

Virginia Mason Main Campus Addition
925 Seneca Street (Corner of Seneca and Boren Avenue)

FREQUENTLY ASKED QUESTIONS

VM's Purpose

1. Why is Virginia Mason (VM) building the addition?

At VM, we strive to deliver the highest quality care by embracing the advancements in health-care delivery to meet the ever-changing needs of our patients. Today, this means providing hospital facilities that offer the technological and design advancements vital to patients in the 21st century.

Patient-centric care – VM is committed to facilities that improve the quality and delivery of care by providing tangible benefits including improved safety, shorter waiting times, improved amenities and seamless communications. These innovations have already been implemented in our cancer care, pediatrics and sports medicine units with great success. The addition will allow us to move more VM departments into a facility designed around these principles in the near future.

Seismic safety – Some of our older buildings are limited in terms of modern seismic standards. The addition will allow us to relocate departments in VM's oldest wing of the hospital, which was most greatly affected by the 2001 Nisqually earthquake, to the new building, which has been designed and built to exceed essential building performance code criteria for the seismic risk in the Northwest.

Patient and staff safety – The addition will allow individual floors to be sealed off, a tremendous benefit when it comes to containing the spread of highly infectious disease should a widespread community outbreak occur. Additionally, patient rooms will be built with room for the patient, family members and staff to move about safely, and will have new safety features such as wider doors and hand-washing stations.

Technological innovation – VM's older buildings are not equipped to handle some of today's health-care technology and design innovations. The addition will be designed to support these innovations and transform health-care delivery for our patients.

2. Why is VM doing this now?

It is essential to replace our oldest facilities to improve the seismic safety of our campus and create new facilities which allow us to implement efficient and innovative life-saving and cost-saving measures to move VM departments sooner, thus speeding up the delivery of care and increasing the overall health, safety and well-being of our patients.

Addition Questions

3. Why are you locating the addition on Boren and Seneca?

When choosing a site for new inpatient facilities, operating rooms and the Emergency Department, VM concluded that the new building must be located adjacent to its existing hospital rooms to allow direct and immediate access between the facilities. After considering all alternative sites, VM selected this site and included it in its city-mandated Major Institution Master Plan.

4. How will the addition affect the existing hospital?

The addition will connect to the existing main hospital on Seneca by an integrated system of elevators and direct floor-to-floor connections. Some services currently offered in the hospital's existing facilities will be moved to the new space.

5. How tall will the addition be when complete?

The addition will be 145 feet tall, as measured from the base of the building at Boren Avenue and Spring Street. Originally, VM had planned to build the addition to a proposed height of 240 feet but reduced the height by 95 feet in response to concerns expressed by neighbors.

6. How much space will be added to Virginia Mason Medical Center?

The approximately 250,000 square-foot building will span three-quarters of an acre and stand 145 feet tall, providing seven floors of technologically-advanced patient care space. Some rooftop features (such as screened mechanical equipment, elevator penthouse, and stacks) may extend up to 10 feet higher on up to 20 percent of the roof area, as allowed by city code and permits.

The addition will house a new Emergency Department and VM's nationally recognized Intensive Care Unit, staffed by physicians trained in critical care medicine. The addition will introduce enhanced infection control systems to the Virginia Mason campus, with rooms and floors that can be completely sealed off.

7. What is the setback of the building?

The setback of the base (bottom three floors) of the building is five feet from the property line on Boren Avenue and at the property line on Seneca and Spring. This Boren setback is greater than before, allowing for wider sidewalks and new street-level amenities along Boren. The setback of the upper portion of the building (top four floors) is 25 feet from the property line on Boren, and 20 feet from the property lines along Seneca and Spring.

8. Who is building the addition?

The construction project is led by Skanska USA, one of the leading general contractor companies in the world.

9. Who designed the addition?

Global architecture and design firm NBBJ Seattle worked with VM to design an addition that meets VM's high standards for efficiency, reduced waste and sustainable design. To ensure that the addition is inclusive of the community's interests, VM worked with First Hill residents, city staff, and business and community leaders to incorporate important features, such as pedestrian-level lighting, attractive landscaping and other street-level amenities into the overall design plans.

10. What will the addition look like?

We sought to create a building that would both fit into its campus and the First Hill neighborhood. Design elements were inspired by the eclectic mix of architectural styles found in the neighborhood. The exterior features terra cotta cement panels and selective brick accents which recall patterns and designs of neighboring buildings to help the addition fit in to the surroundings. Color renderings and other views of the building are available on our Web site at: VirginiaMason.org/construction.

11. Will there be any public amenities as part of the addition?

VM realizes how important amenities are to the community, so we have incorporated several new public amenities into the project, which will greatly improve the area around the addition. These include:

- Improved streetscape with 5-foot setback on Boren
- Wider sidewalks and new pedestrian lighting along Boren, Seneca and Spring

- New street trees and landscaping along Boren, Seneca and Spring
- Pedestrian railing along sloped sidewalk of Seneca
- Benches on side of building along Seneca and Boren
- Weather protection canopy over the sidewalks of Boren and Seneca
- Green elements to roof and other sustainable features

12. Will the addition be open to the public or will it be secured?

In Washington, it is not a common practice to “secure” a community hospital. Security measures are always in place at VM, and we have some practices that are stricter than most for our staff and vendors.

13. What will be housed in the addition?

The addition will house the Emergency Department and Intensive Care Unit. It will also provide procedure and operating room areas, as well as medical surgical bed replacements. Built in phases, some of the advances we are planning to include are:

- Emergency Department including rapid assessment and streamlined admissions to patient floors
- Intensive Care Unit staffed by physicians trained in critical care medicine
- Isolation rooms on every floor for enhanced infection control
- Universal procedure areas and common intake and recovery spaces where possible to allow for reduced patient travel, waiting and hand-off steps
- Patient rooms that can safely accommodate patients, family and providers
- Patient rooms with exterior windows designed for privacy
- Additional safety features in patient rooms, such as wider doors and hand-washing stations
- Quiet and calm patient care and staff areas with "back stage" supply distribution (areas that are not seen or accessed by patients)

14. Why are you moving departments from your old buildings?

Some of our buildings date back to the 1920s and are limited in terms of modern seismic performance standards and their ability to support some of today's advanced health-care technology and design innovations. The addition will be a modernized facility designed according to current seismic standards, the latest medical technology and VM's principles of patient-centric care.

15. How will you use the older buildings?

The vacated space in the older buildings will not be used for any patient-care services. The upper floors of the oldest wing will eventually be removed to make the building seismically more resilient. The lower floors may continue to be used by Virginia Mason for offices; however, no final plans have been confirmed at this time.

16. Will locating the Emergency Department in the addition lead to increased ambulance noise on Boren? What is VM doing to mitigate this?

No, the Virginia Mason Emergency Department is not a designated trauma center. It is rare that Medic One or any other ambulance company brings a patient to VM under red light and siren. When they do, it is because a patient is in a life-threatening situation.

Upon completion of the addition, the ambulance entrance into the new Emergency Department will remain between Terry and Boren along Spring Street, and the exit will be a right-turn exit onto Boren for ambulances only. Ambulances leaving the facility onto Boren would not be using lights and sirens, as they would be transporting patients to other facilities or returning to service. Consequently, no change is occurring that would lead to greater noise along Boren.

17. The addition features infection controls measures. What are they? How will VM prevent the spread of infectious disease to ensure public safety?

To ensure public safety and maximize the safety of patients, staff and visitors, Virginia Mason uses the leading hospital ventilation systems and air purification and HEPA filter systems specifically designed to remove hazardous bacteria and infectious particles.

Because each floor in the addition contains its own mechanical engineering and source of energy, it gives VM the ability to seal off an individual floor while allowing the rest of the building to continue functioning. This is a tremendous benefit when it comes to containing the spread of infectious disease. Should any outbreak occur, VM would be able to isolate it on one floor, protecting the rest of the hospital and the outside community.

Construction Questions

18. When will the project be completed?

Completion of the building is expected in Fall 2011; completion of the first floors of the interior is projected for fall 2011.

19. What are you doing to mitigate disruptions?

Virginia Mason is sensitive to the needs of patients, staff, neighbors and the community during the construction period. We have instituted a comprehensive construction mitigation program, in accordance with the Master Use Permit conditions also posted at the project site. The plan includes specific precautions and measures regarding traffic circulation, noise, air pollution, parking and other mitigations to ensure the safety of everyone in the vicinity and ameliorate the construction process as much as possible.

We keep neighbors informed about construction activities through regular e-mail construction bulletins and our construction Web site. Please visit VirginiaMason.org/construction to sign up for the bulletin or to read more about the addition.

Patient Care

20. Will hospital services be affected during construction?

No. All services offered by VM will continue to be offered throughout the construction project. However, because of typical delays associated with any construction project, such as parking, we recommend that you allow extra time to reach your destination.

21. How will this building benefit patients?

Since 2005, Virginia Mason has been redesigning its care units around the principal of increasing the overall health, safety and well-being of patients. Innovative floor designs, technologies and streamlined workflows effectively bring care to the patient, reduce waste and save time for patients and physicians. Virginia Mason has already implemented and tested this advanced patient-centric care model in its cancer care, pediatrics and sports medicine departments.

The addition will allow VM to deliver several patient benefits including:

- Being seen by providers in a single treatment room, thus reducing patient travel, waiting times and hand-offs to other health-care staff, and allowing staff to spend more time with patients and less time on processes
- Reduced patient length of stay – already the VM system reduces the average length of stay by 20 percent and frees up an additional 11 to 46 beds per day

- Patient rooms that can safely accommodate patients, family and providers
- Patient rooms with exterior windows designed for privacy
- Wider doors and hand-washing stations in patient rooms
- Visitor amenities, such as lobbies with Internet access, meditation rooms and refreshments
- Planned layout that reduces excessive walking distances
- The latest life-saving medical technology
- Facility designed according to the latest seismic standards
- Infection control mechanisms that greatly enhance patient and public safety

22. Will it cost more for me to be seen at VM after the addition is built?

As a patient you will benefit from the improved facility, but the cost of the expansion will not be passed onto you.

Parking and Traffic Circulation

23. How will area parking be affected during construction?

Patients and visitors will be directed to one of Virginia Mason's four parking lots and invited to use our valet service. During construction, street parking along Spring between Boren and Terry will be unavailable. Occasionally, parking along Seneca between Boren and Terry will be unavailable.

While we are constructing the connection between the addition and the existing hospital, the drop-off area in front of the main hospital lobby on Seneca at Terry will remain closed to vehicular traffic. We expect it to reopen in March 2010, when work on the connector is scheduled to be complete. The alternate drop-off and pick-up locations in front of the Emergency Department, Lindeman Pavilion and Buck Pavilion remain in effect until that time. Staff and patients can use both crosswalks and the sidewalk to get in and out of the hospital easily through the protected breezeway.

24. Where will I park during construction?

VM's Main Campus parking lots will remain open and available throughout construction, although access from Boren onto Seneca may be restricted. Please plan to access any of our parking lots from another route.

- **9th Avenue Garage** – For appointments in the Buck Pavilion, please park in the 9th Avenue garage.
- **Lindeman Parking Garage** – If your appointment is in the Lindeman Pavilion, park in the Lindeman Parking Garage, located under the building.
- **Benaroya Research Institute Garage** – Additional parking is available under the Benaroya Research Institute.
- **Terry and University Lot** – Additional parking is available at this lot, one block north of the existing hospital lobby entrance.
- **Valet** - VM provides free valet service to our patients and families, Monday through Friday, 6 a.m. to 5 p.m., from the driveway in front of the Buck Pavilion clinic on 9th Avenue.

Handicapped parking spaces are available in all VM parking lots. A Welcome/Information Desk located in the Main Clinic on Seneca is open 24 hours a day, seven days a week to help you find your way and answer questions you may have. For more information about parking at the main campus, please visit VirginiaMason.org.

25. Will any streets around VM be closed during construction? Starting when and for how long?

Streets may be closed intermittently during the construction period. We report all street and sidewalks closures weekly in our construction bulletin. For the duration of the project, Spring Street between Boren and Terry avenues will be closed to traffic completely; pedestrians will be directed to use the south sidewalk of the street during construction.

26. Will construction activities and street closures impact public transit?

We do not anticipate any impacts to public transportation.

27. How many parking spaces will there be in the new building?

Since the addition will facilitate the relocation of existing departments and hospital beds, there is no additional parking planned for the new building.

Communications

28. What is VM doing to communicate to its neighbors and the community about the addition?

Virginia Mason has been actively reaching out to neighbors and the community to discuss the addition and upcoming construction activities. Weekly, we issue a construction bulletin and post it on our Web site, at VirginiaMason.org/construction. Additionally, we visit our neighbors and host open houses to provide information and answer questions.

29. How will I receive information about construction news?

If you would like to receive Virginia Mason's weekly construction e-mail bulletin, please visit VirginiaMason.org/enews or visit the addition Web site available at VirginiaMason.org/construction.

30. Who do I contact if I have questions?

Please contact Mike Sprouse, VM Communications, (206) 583-6541, or michael.sprouse@vmmc.org; or Amina Suchoski, The Fearey Group for VM, (206) 343-1543, asuchoski@feareygroup.com, with any questions regarding the addition or construction activities.