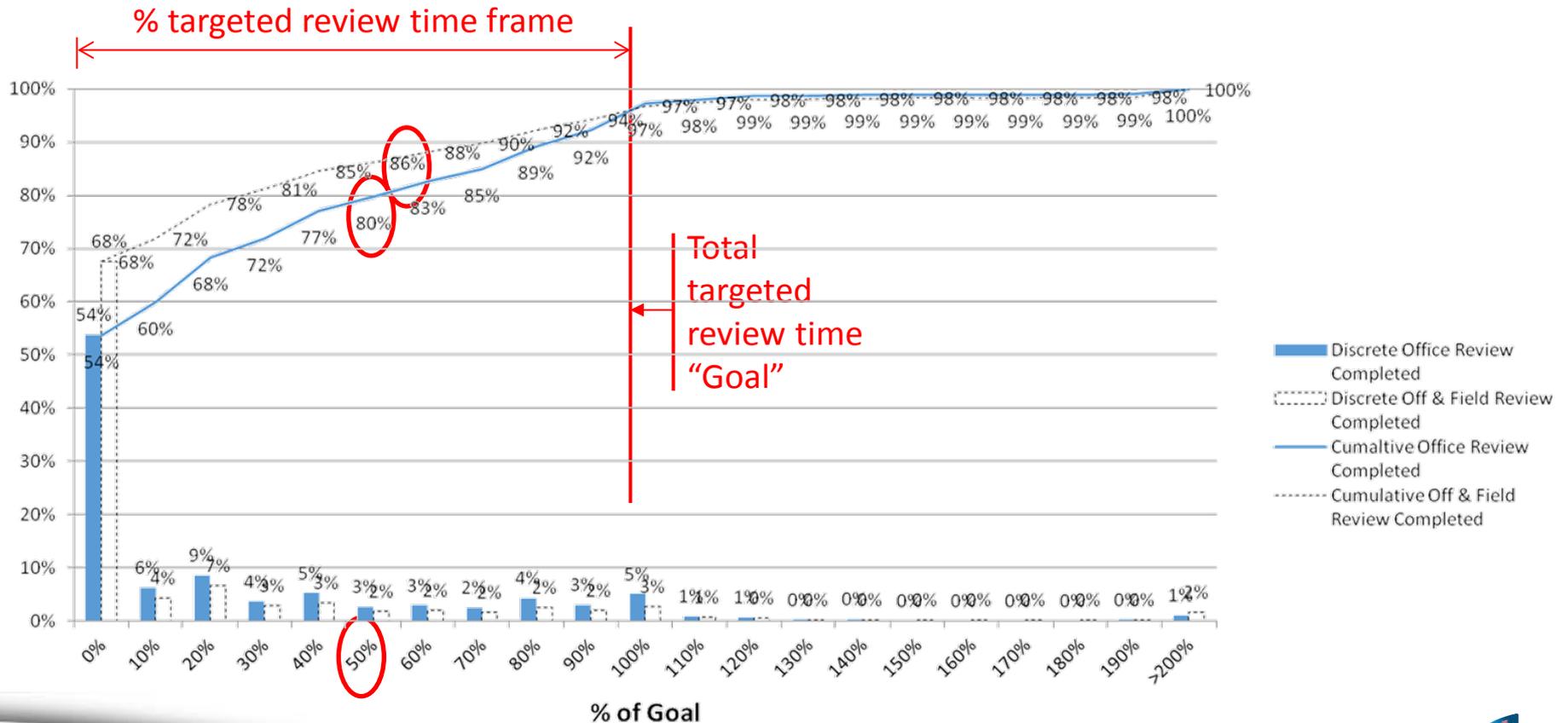


Performance 4th Qtr. 11 – Mar 15

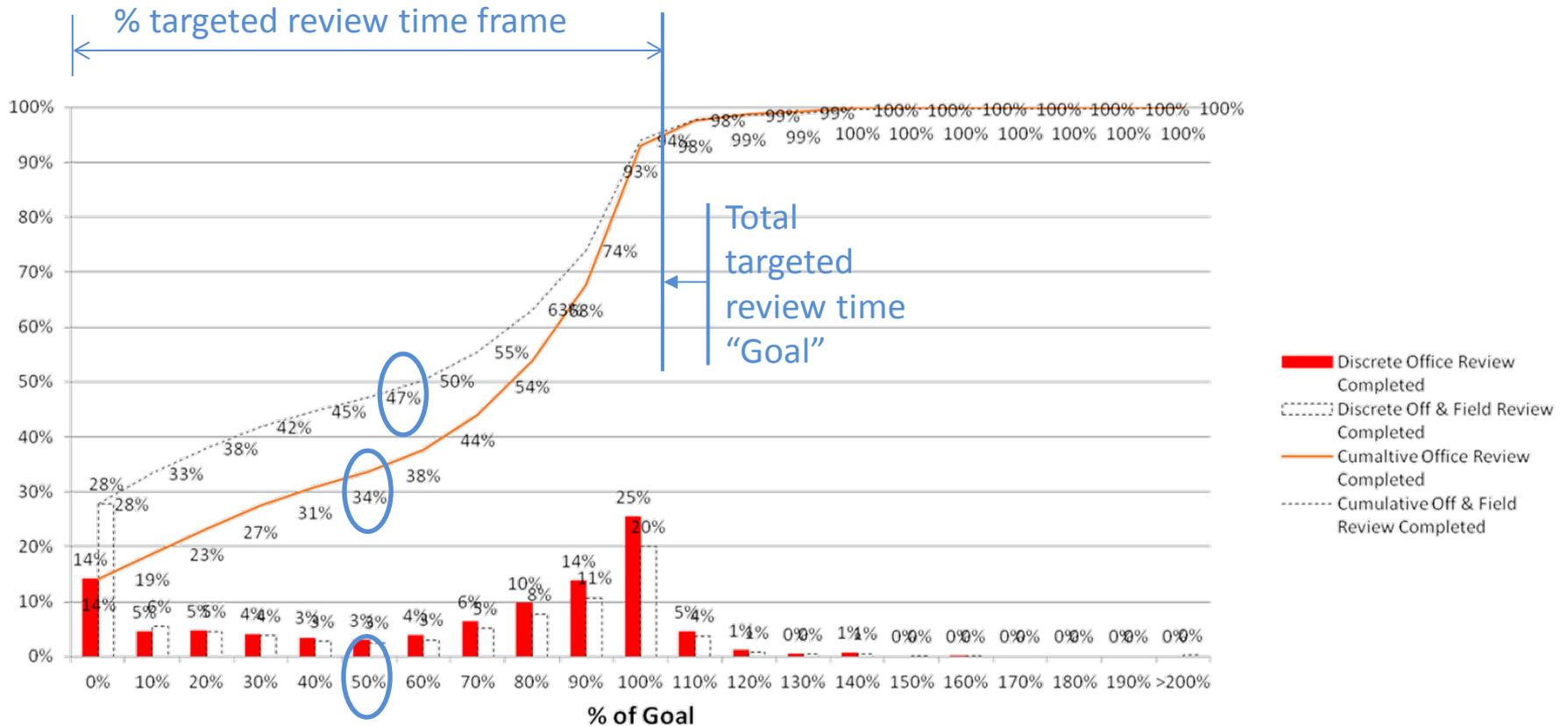
Based on number of projects meeting the established goals



PAD Performance 1st Qtr. 2015

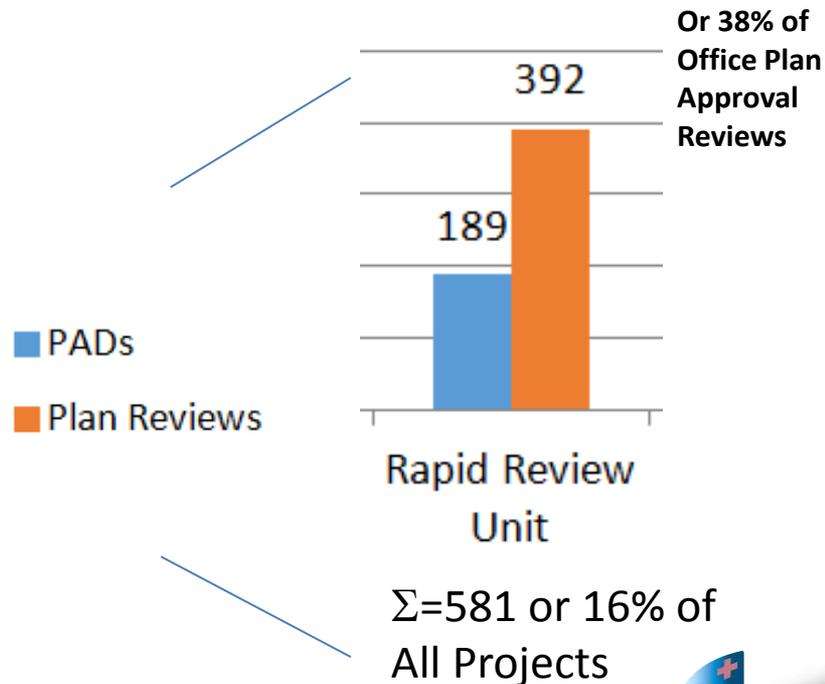
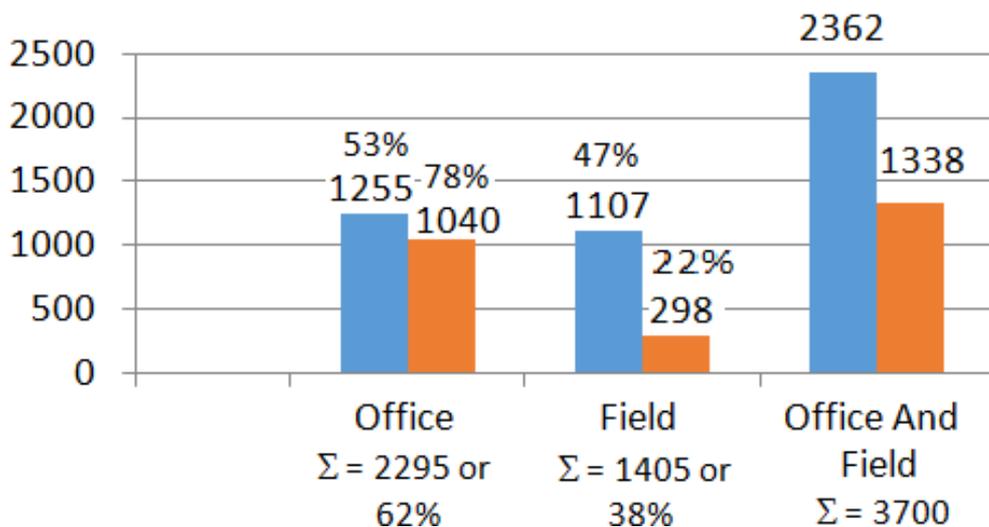


Plan Review Performance 1st Qtr. 2015



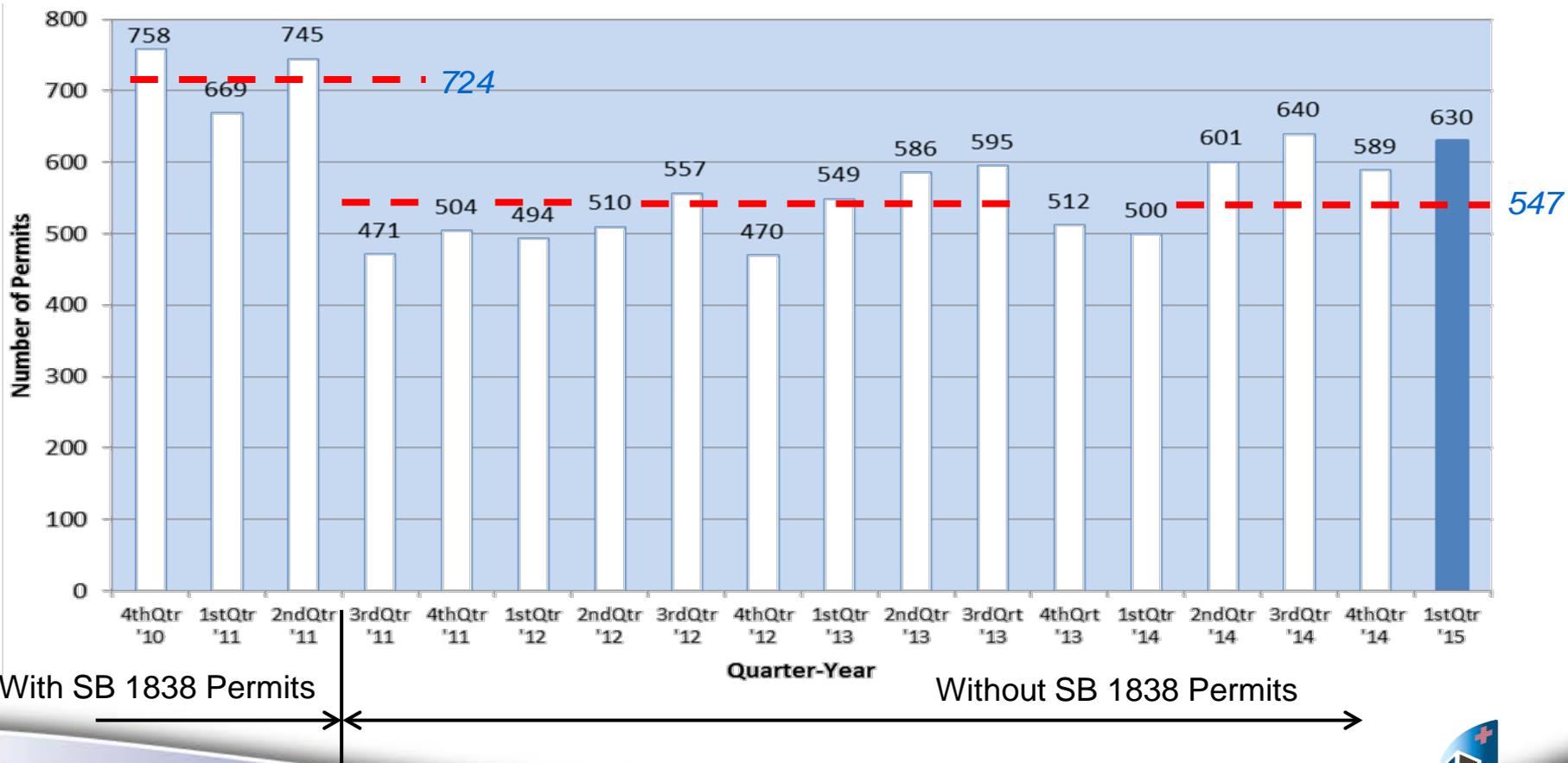
Project Plan Review Data Analysis – 1st Qtr. 2015

64% of the Plan Reviews are completed w/in 21 days or less
 88% of the PAD Reviews are completed w/in 21 days or less



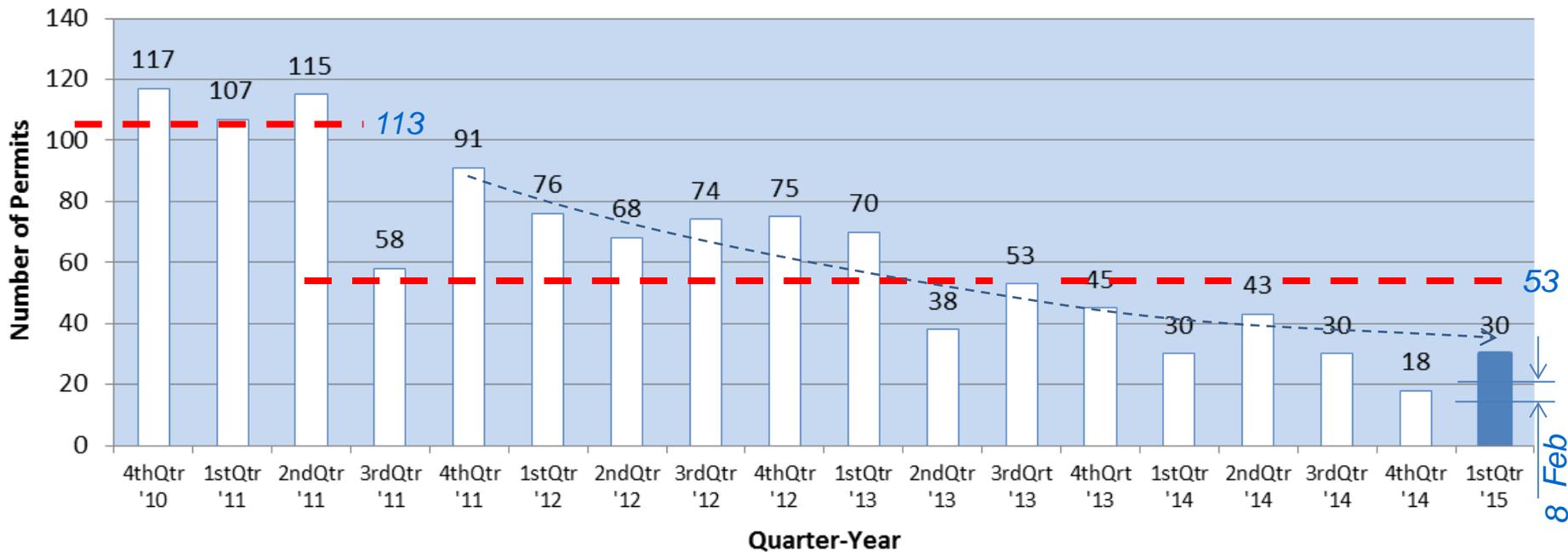
Number of Permits – 4th Qtr. 2010 thru 1st Qtr. 2015

Statewide combined Office and Field Number of Permits Issued by Quarter

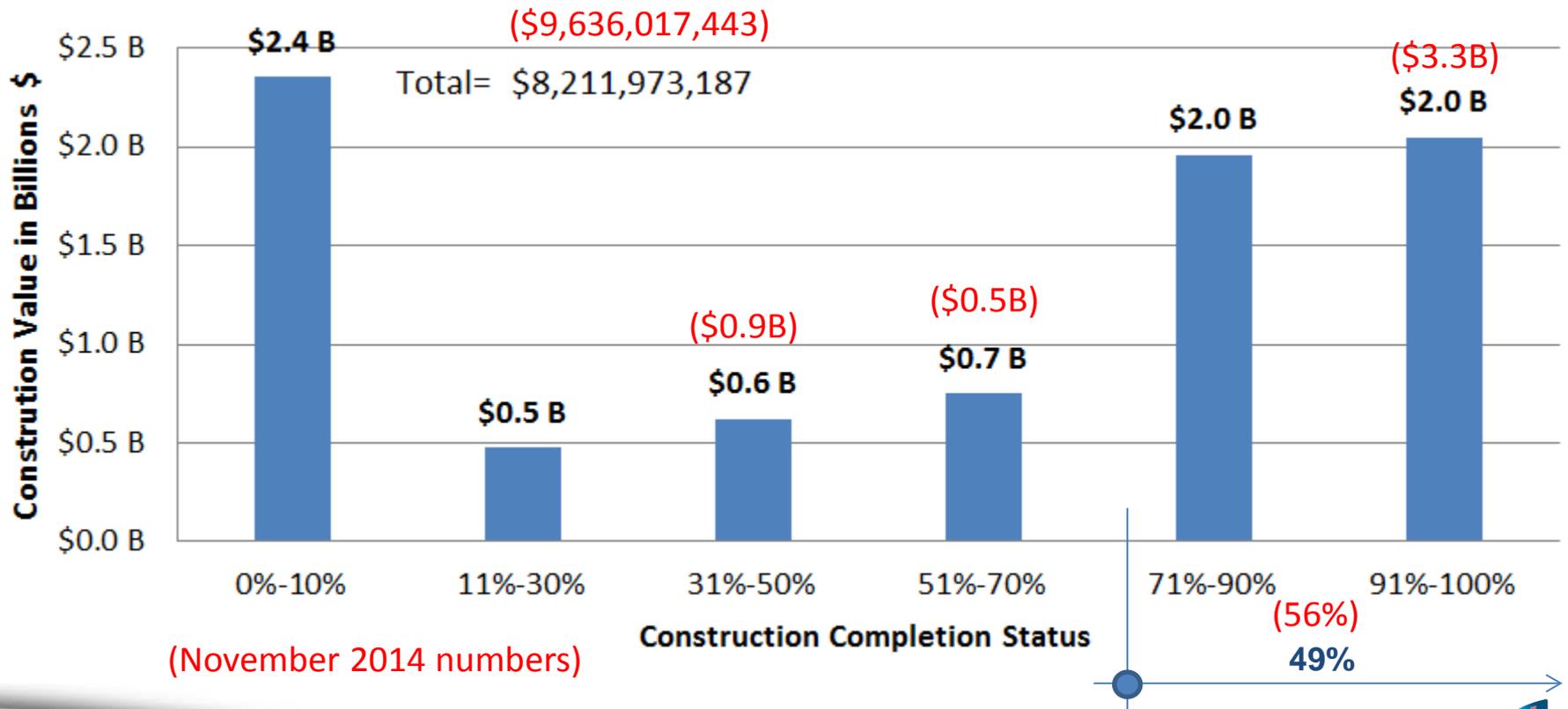


Number of SB 1838 Projects – 1st Qtr. 2015

Statewide
Number of SB 1838 EXEMPT Projects Approved by Quarter



Workload in Construction Values - % Completion



FDD Objectives for 2015

1. Propose and submit cost effective building codes & standards that better align with national standards to the Building Standards Commission for adoption for the 2017 California Building Standards Code, including but not limited to:
 - Allow the use of CPVC and ABS piping in all OSHPD categories as permitted in national standards
 - Allow the use of plenum return air and flexible ducts in specific areas of clinics based on ASHRE 170
 - Create a new SPC-4D category for seismic compliance
 - Add building standards for new healthcare delivery methods based on national standards
 - Develop standards for free-standing acute psychiatric hospitals
2. Improve IOR performance level through an effective training/education program
3. Reduce projects in closure by 50% OR MORE
 - As of January 6, 2015 there are 2273 records with a total construction cost of \$4,720,161,693 in closure

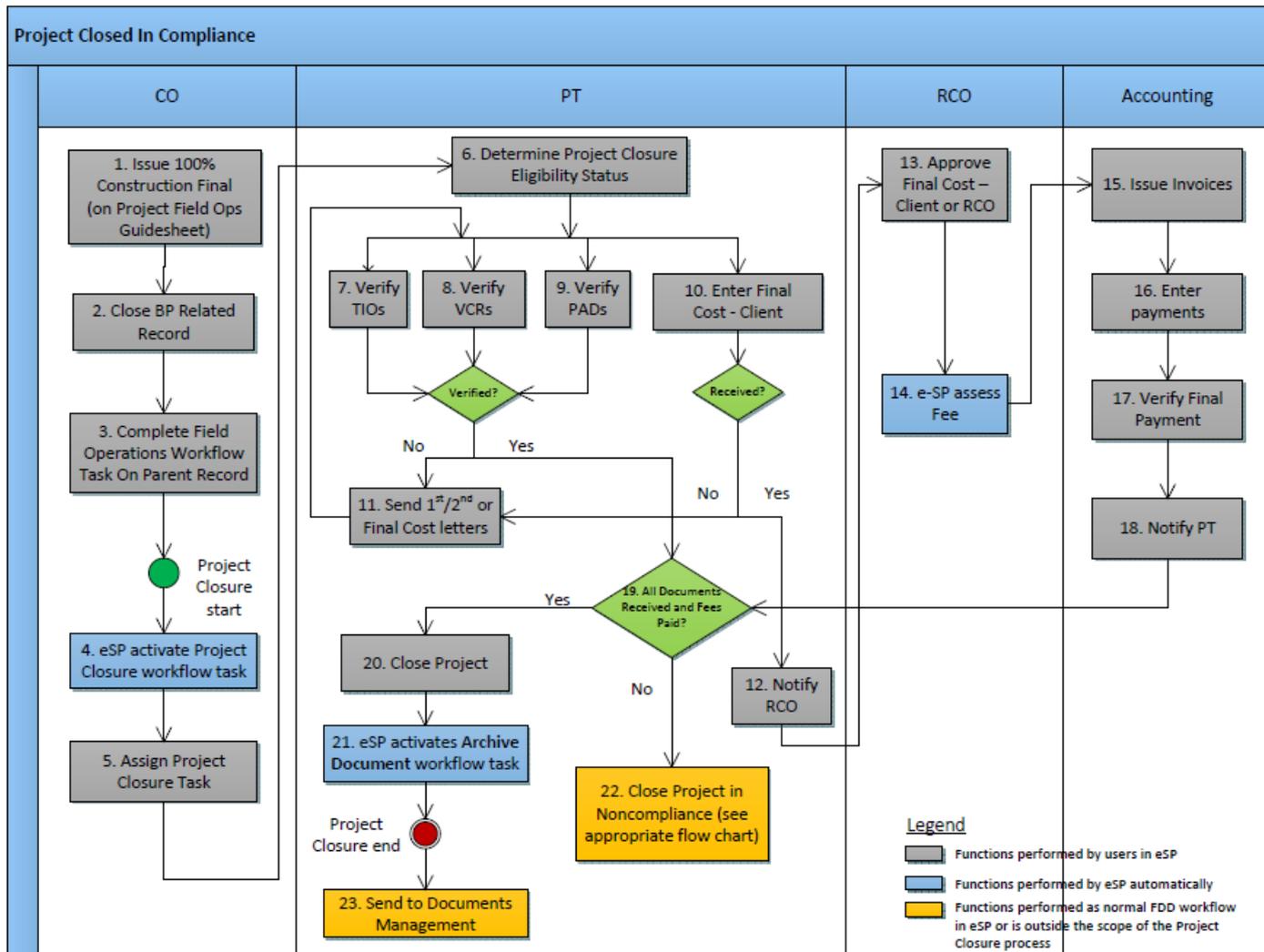
Project Closure

**The Work Is Not Done Until
The Paperwork Is Finished**





Project Closed in Compliance



What Paperwork?

- All required Verified Compliance Reports
- Final certified costs
 - FDD may send an invoice for fees due based on its own final cost estimate
- All outstanding fees paid
- All field approved plans have been received by the Office
 - Failure to submit approved plans to the Office may result in loss of future field plan reviews
- All Final Test, Inspection, and Observation Reports

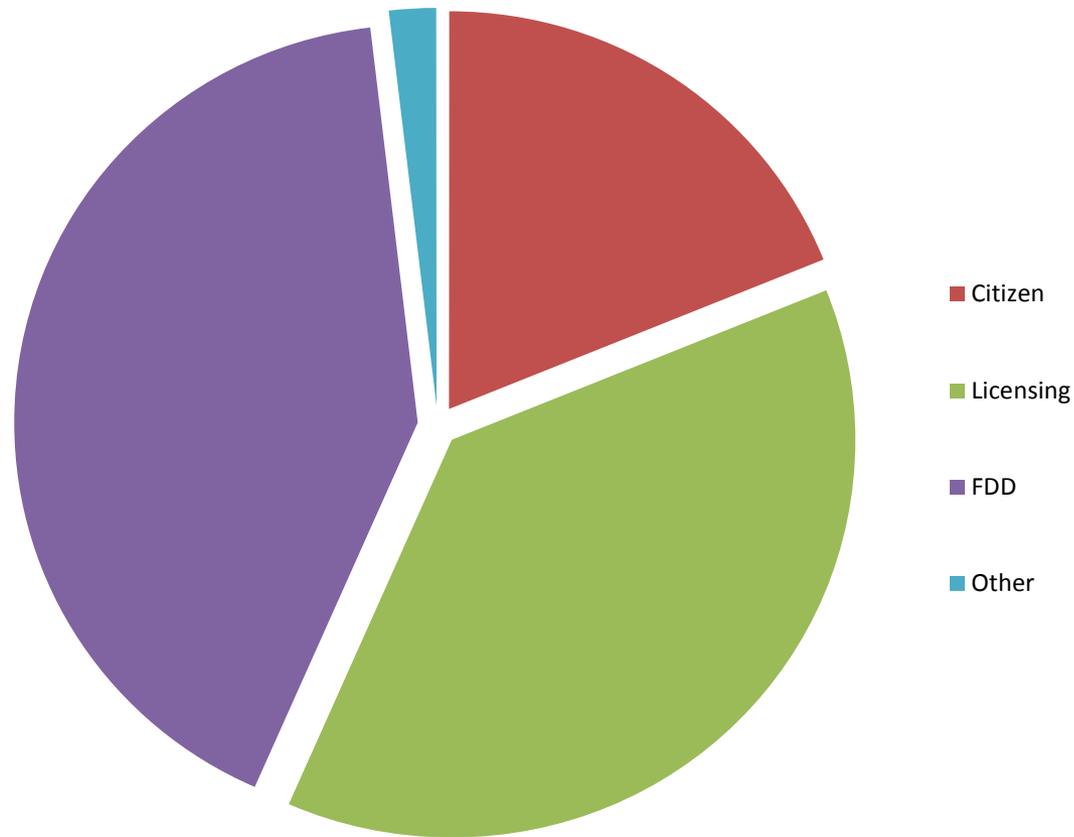
Project Closure

Why is project closure important?

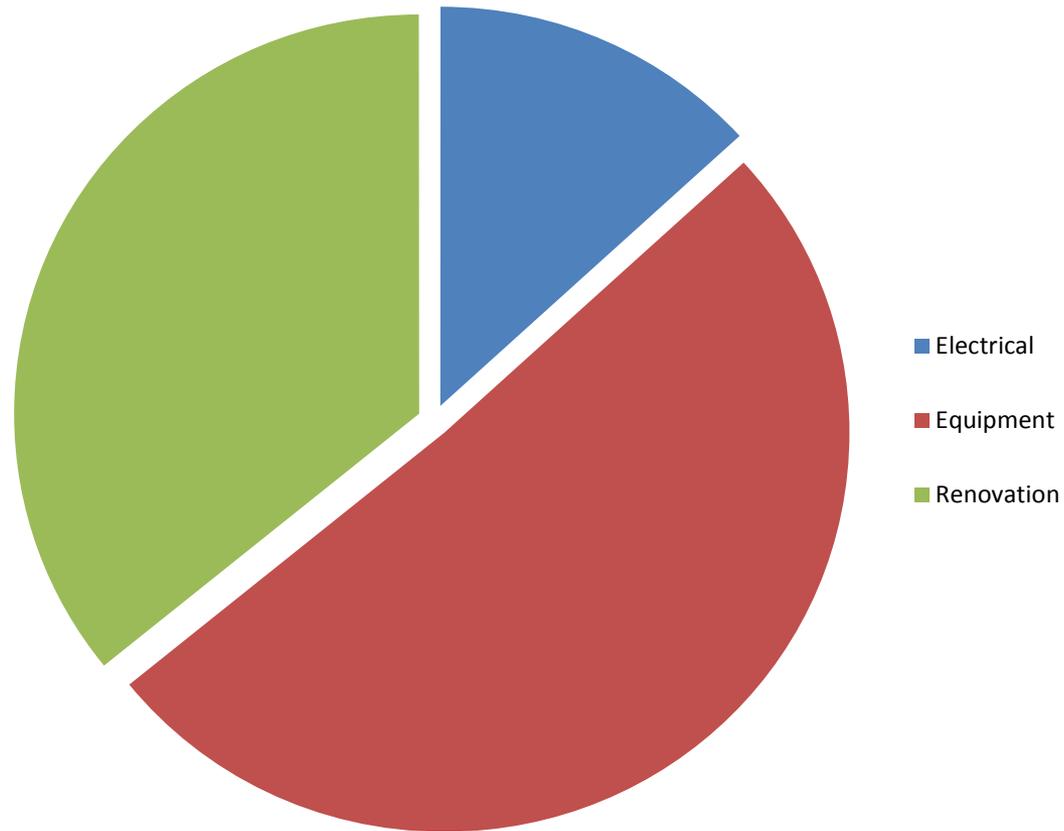
- Avoid loss of MediCal and other state reimbursement for services
- May delay occupancy or use of project area
- May stop future projects
- May delay sale of a building or facility
- May delay change of jurisdiction
- May delay Licensing and Certification
- May not receive reimbursement from FEMA after a disaster

SNF Unauthorized Work Reported By

No. of projects = 53 at 42 facilities

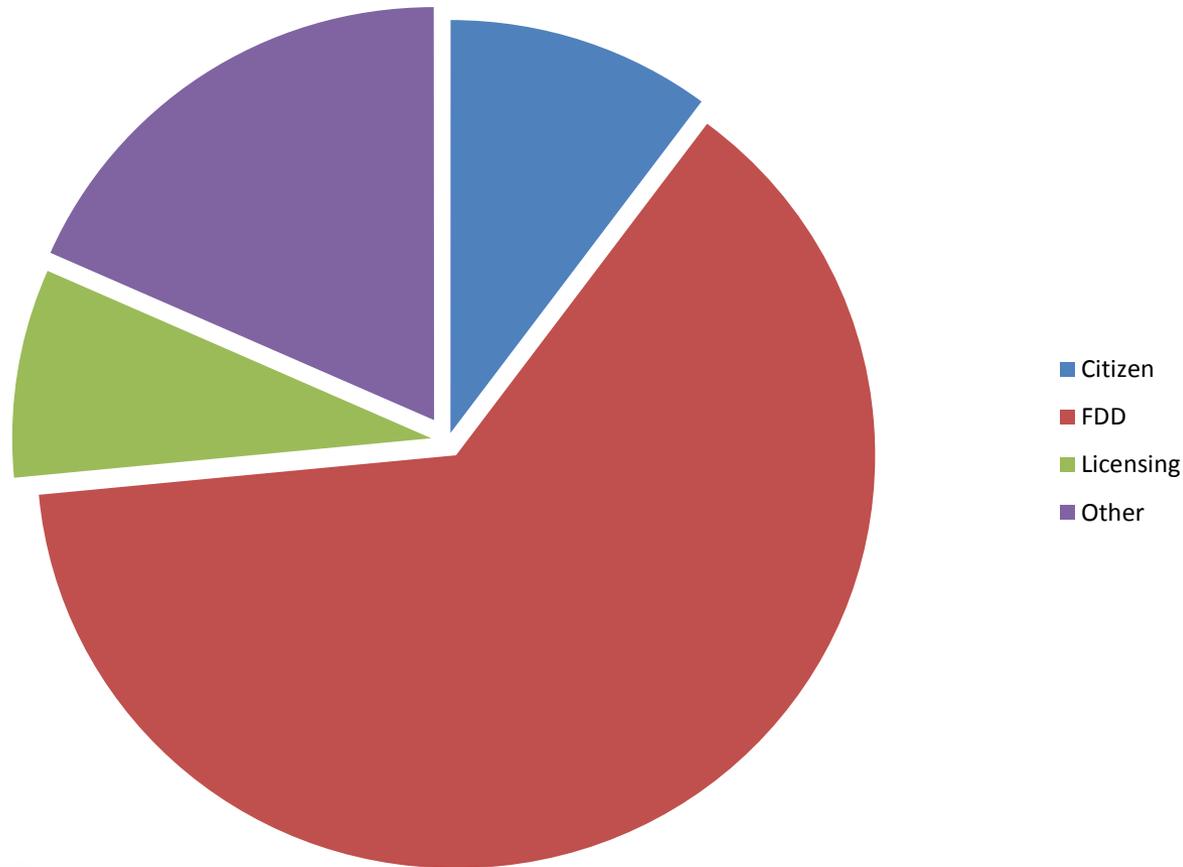


SNF Unauthorized Type of Work

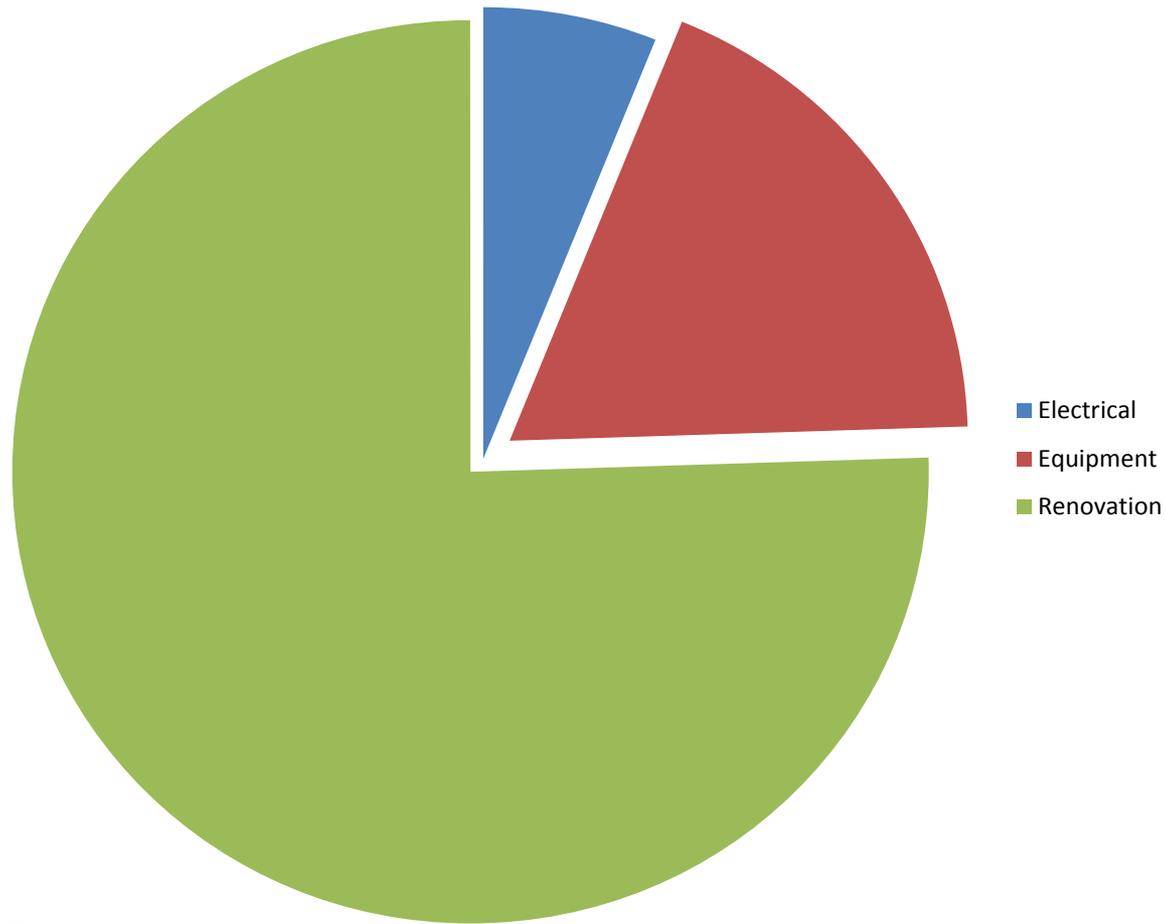


Hospital Unauthorized Work Reported By

No. of projects = 49 at 35 Facilities



Hospital Unauthorized Type of Work



Employee Survey January 2015

233.8 authorized positions

216 filled positions = 92%

155 respondents to survey = 72%

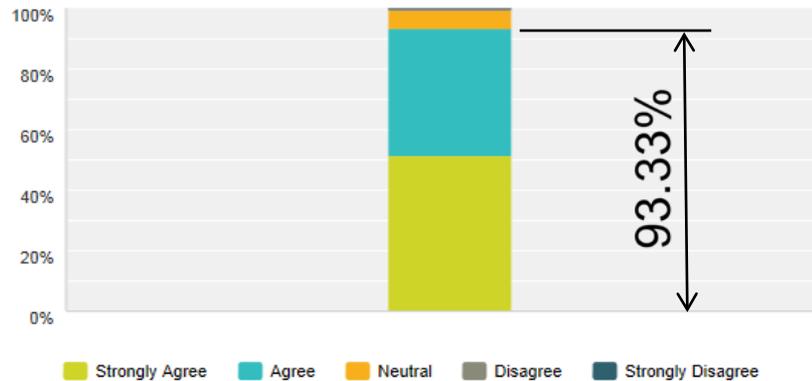
100 comments received from 68 staff, main themes:

1. Communication
2. Technical Training
3. Accountability

Employee Survey

I understand and abide by OSHPD's core values of Communication, Accountability, Service, Professionalism, Integrity, Respect, Innovation, Teamwork, and Community

Answered: 150 Skipped: 1

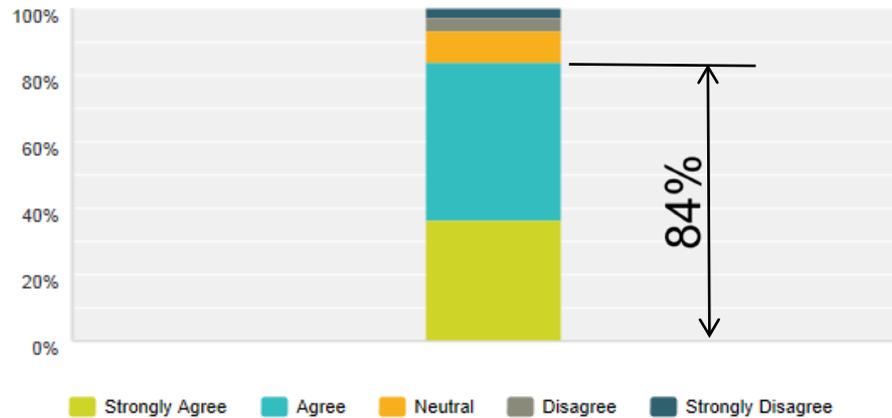


Answer Choices	Responses	
Strongly Agree	51.33%	77
Agree	42.00%	63
Neutral	6.00%	9
Disagree	0.67%	1
Strongly Disagree	0.00%	0
Total		150

Employee Survey

For my job, I have clearly defined, achievable, meaningful goals established by FDD and/or my supervisor

Answered: 150 Skipped: 1

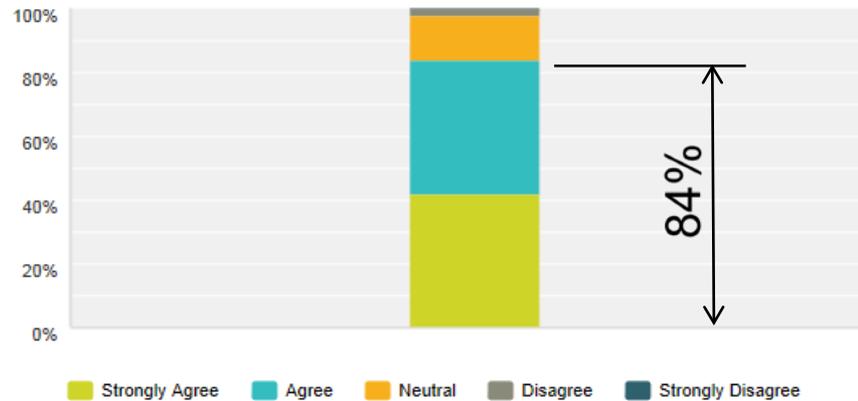


Answer Choices	Responses	
Strongly Agree	36.67%	55
Agree	47.33%	71
Neutral	9.33%	14
Disagree	4.00%	6
Strongly Disagree	2.67%	4
Total		150

Employee Survey

I am empowered to solve customer's problems (internal or external as applicable)

Answered: 150 Skipped: 1

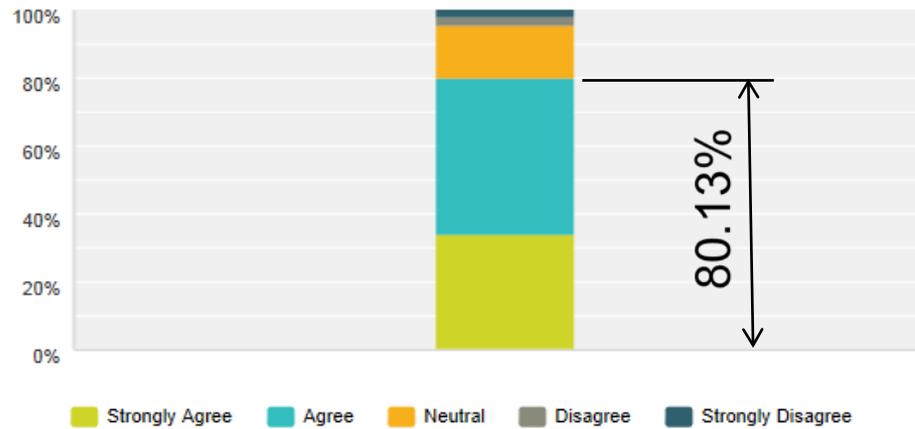


Answer Choices	Responses
Strongly Agree	42.00% 63
Agree	42.00% 63
Neutral	14.00% 21
Disagree	2.00% 3
Strongly Disagree	0.00% 0
Total	150

Employee Survey

My job makes good use of my skills and abilities

Answered: 151 Skipped: 0

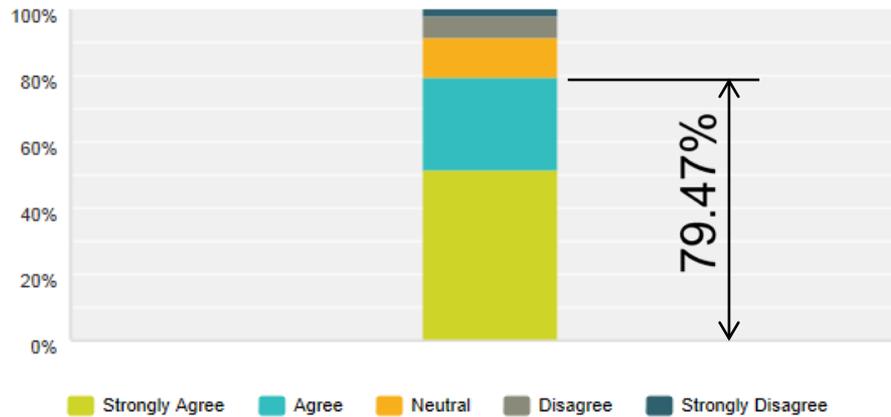


Answer Choices	Responses	
Strongly Agree	33.77%	51
Agree	46.36%	70
Neutral	15.23%	23
Disagree	2.65%	4
Strongly Disagree	1.99%	3
Total		151

Employee Survey

I have good two-way communication with my supervisor

Answered: 151 Skipped: 0

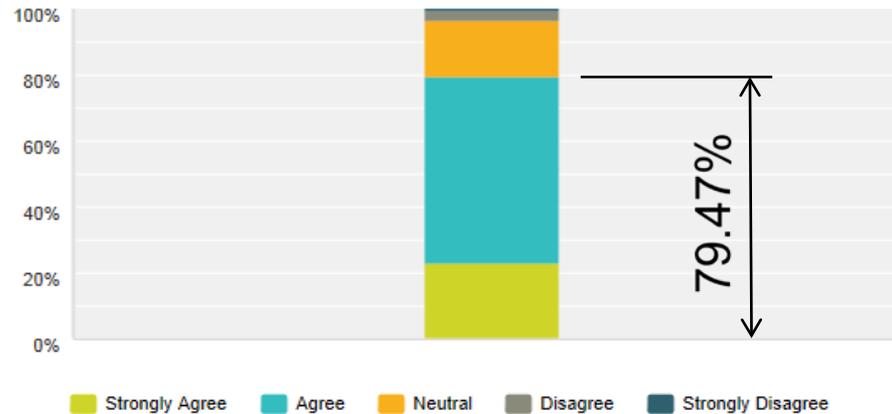


Answer Choices	Responses
Strongly Agree	51.66% 78
Agree	27.81% 42
Neutral	11.92% 18
Disagree	6.62% 10
Strongly Disagree	1.99% 3
Total	151

Employee Survey

The people that I work with at FDD are committed to doing quality work

Answered: 151 Skipped: 0

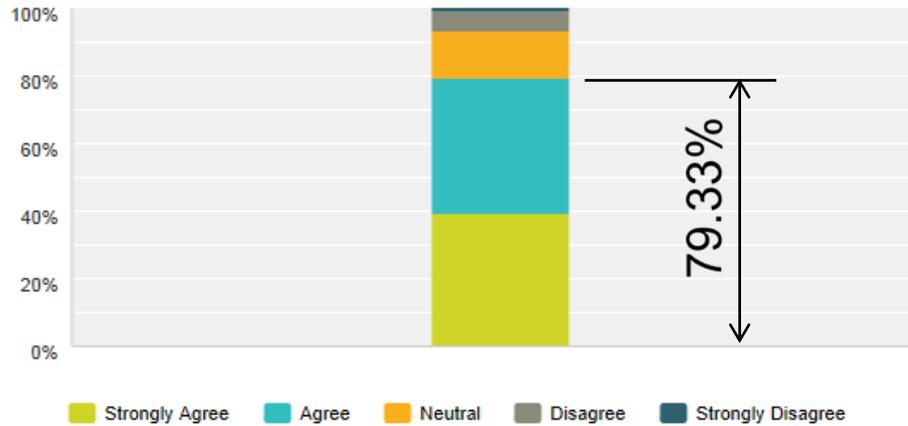


Answer Choices	Responses	
Strongly Agree	23.18%	35
Agree	56.29%	85
Neutral	17.22%	26
Disagree	2.65%	4
Strongly Disagree	0.66%	1
Total		151

Employee Survey

I would advise a friend to apply for a job with FDD

Answered: 150 Skipped: 1

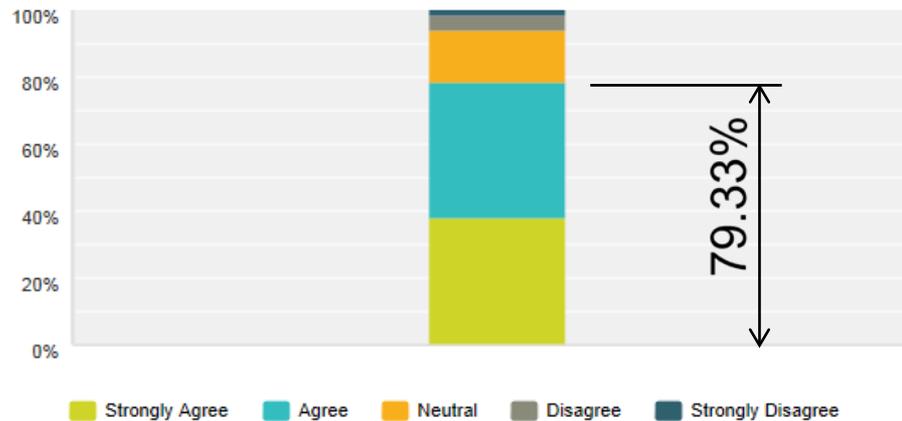


Answer Choices	Responses
Strongly Agree	39.33% 59
Agree	40.00% 60
Neutral	14.00% 21
Disagree	6.00% 9
Strongly Disagree	0.67% 1
Total	150

Employee Survey

Considering everything, I am very satisfied with my job

Answered: 150 Skipped: 1

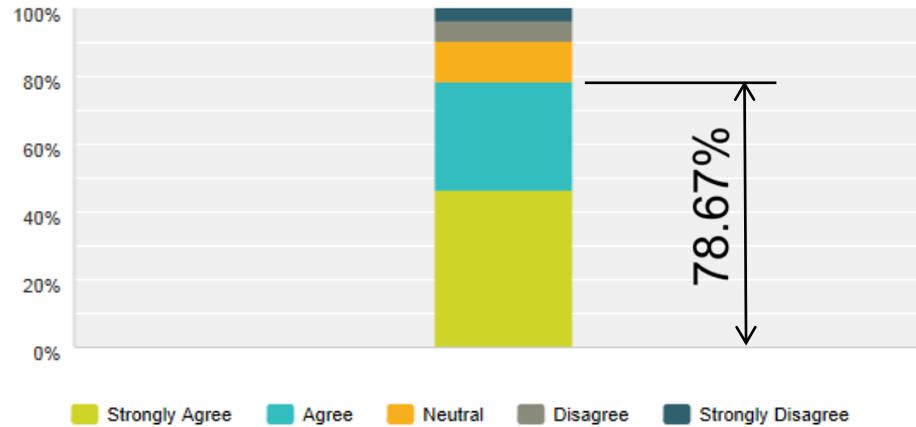


Answer Choices	Responses
Strongly Agree	38.00% 57
Agree	40.67% 61
Neutral	15.33% 23
Disagree	4.67% 7
Strongly Disagree	1.33% 2
Total	150

Employee Survey

My supervisor gives me clear instructions

Answered: 150 Skipped: 1

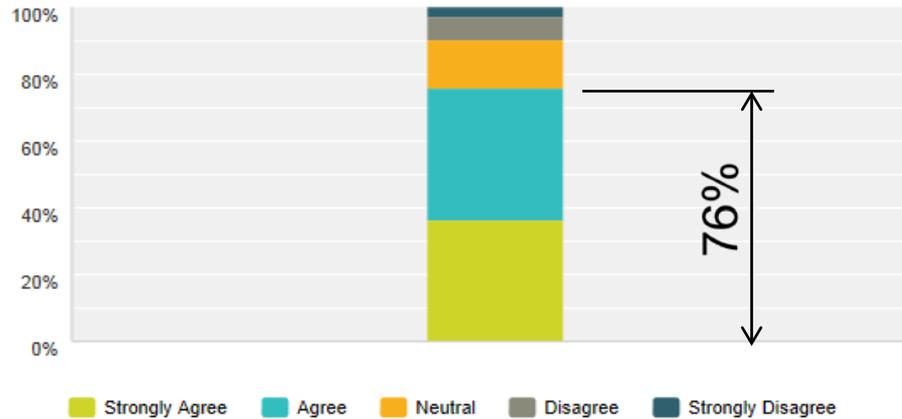


Answer Choices	Responses	
Strongly Agree	46.67%	70
Agree	32.00%	48
Neutral	12.00%	18
Disagree	6.00%	9
Strongly Disagree	3.33%	5
Total		150

Employee Survey

My work gives me a feeling of personal accomplishment

Answered: 150 Skipped: 1

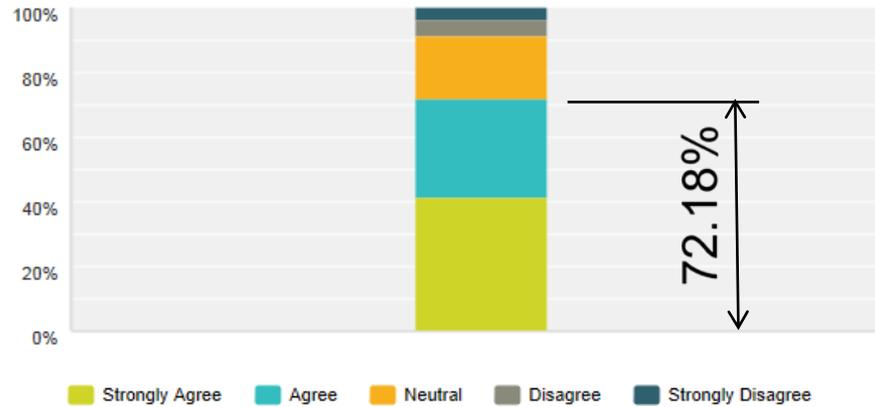


Answer Choices	Responses	
Strongly Agree	36.67%	55
Agree	39.33%	59
Neutral	14.67%	22
Disagree	6.67%	10
Strongly Disagree	2.67%	4
Total		150

Employee Survey

My supervisor encourages me to be my best

Answered: 151 Skipped: 0

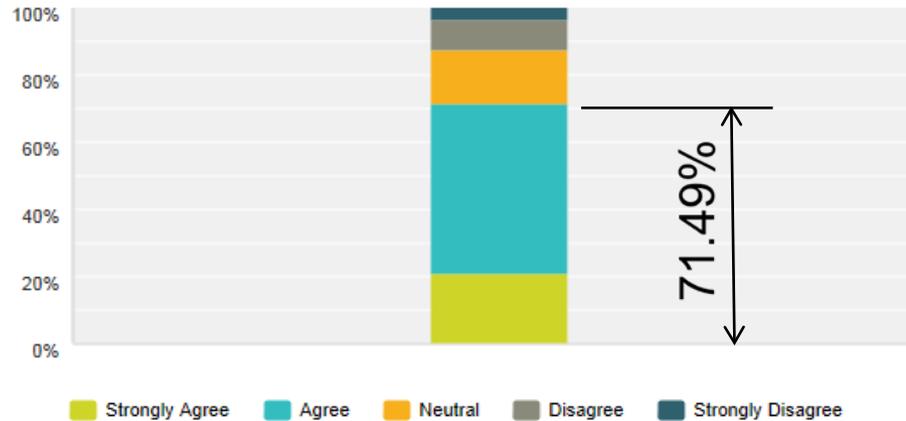


Answer Choices	Responses
Strongly Agree	41.72% 63
Agree	30.46% 46
Neutral	19.21% 29
Disagree	5.30% 8
Strongly Disagree	3.31% 5
Total	151

Employee Survey

FDD has clear, meaningful employee expectations

Answered: 151 Skipped: 0



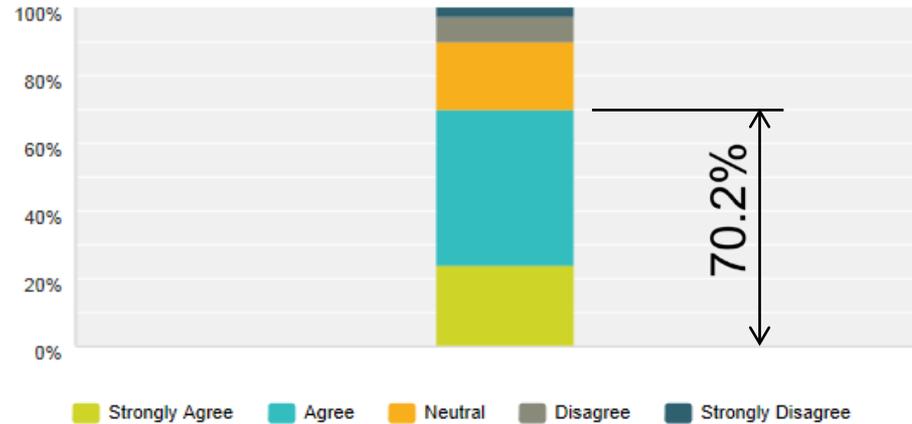
Answer Choices	Responses	
Strongly Agree	21.19%	32
Agree	50.33%	76
Neutral	15.89%	24
Disagree	9.27%	14
Strongly Disagree	3.31%	5
Total		151



Employee Survey

I have the tools and resources to do my job well

Answered: 151 Skipped: 0

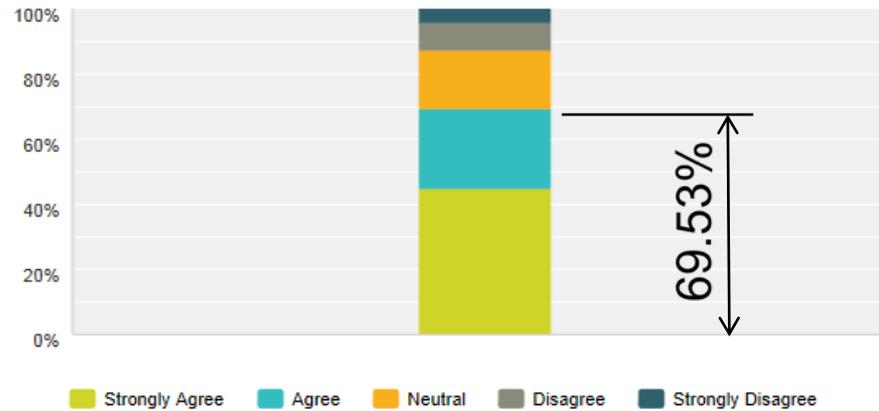


Answer Choices	Responses	
Strongly Agree	23.84%	36
Agree	46.36%	70
Neutral	19.87%	30
Disagree	7.28%	11
Strongly Disagree	2.65%	4
Total		151

Employee Survey

My supervisor is a good role model and demonstrates a commitment to quality

Answered: 151 Skipped: 0

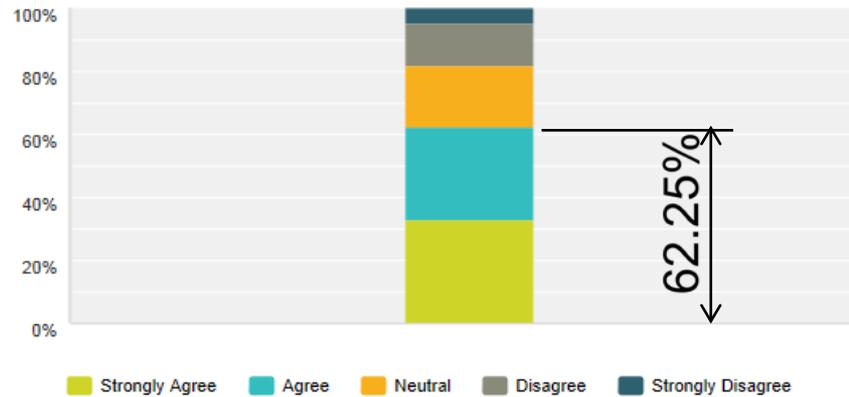


Answer Choices	Responses	
Strongly Agree	45.03%	68
Agree	24.50%	37
Neutral	17.88%	27
Disagree	8.61%	13
Strongly Disagree	3.97%	6
Total		151

Employee Survey

My supervisor acts as a mentor to me or ensures that I have a mentor appropriate for my classification or discipline to assist me when needed

Answered: 151 Skipped: 0

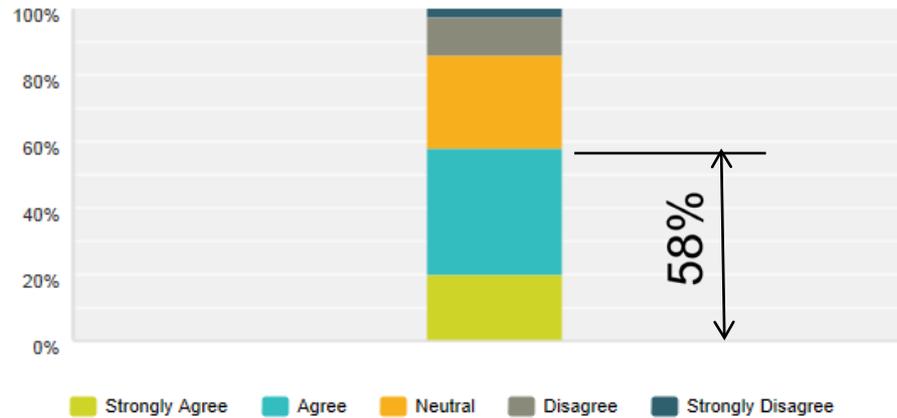


Answer Choices	Responses
Strongly Agree	33.11% 50
Agree	29.14% 44
Neutral	19.87% 30
Disagree	13.25% 20
Strongly Disagree	4.64% 7
Total	151

Employee Survey

I feel encouraged to come up with new and better ways of doing things

Answered: 150 Skipped: 1

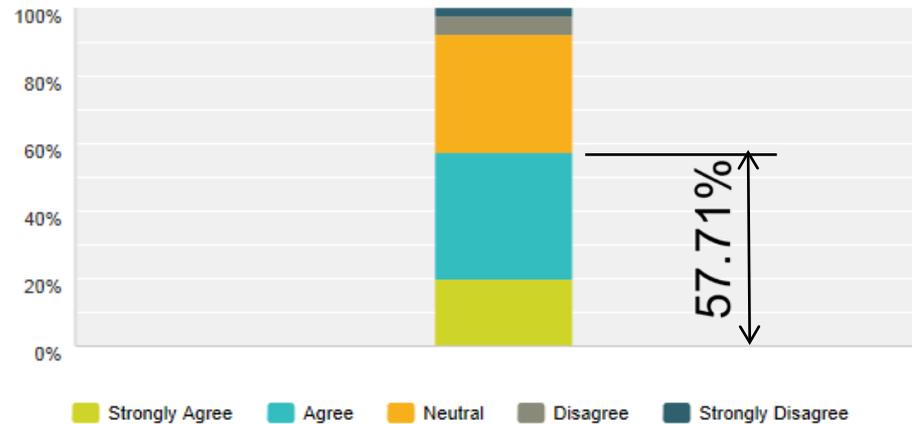


Answer Choices	Responses	
Strongly Agree	20.00%	30
Agree	38.00%	57
Neutral	28.00%	42
Disagree	11.33%	17
Strongly Disagree	2.67%	4
Total		150

Employee Survey

FDD has a positive image with its stakeholders

Answered: 149 Skipped: 2

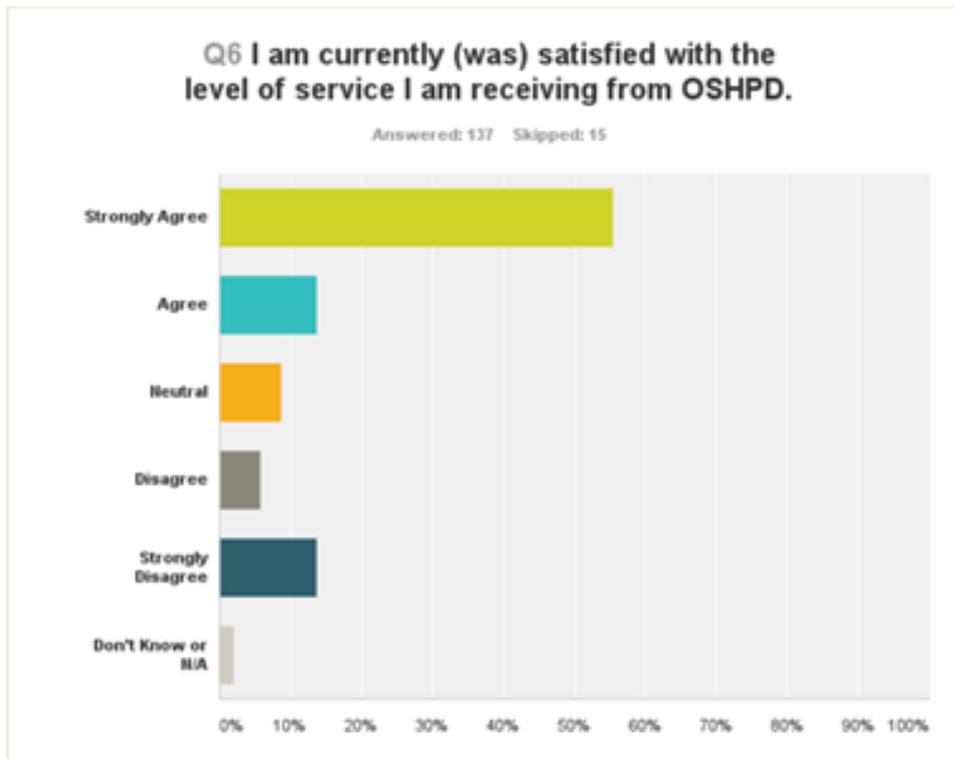


Answer Choices	Responses	
Strongly Agree	20.13%	30
Agree	37.58%	56
Neutral	34.90%	52
Disagree	5.37%	8
Strongly Disagree	2.01%	3
Total		149

Quality of Service Survey

Quality of Service Surveys

In 2014, 152 surveys were completed. Deputy Division Chiefs and Supervisors received copies of compliments and complaints whenever a survey focused on specific staff. The following chart shows the majority of clients are currently satisfied with service provided.



68.36% agreed or strongly agreed

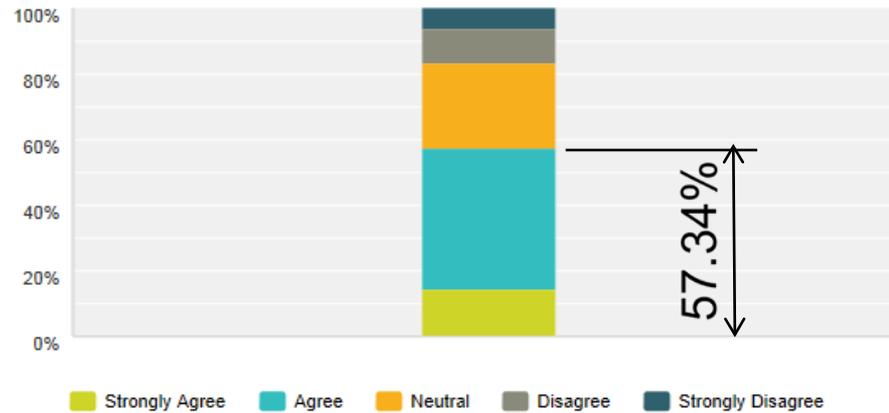
Quality of Service Survey

Answer Choices	Responses
Owner	19.43%
Architect	26.86%
Mechanical/Electrical	6.29%
EE	2.86%
SE	2.86%
General Contractor/Project Foreman	5.14%
Subcontractor	1.71%
IOR	34.86%

Employee Survey

I receive regular and helpful feedback on my performance

Answered: 150 Skipped: 1

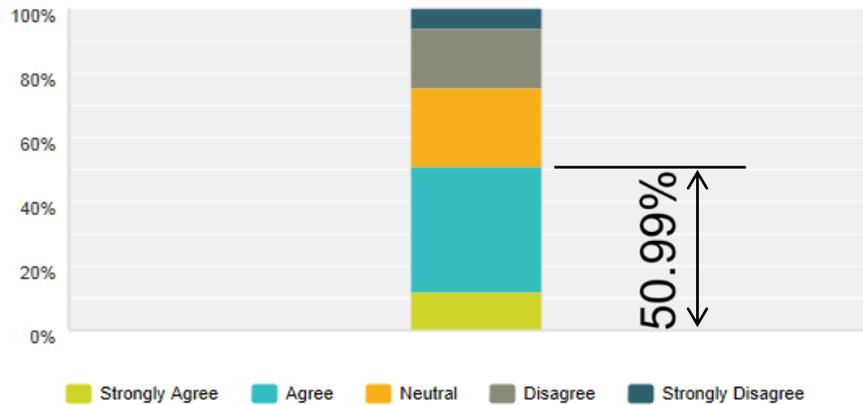


Answer Choices	Responses	
Strongly Agree	14.67%	22
Agree	42.67%	64
Neutral	26.00%	39
Disagree	10.67%	16
Strongly Disagree	6.00%	9
Total		150

Employee Survey

FDD does an excellent job of keeping employees informed about matters affecting us

Answered: 151 Skipped: 0



Answer Choices	Responses
Strongly Agree	11.92% 18
Agree	39.07% 59
Neutral	24.50% 37
Disagree	18.54% 28
Strongly Disagree	5.96% 9
Total	151

Employee Survey

FDD Office-wide Meetings

Los Angeles February 19, 2015
Sacramento, February 24, 2015

THE FDD INSIDER



FACILITIES DEVELOPMENT DIVISION NEWSLETTER

April 2015

The Unpredictability of Predicting the Future

Humans are notably bad at predicting the future and yet we attempt to do so regularly. Charlie Chaplin thought that cinema was a passing fad, a music executive told The Beatles that they would never amount to anything, and remember the Y2K predictions? Predictions are made by weatherpersons, investment advisors, astrologers, Deputy Directors, and many others with varying degrees of success. No one knows what the future holds until it is here and then it is no longer the future. Also, there are many factors affecting the future that those attempting to predict it have no control over. Add to that the unforeseen events that no one could or would have anticipated.



From the desk of Paul Coleman

OSHPD Facilities Development Division - All Site Content
Displays all sites, lists, and libraries in this site.

Home *FDD Executive Office *FDD Manager/Supervisors *Division Support Section Central Region Coastal Region North Region North LA Region South LA Region South Region Rapid Review Unit FDD Technical Lead Program Search this site...

Building Standards Unit Fire Prevention Unit Inspection Services Unit SSS - Seismic Compliance SSS - Structural Support Hospital Building Safety Board

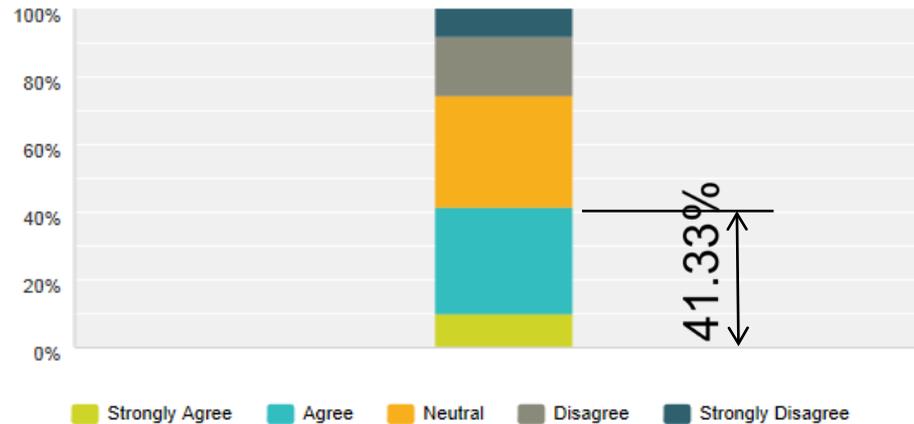
View: Document Libraries

Item	Description	Last Modified
Contacts	FDD phone lists: office and cell	2 weeks ago
Customized Reports	This Document library has the templates to create Web Analytics custom reports for this site collection	0 2 years ago
Facilities	List of GAC & SNF facilities	1 4 months ago
FDD Newsletters		1 5 weeks ago
Form Templates	This library contains administrator-approved form templates that were activated to this site collection.	0 3 months ago
Manuals	Staff manuals	1 2 months ago
PowerPoint Presentations to Industry	Information presented in seminars and public forums	05 3 months ago
Presentations		13 4 weeks ago
Site Assets	Use this library to store files which are included on pages within this site, such as images on Wiki pages.	23 6 weeks ago
Site Pages	Use this library to create and store pages on this site.	6 6 weeks ago
Style Library	Use the style library to store style sheets, such as CSS or XSL files. The style sheets in this gallery can be used by this site or any of its subites.	0 2 years ago
Travel	Travel information	0 7 months ago
Videos		5 16 hours ago

Employee Survey

FDD provides me with the right level of technical training to do my job well

Answered: 150 Skipped: 1



Answer Choices	Responses	
Strongly Agree	10.00%	15
Agree	31.33%	47
Neutral	33.33%	50
Disagree	17.33%	26
Strongly Disagree	8.00%	12
Total		150

<http://report.oshpd.ca.gov/>



Office of Statewide Health
Planning and Development



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- Services
- Publications
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- Press

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Description:

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- Project List by Facility
 - Facility Number
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 - Closed Projects
- Project List by Professional
 - Architect
 - Civil
 - Contractor
 - Electrical
 - Geologist
 - Geotechnical
 - IOR
 - Mechanical
 - Structural

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- Functional Program List
 - Select One or More Counties
 - Active at OSHPD
 - Active at CDPH
 - Completed
- Invoice Aging Report
 - Facility Number
- Legacy Logbook Projects at Facility
 - Facility Number

Smart Phone App in Progress

