



Washington Hospital Healthcare System

Planning For the Future of Your Community Hospital

Presentation to the Board of Directors

July 20, 2020



Your District Hospital

- Our Mission is to meet the needs of the owners of Washington Hospital Healthcare System – our community.
- Washington Hospital Healthcare System is owned by all of the residents of the Washington Township Health Care District.
- The District's boundaries encompass the communities of Fremont, Union City, Newark, unincorporated Sunol and portions of the southernmost zip codes of Hayward.
- 75% of the patients that are seen at Washington Hospital live in these communities.
- As an independent Health Care District, our profits are invested back into the hospital and community so we can provide new programs and expanded services.
- In order to continue to meet our Mission, we have to grow as the community grows and provide services and programs that reflect the changing needs of our residents.



Goals of the Facility Master Plan

- Meet the needs of the District based on the Community Health Needs Assessment, which is completed every three years. This assessment looks at the evolving health care needs of the District, which the Healthcare System uses for planning and implementation of clinical services.
- The Health Care District continues to grow, and currently encompasses approximately 365,000 residents. In order to meet the future health care needs of the District, the facility master plan considers this future population growth.
- California has mandated seismic regulations, which hospitals must comply with by specific deadlines and the facility master plan includes these requirements and deadlines.



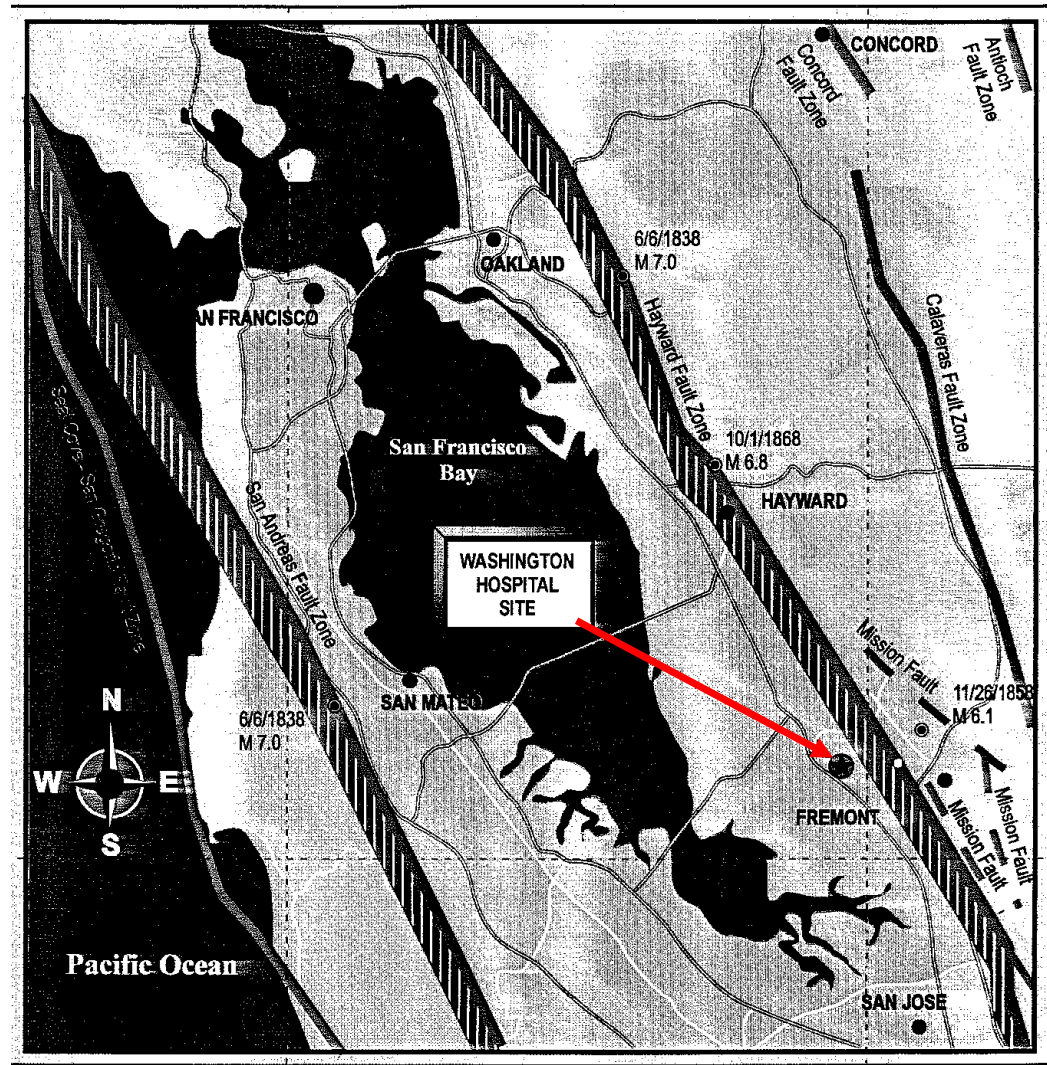
Senate Bill 1953

- Senate Bill 1953 was signed into law on September 21, 1994 and required hospitals to meet specified deadlines for earthquake preparedness.
 - There have been multiple deadlines for non-structural improvements before 2030, which we have met.
 - The final deadline for structural improvements is 2030.
- To date, Washington Hospital has completed a number of non-structural and structural improvements in preparation for the SB 1953 deadlines.
- Like the majority of California hospitals, and despite the many improvements already made, we still have buildings on our campus that do not meet the 2030 regulatory standards and will require further improvements or replacement.
- It's important to note that SB 1953 is an “un-funded mandate”, which means that state and federal dollars are not available to assist hospitals in paying for necessary improvements.



Seismic Faults

Washington Hospital's main campus is located approximately 500 yards from the Hayward fault.



LEGEND:

- Epicenter with Date and Richter Scale Magnitude for Regionally Historical Earthquakes since 1836.
- Major Seismic Faults
- - - Potential Seismic Faults
- ▨ San Andreas Fault Zone
- ▨ Hayward Fault Zone

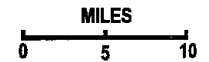


Figure 2-1 Regional Seismic Map for Washington Hospital



Meeting the Needs of the Community

- In order to meet the future health care needs of the District, Washington Hospital conducts a Community Health Needs Assessment every three years, impacting the planning for clinical services as well as facilities needed to meet the needs of the District now and in the future as the District population grows.
- The population of the District has increased by approximately 50,000 residents since 2000 with 365,000 residents today. In addition, the proportion of District residents age 65 or older has increased from 8% to over 13%, so we continue to see increased utilization across the services of the Healthcare System.



Major Facility Construction Milestones for Seismic Compliance

- Washington Hospital has already completed the following facility improvements over the past decade as part of a multi-phase approach given the health care needs of the District:
 - Central Utility Plant (December, 2011)
 - Center for Joint Replacement (May, 2012)
 - Parking Garage (August, 2016)
 - Morris Hyman Critical Care Pavilion (November, 2018)



Facility Master Plan – Phase III



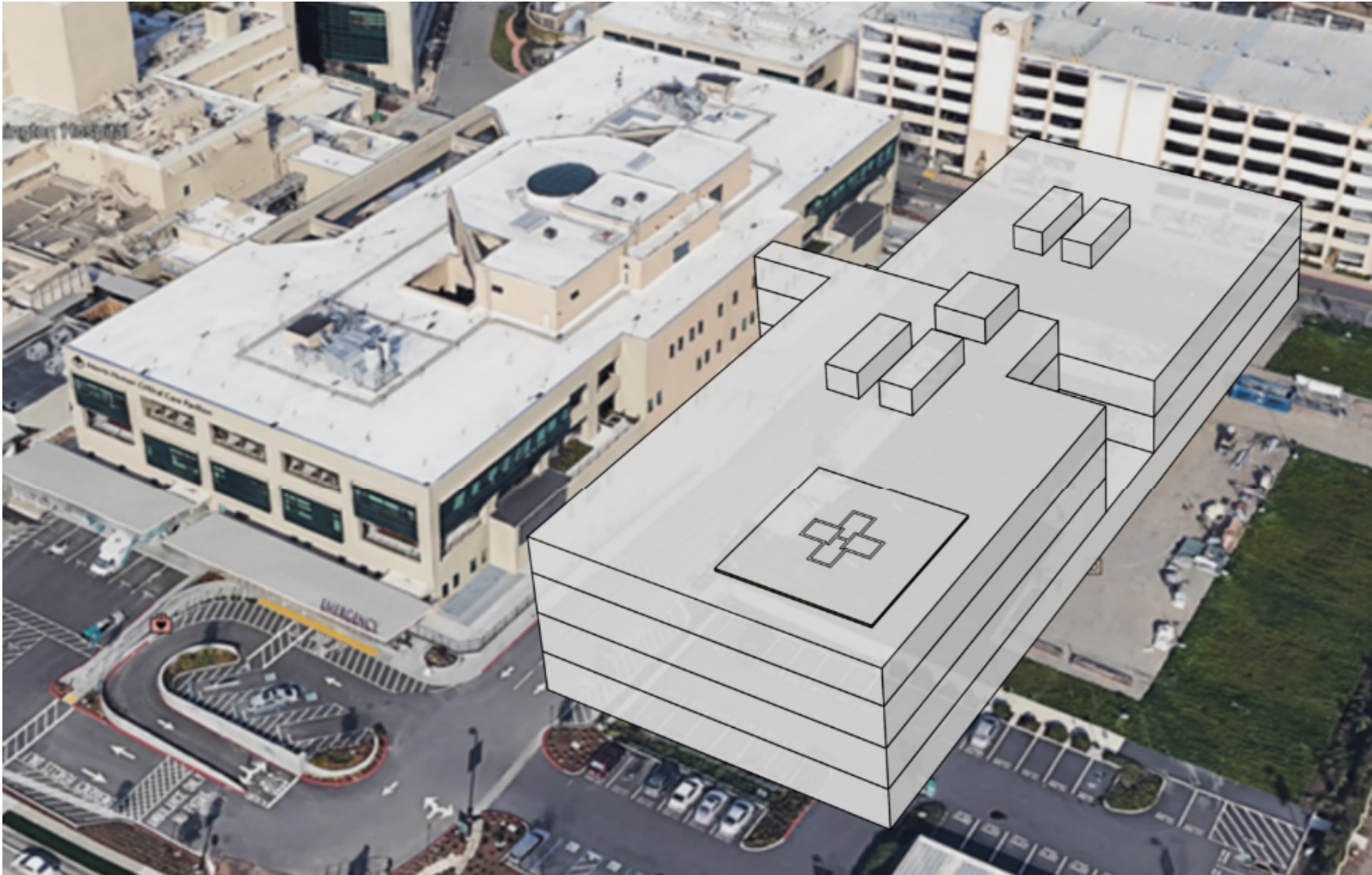
Surgery/ORs
Imaging
Pharmacy
Clinical Lab
PT / OT Rehab
Nursing / Med-Surg
Intensive Care for Infants
Labor & Delivery
Other Support Services

Budget: \$425M*

**Excluding medical equipment
& other campus
improvements*



Phase III – Conceptual Rendering



Building Area: Approx. 200,000 SF

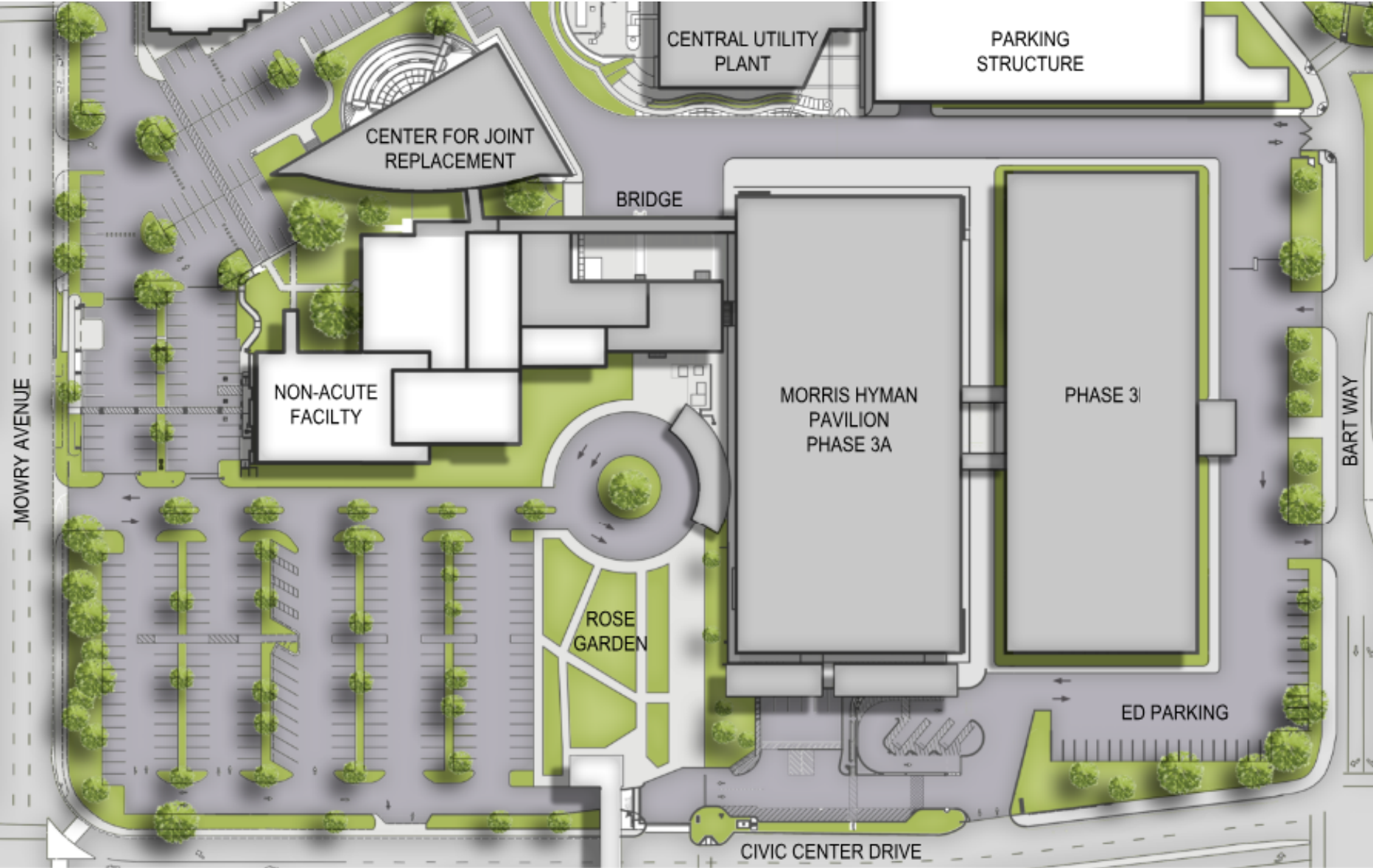
Floor Levels: 3-6

Total Beds: Approx. 130

Resultant Total Campus Beds: Approx. 275



Future Campus Vision



Bond Measure to Meet Current Seismic Regulations

Given current seismic regulations, we are asking the Board of Directors to consider approval of a resolution for a \$425M General Obligation Bond Measure on the November 2020 ballot. This measure will provide for funds for the District to comply with current California seismic regulations in order to meet the un-funded 2030 deadline, and the future health care needs and growth of the community.

- For Washington Township Health Care District residents, the rate would equate to 1 cent per \$100 of assessed value, or \$50 per year per household based on a median assessed value of a home within the District of \$500,000.
- In order to meet the 2030 deadline, planning needs to start now to complete facility design and the California OSHPD approval process.

