



**San Antonio Community Hospital**

---

**Report**

**To**

**The Office of Statewide Healthcare Planning and  
Development**

**On**

**Compliance with SB 1953 and SB 1661**

**June 30, 2009**



## San Antonio Community Hospital

---

### Introduction

In accordance with SB 1661, an Owner of a general acute care hospital building that is classified as a nonconforming, Structural Performance Category-1 (SPC 1) building, who has requested a five year time extension to January 1, 2013 shall submit a report to the Office of Statewide Health Planning and Development (OSHDP) no later than June 30, 2009, describing the status of each building in complying with the requirements of SB 1953.

The following information is provided to the office regarding status of compliance with the requirements of SB 1953 and SB 1661.

### Nonconforming Buildings

San Antonio Community Hospital (SACH) is a large hospital consisting of multiple buildings on an urban campus located in Upland, California, at the western region of San Bernardino County. There are four (4) buildings on the campus that are classified as Structural Performance Category-1 (SPC-1). The four buildings are as follows:

- Auditorium/Administration
- Maternal Health
- Latimer
- Main Tower

These four buildings will undergo a seismic upgrade in order to be in compliance with SB 1953 and SB 1661. These four buildings have been grouped together to form a single project for the seismic upgrade. The project is titled "Seismic Upgrade SPC 2 / NPC 3" (HL-022859-36). The project has been submitted to OSHDP and received approval in November of 2007. A building permit was issued to SACH in November of 2008. The project started construction in May of 2009 and will continue in phases until it is projected to be completed in the fourth quarter of 2013.

February of 2008, SACH submitted the Main Tower to OSHDP for HAZUS evaluation to determine if the Main Tower could be reclassified to an SPC 2 category building. In July 2008, OSHDP approved HAZUS compliance of the Main Tower. The Main Tower is reclassified as an SPC 2 building and a structural upgrade is no longer required. NPC 3 work for the Main Tower, as well as the other buildings, still needs to be completed prior to January 1, 2013 deadline in order to maintain compliance with SB 1953.



**New Tower**

SACH has undertaken the design and planning of a new tower addition to the existing campus. This new tower is a primary component of the facilities seismic retrofit plan. This project will create the necessary number of beds to continue to provide services to the community while pursuing compliance with SB 1953 and SB 1661. The project "Addition to San Antonio" (HL 082610-0) was submitted to OSHPD in December of 2008 for preliminary review. Final construction documents are expected to be complete and submitted to OSHPD by the end of 2009. It is anticipated that construction will begin in the fourth quarter of 2010 and projected completion of the project in the fourth quarter of 2012. Once occupied the remaining portions of the seismic project will be completed within the SB 1661 2015 deadline.

**Construction Schedule**

Construction for the Seismic Upgrade SPC 2 /NPC 3 will be started in May of 2009. The NPC 3 work will begin in the basement of these buildings and progress up through the floors until it is completed and will be done in multiple phases due to the continuous operation of the hospital. The SPC 2 work is expected to begin in 2012 on the Auditorium/Admin Building and be completed in the fourth quarter of 2012.

The SPC 2 work on the Maternal Health Building is expected to begin in 2013 after the completion and the move-in to the New Tower. The New Tower is needed to provide the necessary swing space for the relocation of the maternity program in order to perform the seismic upgrade to the Maternal Health Building. The seismic work on the Maternal Health Building is expected to be completed in fourth quarter of 2013 or first quarter of 2014.

SACH is continuing to evaluate its position on whether or not to perform a seismic upgrade on the Latimer Building (39 patient beds). With the construction of the New Tower, it may not be necessary for SACH to spend limited capital on the Latimer Building which may not fit into their future program of care.

It is anticipated that the NPC 3 work and the SPC 2 work on the Auditorium/Administration will be completed in the fourth quarter of 2012 and will be in conformance with the January 1, 2013 deadline for compliance with SB 1953. The SPC 2 work on the Maternal Health Building will be completed and be in conformance with January 1, 2015 deadline for SB 1661. SACH will remain in compliance with current regulations and submit to OSHPD for the SB 1661 extension.



The capacity for SACH to maintain the current schedule is contingent upon several factors:

- Future economic conditions with respect to their cash position
- Bond market conditions necessary to raise sufficient capital for the tower project
- Supply and demand for materials with respect to the bidding climate
- The ability of OSHPD to maintain plan approval schedule given the number of projects that are responding to SB 1953 and SB 1661 requirements.

### **Building Removal from Acute Care Service**

Since SACH has acquired SPC 2 rating of the Main Tower, they have use of the Main Tower for acute care services until January 1, 2030 under current regulation. As a result of the seismic upgrade to all of the buildings listed, it is expected that there will not be a need to remove any buildings from acute care service prior to 2030. The exception would be the Latimer Building and the outcome of the decision by SACH whether or not to seismically upgrade the building.

### **Conclusion**

Since the enactment of SB 1953, SACH has been proactive in its efforts to be compliant with the regulations. Beginning with the initial building evaluations and subsequent compliance plans, moving through the design efforts for the seismic upgrade and finally arriving at the decision to move forward with the construction of the seismic upgrade. The seismic upgrade is the culmination of SACH's efforts to be in compliance with SB 1953 and SB 1661 but more importantly, to provide safe facilities in which to provide quality healthcare to the community.