

Grande Ronde Hospital Surgery Expansion Project

Site Plan Submittal Narrative

This Narrative is a descriptive overview of the proposed addition to the Grande Ronde Hospital, as shown in the accompanying Drawings submitted to the City of La Grande Oregon Community and Economic Development Department, Planning Division for the following items:

- Site Plan Review
- Sign Permit
- Public Right of Way Encroachment

1. Introduction: Purpose

In the mission of providing excellence of medical care to the citizens of La Grande and greater Union County, The Grande Ronde Hospital proposes to construct a building addition that will be centered around a new, state of the art Surgery Center and supporting functions. The addition will also provide future expansion space, additional storage and support spaces and a new Helipad located on the roof of the addition to replace the existing Helipad. The new project will provide modern surgical facilities with expanded Surgical, Pre-Operative and Post-Operative capacity, as well as space for the future development of improved patient care programs- all in the purpose of improved levels of patient care and improved patient outcomes.

2. Project Scope and Components: Features

The proposed addition to the existing Grande Ronde Hospital is located on the East side of the existing South Wing of the Hospital and North of the RMP Clinics parking lot. The addition is composed of 5 levels- three equal levels of approximately 28,000 SF which align with the Basement, 1st Floor and 2nd Floor levels of the existing Hospital, and 2 partial lower levels of approximately 6,000 SF below the upper levels which extend down to Sunset Drive on the East side of the building footprint. The existing Information Technology Services Building East of the South Wing is to be removed for the project. (See Drawing page A.001 and pages A.LL1, A.L1, and A.L2) The new addition is to be connected to the existing Hospital on the 3 upper levels with new lobbies, which comprise approximately 2000 SF.

The new Surgery Center is located on the L1 floor which aligns with the first floor of the existing Hospital. The LL1 and L2 floors are planned as future development space and are not to be built out under this project.

The two Lower Levels consist of an expanded Materials Management and Storage floor (LL2) located above a new enclosed Loading Dock with access from Sunset Drive (LL3). The LL3 floor also contains the main Boiler and Chiller room for the project.

The Existing campus Helipad will be disassembled and re-constructed on the roof of the proposed addition and served by a stair and an elevator with enclosed vestibule.

Building Height: The Surgery Addition Building is set on a sloping site that has a height differential of 27.5 feet. The height of the building, measured from the average adjacent grade is 57 feet, and withing the maximum height of 60 feet. (See page A3.05)

The project is designed with 2 exit stairs on the Southwest and Northeast corners of the plan, and with 4 elevators to serve patients, staff and materials movement. The Southwest stair provides a lobby at level LL1 to connect patient and staff from the RMP and other clinics to the new Addition. (See pages A.LL3 through A.L3)

3. Infrastructure and Utilities Improvements: (See pages C-120 and C-200)

The new Addition will be served by new connections to City of LaGrande water, stormwater and sanitary systems and by new private Electrical and Natural Gas connections to OTEC and Avista.

Sunset Drive Improvements: The project provides for improvements of the Sunset Drive right of way at the Loading Dock level along the street pavement edge and includes a low-profile mountable curb, safety striping and street trees to be approved by the City of LaGrande.

4. Construction Type, Materials: *Safety and Quality:*

The Surgery Expansion building construction is governed by and is designed to Oregon Structural Specialty Code (OSSC 2019), NFPA 101 and related Plumbing and Mechanical codes, and the 2021 Oregon Energy Efficiency Code. As well, Healthcare components of the project are also subject to approval and licensing by the Oregon Health Authority.

The Surgery Expansion construction is proposed as a fire protected, non-combustible and fully sprinklered Type I-B construction throughout with a steel frame and concrete/steel deck composite floors and will meet all code related safety requirements of OSSC 2019 and NFPA 101.

The proposed addition design includes fire separation from the existing Hospital, and ADA accessible path of exit travel, including emergency elevator egress system for patients.

The Proposed addition will meet or exceed the current energy efficiency standards of the State of Oregon standards.

Exterior Materials: The proposed project features high quality exterior materials that integrate with the existing Hospital, and provide a modern, appealing building image to the La Grande community. Exterior materials including Insulated exterior stucco to match the existing Hospital, and stone accents that evoke local timeless natural landforms combined with modern glass systems create a dramatic, progressive and dignified image for the Hospital moving forward into the future. (See pages A 5.01, A5.02.A5.03 and A5.04)

Landscaping: Existing landscaping disturbed by the new construction will be repaired. New landscaping features include a plaza outside the south entrance to the addition and street trees on the sides of the loading dock.

Foundation Encroachment into Right of Way: As discussed with City of LaGrande , the foundations for the East wall of the addition extend partially into the Public Right of Way. The maximum encroachment will be 4'-6" at a depth of 3-5 feet pending final engineering. Prior to proceeding with design, PKA Architects discussed and confirmed this element with the City. (See page C-300)

5. Parking Accommodations:

It is important to note that for the proposed project, no additional staff are envisioned by GRH. A comprehensive parking analysis is included with this submittal, that details parking requirement calculations of each floor of each existing building, per the City of La Grande parking code for type of use and number of associated employees as applicable. (See pages P.001- P. L2)

Per that calculation and the maintenance of current staff numbers, the Hospital has adequate parking for the Surgery Addition areas, based on moving existing surgery department employees to the new building. A campus parking plan is provided showing all parking on the campus and a Summary Parking Calculation spreadsheet is provided. (See page P.001, P.002)

Critical Access Hospital License: The Grande Ronde Hospital operates under a Critical Access Hospital License from the State of Oregon. That license limits inpatient beds occupancy to 25 patients maximum at any time. The parking count for inpatient beds is therefore calculated at 50 parking spaces, or 2 cars per Hospital bed.

6. Signage:

There are 2 new building mounted signs proposed as part of the Grande Ronde Hospital Surgery Expansion project. These are located on the East wall, on the southeast corner at the L2 floor level, and on the South wall above the entry facing the RMP Clinic building. The East sign is 16 ft in diameter, and the South sign is 12 feet in diameter. Both signs are proposed to be illuminated and feature the current logo of the Hospital. The proposed signs will provide continuity of visibility of the Hospital location to the public as existing signs will be partially obscured by the Surgery Addition building. (See pages A 5.01, A5.03)

7. Future Development of Shell Space

Floors LL1 and L2, (above and below the new Surgery floor) are not initially to be developed for occupancy in the first construction phase. Those floors are proposed as shell spaces which contain Mechanical rooms only and exit corridors to provide code required access to exit stairs for occupied floors of the project. As projects on those floors are conceived, the proposed occupancies will be submitted to the City of LaGrande Oregon Community and Economic Development Department, Planning Division for approval of use and parking requirements compliance.

8. Schedule

The proposed schedule for the Surgery Addition project is estimated to begin in Spring 2022 and be completed for occupancy in Spring of 2024.

9. Conclusion

The Grande Ronde Hospital Surgery Addition and its future uses is a once in a generation project of significant importance and service to Residents of LaGrande and surrounding Union County. The Grande Ronde Hospital and the design and construction team members respectfully submit this document with the commitment to creating a modern and high-performance community asset in the service of healthcare and quality of life for generations to come. We look forward to working in partnership with the City of LaGrande Oregon Community and Economic Development Department, Planning Division, City of LaGrande Building Division and Public Works department going forward.