

SAN FRANCISCO GENERAL HOSPITAL MEDICAL CENTER

November 2006

SPACE PROGRAMMING OBJECTIVES AND ASSUMPTIONS

Objectives:

- To develop and submit a space program for a new acute care Hospital to fit within the West of Lawn of San Francisco General Hospital Medical Center (SFGHMC) by April 2nd 2007.
- To look for cost saving opportunities throughout the development of the space program, including balancing the allocation of space between existing and new Hospitals to the extent that is practical in accomplishing established goals.
- To develop and submit a Project Budget that reflects the findings and conclusions reached in the space program.

Assumptions:

- The cost of the new hospital on a per bed basis is approximately \$2.7 million per bed.
- The building site will be located directly west of the existing Main Hospital building, over the west Lawn between Building 20 and Building 30.
- Demolition of existing buildings will not be required.
- The San Francisco Planning Code limits the overall mass of a building. These “bulk” limitations can be exceeded by applying for a conditional use permit.
- The San Francisco Planning Code also limits the overall height of a building, however the height of the new acute care building is not expected to exceed these limits.
- Allocation of space in the new Hospital will be limited to those functions that are required to be in a new acute care hospital and to those functions that are required to meet operational adjacency requirements.

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- The following (not an exhaustive list) will not be part of the new hospital program, but will stay in the existing hospital building:
 - Acute Psych
 - SNF
 - Clinical Labs (except for a smaller lab space that is required by code)
 - Cafeteria
 - Kitchen
 - Rehab
 - Nuclear Medicine

- Departmental Gross Square Footages (DGSF) will be derived from the examination and analysis of SFGH census data; regulatory requirements; best practices in Health Care design; and suggestions from user groups, administrative personnel and industry leaders.

- Space Program will be developed with the assumption that the new acute care hospital will begin providing services to the public in the year 2015.