



South Division
DESIGN & CONSTRUCTION



 **52**
HOSPITALS

 **829**
CLINICS


 **23K**
PHYSICIANS

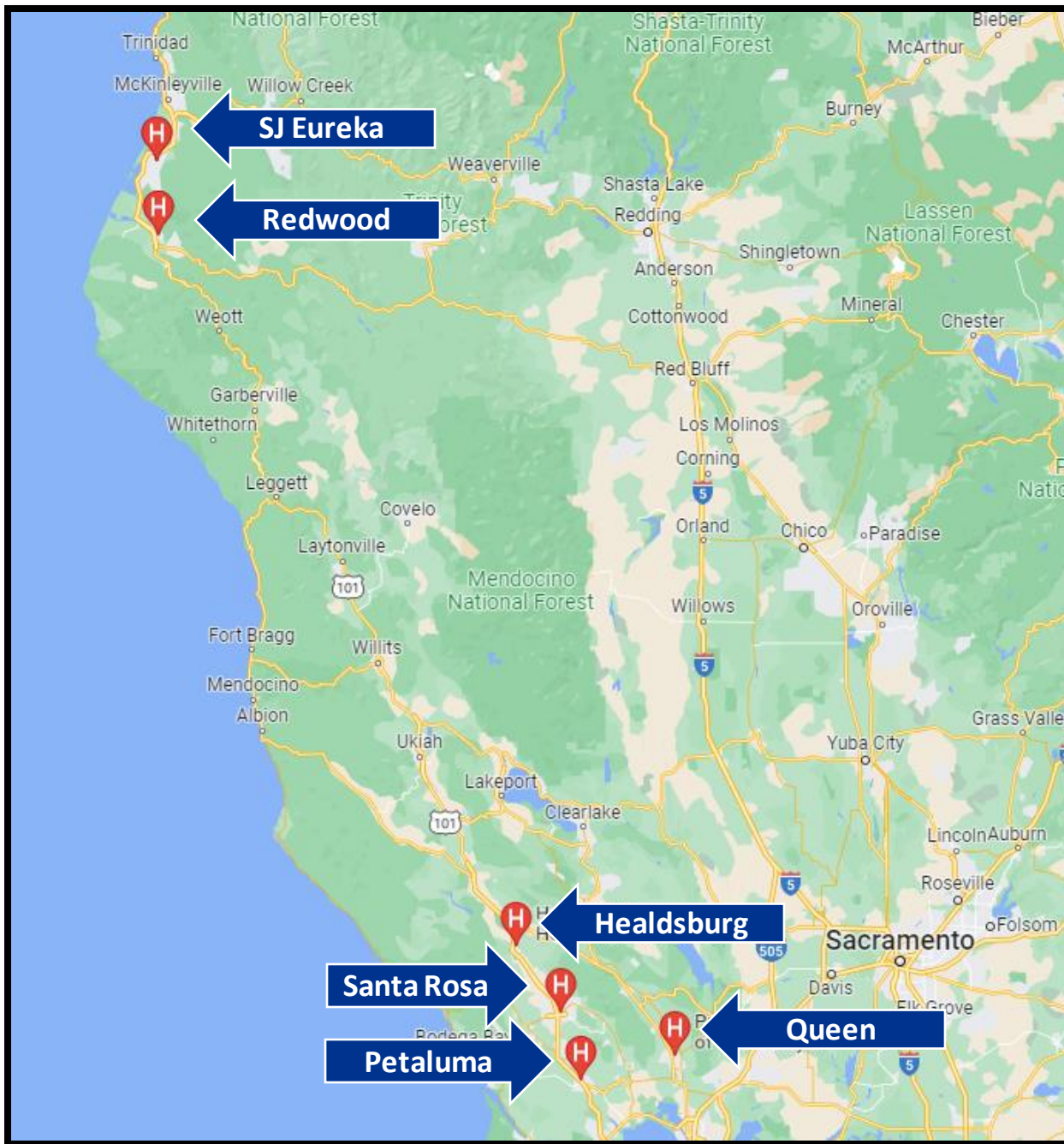
 **14**
SUPPORTIVE
HOUSING
FACILITIES

 **120K**
CAREGIVERS

 **1.9m**
COVERED LIVES

 **90**
NON-ACUTE
SERVICES

 HIGH SCHOOL,
NURSING
SCHOOLS
AND UNIVERSITY



NorCal Ministries

Healdsburg Hospital, Providence (Healdsburg, CA)

Petaluma Valley Hospital (Petaluma, CA)

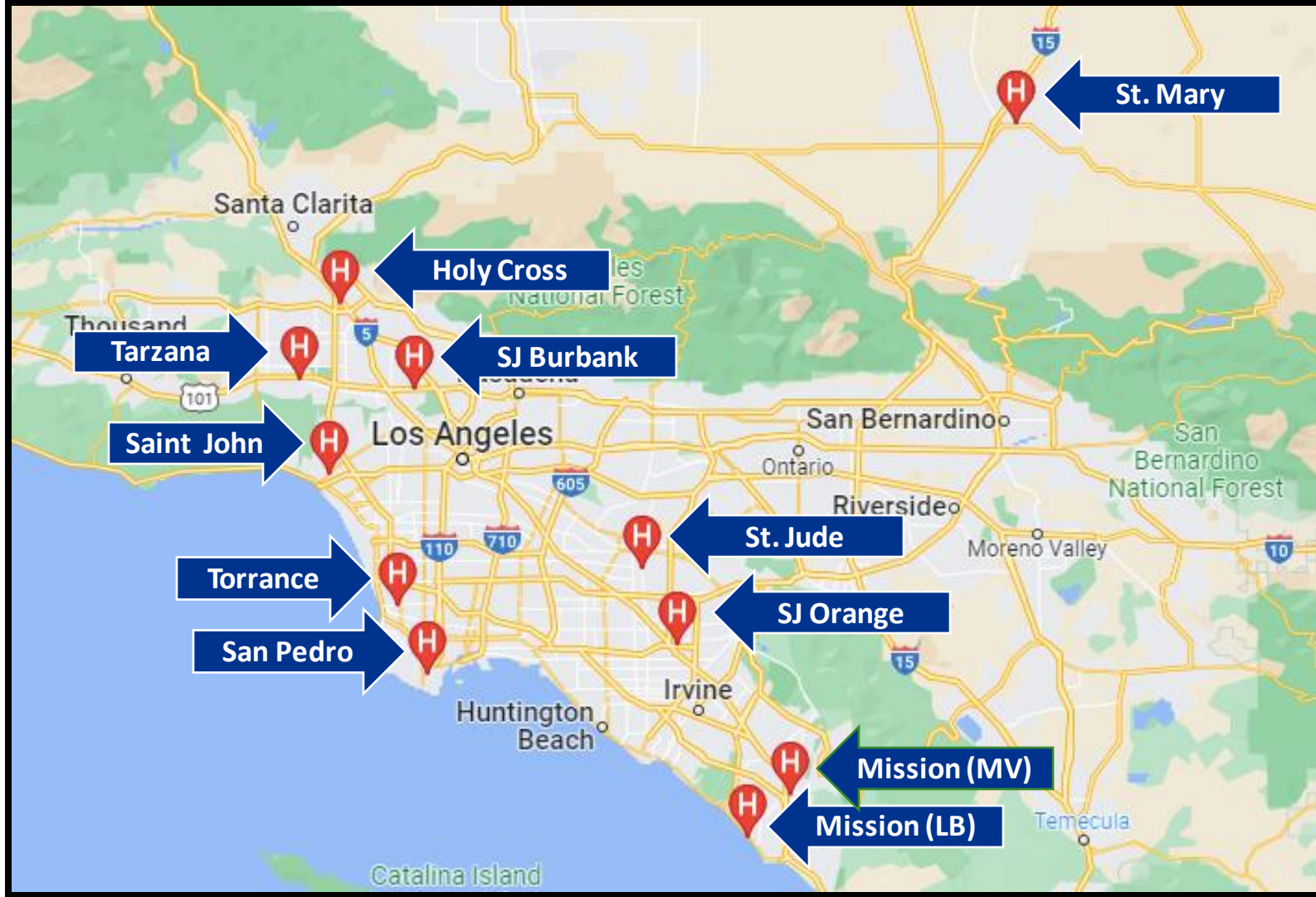
Providence Queen of the Valley Medical Center (Napa, CA)

Providence Redwood Memorial Hospital (Fortuna, CA)

Providence Santa Rosa Memorial Hospital (Santa Rosa, CA)

Providence St. Joseph Hospital Eureka (Eureka, CA)

SoCal Ministries



Providence Cedars-Sinai Tarzana Medical Center
(Tarzana, CA)

Providence Holy Cross Medical Center (Mission Hills,
CA)

Providence Little Company of Mary Medical Center
San Pedro (San Pedro, CA)

Providence Little Company of Mary Medical Center
Torrance (Torrance, CA)

Providence Mission Hospital (Mission Viejo & Laguna
Beach, CA)

Providence Saint John's Health Center (Santa Monica,
CA)

Providence Saint Joseph Medical Center (Burbank,
CA)

Providence St. Joseph Hospital Orange (Orange, CA)

Providence St. Jude Medical Center (Fullerton, CA)

Providence St. Mary Medical Center (Apple Valley, CA)

PROVIDENCE CEDARS-SINAI TARZANA

⇒ 300,000 SF

⇒ Budget - \$765M

⇒ COMPLETED - October 2023



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⇒ Budget - \$765M

⇒ COMPLETED - October 2023



Mission Master Plan

MISSION TOWER

- ⇒ 168,000 SF
- ⇒ 54 PATIENT ROOMS
- ⇒ 12 SURGICAL SUITES
- ⇒ CONSTRUCTION START - 2025



Rancho Mission Viejo Health Center



Mission Master Plan

RANCHO MISSION VIEGO (RMV)

⇒ 38,000 SF

⇒ NEW MOB

⇒ HYBRID TIMBER

⇒ ALL ELECTRIC BLDG,

⇒ 7 ACRES

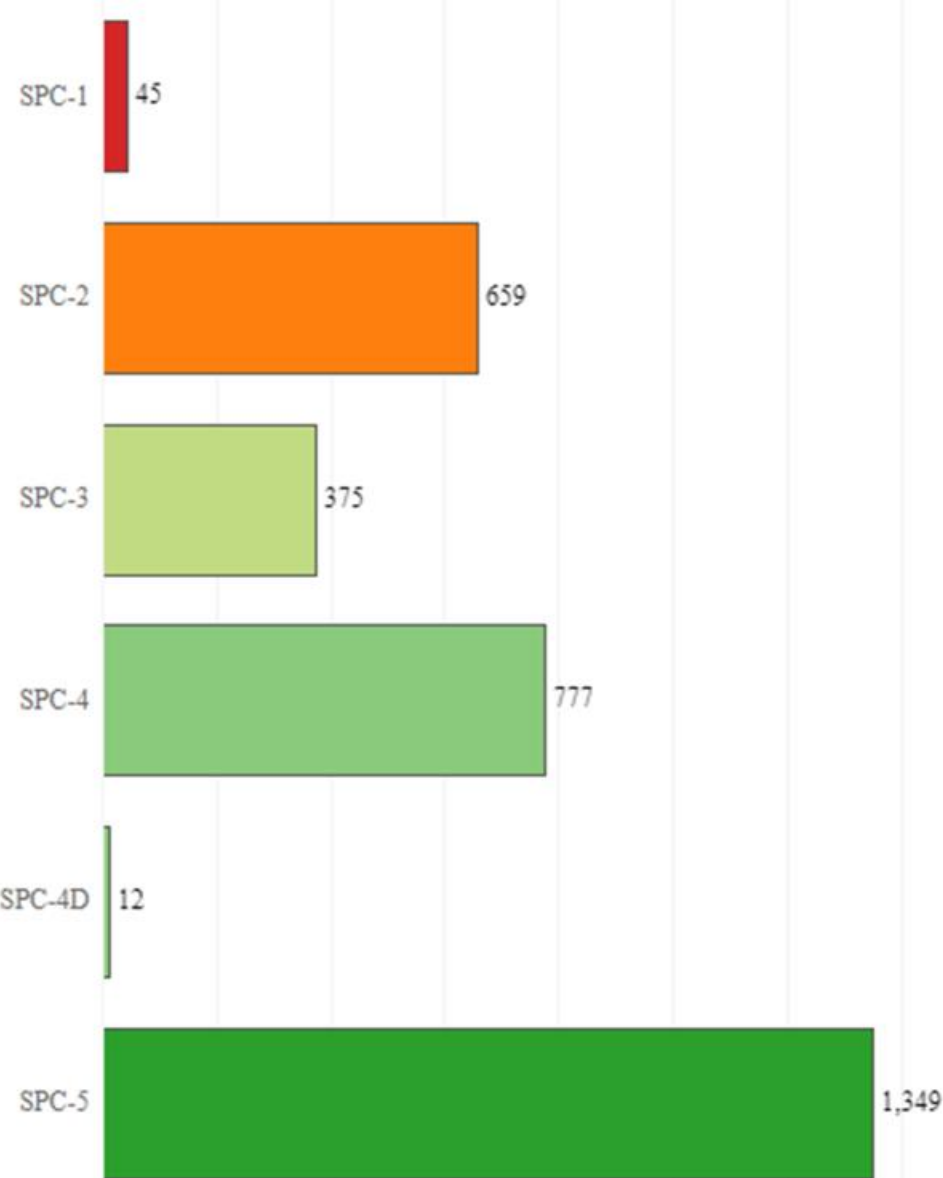
CONSTRUCTION START – AUG/SEPT 2024

2024 Seismic Update

Current SPC Ratings

HCAi reports out the seismic compliance of all the hospitals in the State of California. This is information readily available on the HCAi website. The graphic to the right is a screen capture of the current SPC ratings for all hospital buildings.

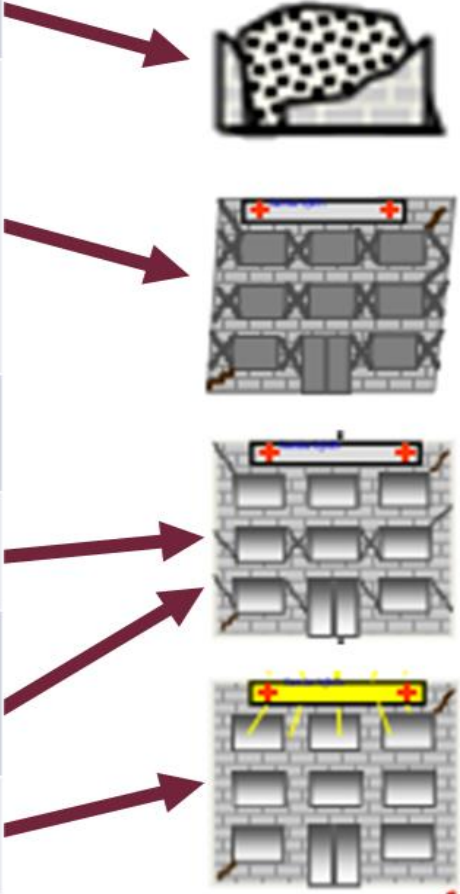
- <https://hcai.ca.gov/construction-finance/facility-detail/>
- (<https://hcai.ca.gov/wp-content/uploads/2023/09/SPCNPCList09072023.pdf> (Updated every two weeks. Also available in Excel.)



2024 Seismic Update



SPC Rating	Expected Performance	Permitted Code Year	Good Till
SPC 1	Significant Risk of Collapse	Pre-1973	2008
SPC 2	Low Risk of Collapse	Pre-1973 (or Retrofit)	2030. Must be upgraded by 1/1/2030 if used for Acute Care function.
SPC 3	Damaged, but may provide service after EQ	1973 – 1994 (Pre-Northridge MF's)	Beyond 2030
SPC 4	Some damage, but may provide service after EQ	1973-1989	Beyond 2030
SPC 4D*	Some damage, but may provide service after EQ	Rating for upgrading SPC 2 building for use beyond 2030.	Beyond 2030
SPC 5	Reasonably capable of providing services after EQ	1989-Present (or Retrofit)	Beyond 2030



* SPC 2 Buildings can only be upgraded to SPC 4D or SPC 5. Not SPC 3.

2024 Seismic Update

What's Next

1. Further investigation of SPC retrofit feasibility for buildings currently rated SPC 2. Conceptual “structural” feasibility studies have been completed. Next step is further development of the structural retrofit while also integrating architectural, mechanical, electrical, plumbing, ADA, constructability, cost, schedule, etc. Concurrent to this work, a Material Testing Condition Assessment Program will be developed and executed.
2. Further investigation of the above ceiling fire protection and MEP distribution systems including mapping of existing lines and braces.
3. Upcoming Compliance Milestones
 - 1/1/26: NPC 4 and NPC 5 Construction Documents to be submitted to HCAI.
 - 1/1/28: NPC 4 and NPC 5 Construction Documents must be approved by HCAI.
 - 1/1/30: SPC 4D Retrofit or Replacement must be completed of SPC 2 rated buildings.
 - 1/1/30: NPC 4 and NPC 5 retrofit construction must be completed.

Note that a building typically may remain with minimal impact if removed from acute care services before the 2030 deadline.