



USC University of
Southern California

Construction Management Association of America - CMAA

HEALTHCARE COLLABORATION IN BUILDING A BIGGER LIFEBOAT

OUR VIBRANT HISTORY

Creating hope and building healthier futures for children

Founded in 1901, Children's Hospital Los Angeles (CHLA) is a worldwide leader in pediatric and adolescent health

Children's Hospital is one of America's premier teaching hospitals, affiliated with the Keck School of Medicine of the University of Southern California (USC) since 1932

The Saban Research Institute of Children's Hospital Los Angeles is among the largest and most productive pediatric research facilities in the United States





**U.S. News & World Report
has ranked CHLA as:**

- ✓ **No. 1 in California**
- ✓ **No. 1 in the Western U.S.**
- ✓ **Top 5 children's hospital in
the nation**

- ❖ The Affordable Care Act (ACA) affirms “the core principle that everybody should have some basic security when it comes to their health care” - Barack Obama
- ❖ Trillion dollar discussion • 100X Billions in Capital Investment
- ❖ Population Health • Decentralized Care • Technology Dependent
- ❖ Concurrent national crisis in behavioral health
- ❖ The ACA is not yesterday’s news. Just follow the 2020 presidential race as well as the cultural zeitgeist of our day related to healthcare
- ❖ Hospital Seismic Safety is not yesterday’s news. Think back to this past July 4th and 5th (Ridgecrest) impact as we head toward the next SB1953+ compliance deadlines

THE HEALTHCARE CHALLENGE



- + Expanded health coverage
- + Increased demand for service and care
- + Expanded staff to meet the demand



**Increased space demand
for increased utilization
and workspace**

‘Do what you can, **with what you have**, where you are’

- Theodore Roosevelt

Everything can't be new

BUILDING A BIGGER LIFEBOAT

As a result of the ACA's expanded access to healthcare, and California's social commitment to health coverage for every child,



- ✓ Planning, Design and Construction professionals are working with AHJs to rapidly increase the capacity of the healthcare facilities lifeboat,
- ✓ Providers are increasing staff and educating the crew to man it,

while those in need concurrently climb into the boat at unprecedented rates.

DIFFERENT NEEDS - DIFFERENT AHJs - DIFFERENT PROCESSES

- ✓ Be a 'good citizen' going in
- ✓ Build and maintain relationships before you have a need or request
- ✓ Open the appropriate line(s) of communication with the AHJ early in the ideation or development
- ✓ Share the conceptual and/or schematic design
- ✓ Find the best method to keep your project in front of the AHJ (face-to-face, phone check-ins, routine email updates)

TO MEET THE IMMEDIATE SURGE DEMANDS AND NEEDS

- Develop a short-term (0-5 year) strategic space use roadmap
- Conceptually plan the Repurpose and Retool of older building stock
- Prioritize direct patient care services and move indirect support services out
- Create ‘empty chairs’ and higher density workspaces
- Determine the required approvals to proceed and prepare

‘THE ASK’

MAKING 'THE ASK' TO THE AHJ

- The client team:
 - has a defined leader (preferably known to the AHJ)
 - is clear and in (pre)agreement on the requested outcome
 - insures all those engaged in the discussion are concise, have analyzed and know the relevant facts-code(s),
 - do the 'heavy mental lifting' necessary to craft well- researched and thoughtful Alternate Method of Compliance (AMOC) or Variance documents (when and where applicable)

MAKING ‘THE ASK’ TO THE AHJ

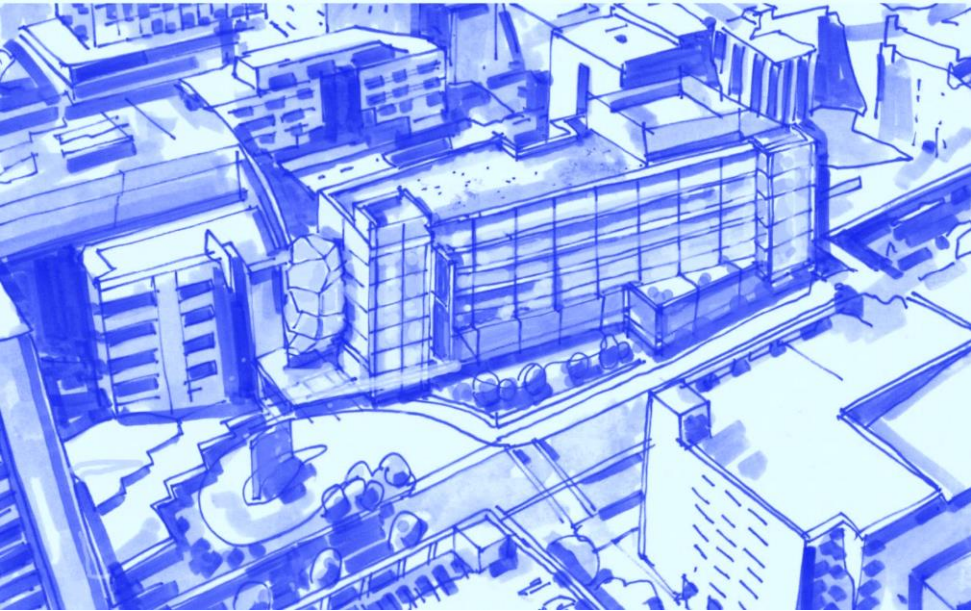
- Respectfully,
 - determine in the initial discussion where there is common ground on the request
 - assess early the non-negotiables
 - minor renovation and change of use in older buildings built under older code will create the most challenging discussions with the AHJ
 - major renovations will create challenges in clarifying the demarcations and predecessor needs when applying current code compliance to the scope of work
 - in healthcare, the AMOC is one of the most viable tools to get to common ground and productive discussion toward approval.

Pretty simple, and yet owners and agents can propagate with the AHJ a:

- sense of entitlement
- ‘get out of the way’ mindset based serving the greater good
- need to be right or know more
- need to deliver to the client
- failure to respect protocol

Healthcare facilities are long term members of the community.
The relationship and good faith should not be compromised
or damaged based upon an individual or project.

GENERATION ALPHA+ MASTER PLAN 2.0 - 2020



Here we grow again...

CHLA is under way on its plan to serve the next few generations through the creation of additional world class facilities for research, wellness and healthcare delivery along Sunset and Vermont, and its global satellite facilities...

WORKING WITH WORLD-CLASS PARTNERS



JACOBS



the future is now