

# EXHIBIT A - PROGRAM



**Cooper University Hospital**  
Master Plan - Tower A  
Camden, NJ

## **SPACE PROGRAM REPORT**

PROJECT #6580

July 11, 2023



July 17, 2023

Department	Proposed DGSF	Comments
<b>1 INPATIENT / CLINICAL CARE</b>		
<b>2 INPATIENT UNITS</b>		
3 MED/SURG UNIT (25 BEDS)	22,300	Multiple floors
<b>4 WOMEN &amp; INFANT</b>		
5 MATERNAL FETAL MEDICINE	4,532	
6 TRIAGE (8) LDR (10) / ANTEPARTUM (MFCU) (8 BEDS)	32,721	
7 POSTPARTUM / MIU (25 BEDS)	23,638	
8 NEONATAL ICU (36 INFANT POSITIONS)	28,985	
<b>9 PEDIATRICS</b>		
10 PEDIATRIC ICU (10 BEDS)	13,431	
11 PEDIATRIC MED/SURG / PIMU (25 BEDS)	23,862	
12 <b>Subtotal</b>	<b>149,468</b>	
13		
<b>14 LEARNING &amp; ADMINISTRATIVE SERVICES</b>		
<b>15 EDUCATION &amp; ON-CALL</b>		
16 CONFERENCE CENTER	16,031	
17 ALT-LEARNER LIBRARY, LOCKERS & LOUNGES	11,812	
18 ORIG- LEARNER LIBRARY, LOCKERS & LOUNGES		10,368
19 TOWER A ON-CALL ROOMS	2,080	
<b>20 ADMINISTRATIVE</b>		
21 MEDICAL COMMAND CENTER	3,426	
22 NURSING LOGISTICS	1,348	
23 TRANSITIONAL CARE	5,259	
24 <b>Subtotal</b>	<b>10,032</b>	
25		
<b>26 SUPPORT SERVICES</b>		
27 EVS & TRANSPORT	10,100	
28 MAINTENANCE	9,079	
29 STORAGE, LOADING & RECEIVING	3,135	
30 <b>Subtotal</b>	<b>19,179</b>	
31		
<b>32 TOTAL</b>		
33 <b>Total Departmental Gross Square Feet</b>		
34 0% - Atrium / Mall Allowance		
35 15% - Interdepartmental Circulation	0	
36 10% - Mechanical / Electrical Allowance	0	
37 4% - Exterior Wall Allowance	0	
38 4% - Central Plant	0	
39 <b>Total Building Gross Square Feet (BGSF) Base</b>	<b>0</b>	

Department	Approx. SF	Comments
<b>Displaced Program</b>		
<b>Retail</b>		
Credit Union		
Cooper Solutions		
<b>Staff Support</b>		
Residents		
On-Call Rooms		Confirm the gap
<b>Library?</b>		
<b>Facility Offices?</b>		
<b>Health Information Management</b>		
6 workstations		
1 per dium		
<b>Medical Informatics</b>		4 rooms in first floor of Dorrence
Desktop Support		8 workstations
Office		7 workstations + 7 remote
Division of MI Office		7 workstation + 6 remote
IT Storage		
<b>User Asks</b>		
<b>IP Rehab</b>		
Gym		
Rehab Workroom		
Decentralized Transport		Bed/Stetcher storage - every other floor?
<b>Other Considerations</b>		
Confirm eyewash locations		
Security		
Decentralized Transport		
Flex space for administrative suites for lounge/break space (Nursing Log, Transitional Care, MCC, etc.)		
Materials Management Central Storage		Delete from program after confirmation - not in Dorrance
Recycling strategy (Steve)		
<b>Assumed to be Moving</b>		
<b>Nursing Education</b>		Dedicated storage in Conference Center
Educator - PACU/Procedure & Lead		Programmed with Nursing Logistics
1 Admin		
Nursing Logistics		<i>Programmed with Nursing Education</i>

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## TYPICAL INPATIENT NURSING UNIT (25 BEDS)

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Reception / Public Support</b>				
2 Waiting Room:	1	145	145	Locate outside of the unit proper
3 - Seats	6	20		6 seats @ 20 SF/seat
4 - Wheelchair	1	25		
5 - TV	0	5		
6 - Amenity Feature	0	25		
7 Consult Room	1	125	125	With computer; 5 seats @ 25 SF/seat
8 Public Toilet; Single Occupancy	1	65	65	
9 Drinking Fountain Alcove	1	5	5	If required per codes
10		<b>Subtotal</b>	<b>340</b>	<b>527 gross area</b>
11				
<b>12 Typical Med/Surg Unit (25 Beds)</b>				
13 Private Patient Room	23	320	7,360	All ADA toilet / shower rooms; Rooms to include: computer for staff use and computer/data ports for family use, sleeper & personal belonging storage; Locate PPE supply storage near entrance into each patient room; Include patient lift; Add lab label printer to every patient room
14 Isolation Private Patient Room	2	320	640	Infection Prevention to confirm quantity
15 Patient Anteroom, Isolation	2	70	140	Like anteroom but still want door direct from corridor into patient room
16 Bariatric Patient Room	0	360	0	Will not be located in Tower A
17 Charting Sub-Station	13	15	195	Located between two patient rooms;
18 Handwashing Sink Alcoves - Corridor	4	10	40	Distributed along corridors
19 Family Sub-Wait Alcoves	2	65	130	For family to step outside patient room
20 Unit Secretary Station	1	70	70	Location with visual oversight of unit entrance; Connected to and part of primary team station with provider and collaboration rooms
21 Downtime Computer Workstation	1	20	20	Printer, UPS; Unit Secretary computer for
22 Virtual Nursing Enclave Room	1	50	50	Two monitors; At station without unit sec'y
23 Pneumatic Tube Station	1	20	20	Likely one on unit near Unit Secretary
24 Team Work Station:	2	380	760	
25 - Staff Workstation	6	25		6 workstations @ 25 SF
26 - Staff Workstation/Enclave Room	2	50		Acoustic privacy
27 - Handheld Equipment Storage /	1	15		Glucometers and Rover Phones
28 - Mobile Computer Docking	3	15		
29 - Office Equipment Alcove	1	25		
30 - Document Deconstruction Cabinet	1	10		
31 - Telemetry Monitor Station - Step Down Unit	1	25		Wall-mounted monitor(s); Verify requirement for M/S Units
32 - Hydration Station	1	10		
33 Provider Workroom	2	200	400	Attached to team station
34 - Charting Workstation	6	25		6 workstations @ 25 SF
35 - Open / Standing Space	1	50		For gathering during teaching
36 Code Cart Alcove	2	15	30	
37 Team Huddle/Collaboration Room	1	335	335	Team Room used by physicians, med students, residents, nursing staff and/or ancillary staff

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## TYPICAL INPATIENT NURSING UNIT (25 BEDS)

Room or Space	Qty.	Unit Area	Total	Planning Notes
38 - Charting Workstation	4	25		4 workstations @ 25 SF
39 - Central Monitor Workstation	0	25		Wall mounted slave monitor if required
40 - Collaboration Table	8	25		Seating for 8 @ 25 SF/seat; For group
41 - Monitor/Smartboard/White Board	1	10		
42 - Office Equipment Alcove	1	25		
43 Medication Room:	2	170	340	
44 - Door / Vestibule	1	25		
45 - Work Counter w/Sink	1	25		
46 - Full Size Refrigerator	1	20		
47 - Computer Station	1	15		May not be required
48 - Automated Med Unit (AMU)	2	20		Omnicell: Main and Auxiliary
49 - IV Cart	1	25		Based on equivalent of 1 cart @ 2' x 5'
50 - Medication Return Bin	1	5		
51 - Biohazardous Waste Container	1	5		
52 - Waste Receptacle	1	5		
53 - Pharmacy Waste Receptacle	1	5		
54 Clean Supply Room	2	180	360	
55 - Door / Vestibule	1	25		
56 - Supply Storage	5	25		Based on equivalent of 5 carts @ 2' x 5'
57 - Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
58 Medical Tank Storage (Fully & Empty)	2	10	20	
59 Linen Cart & Blanket Warmer Alcove	2	40	80	
60 Soiled Workroom	1	135	135	Eyewash per Cooper Infection Prevention. May not be needed for med/surg
61 - Door / Vestibule	1	25		
62 - Work Counter w/Sink	1	25		
63 - Service Sink	0	10		Bedpan flushing device in patient toilet rooms. Hypothermia unit - needs to be drained after patient use. Floor drain desirable?
64 - Biohazardous Waste Container	1	5		
65 - Trash Container	1	25		
66 - Soiled Linen Cart	1	25		
67 - Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
68 Linen Chute	1	10	10	
69 Trash Chute	1	10	10	
70 Nourishment Room	1	110	110	Accessible to staff only
71 - Door / Vestibule	1	25		
72 - Work Counter w/Sink	1	25		
73 - Coffee Machine	1	10		
74 - Microwave	1	10		Desirable
75 - Ice Machine	1	10		Desirable in addition to family pantry
76 - Refrigerator	1	20		Unit provided food and patient food
77 - Waste Receptacle	1	5		
78 - Recycling Receptacle	1	5		
79 Family Pantry (Alcove)	1	40	40	Ice & water dispenser, coffee; Accessible to

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## TYPICAL INPATIENT NURSING UNIT (25 BEDS)

Room or Space	Qty.	Unit Area	Total	Planning Notes
80 Dietary Tray Cart Storage (Alcove)	1	15	15	Off-stage location; Storage of dirty trays (1 cart stores 24 trays)
81 Equipment Storage	1	200	200	FGI requires a room or alcove—sized to provide a minimum of 10 square feet per bed (2.1-2.8.13.2)
82 Portable Equipment Alcove	2	50	100	C-Arm Park (3' x 10' min SF); Portable X-ray and CR Reader; Hoyer Lift; Portable Ultrasound / Docking Station
83 Cart Alcove	4	15	60	
84 Wheelchair / Stretcher Alcove	2	50	100	Each alcove includes 1 stretcher / 2 wheelchairs; 1 per 12 beds
85 Bed Storage Alcove	2	50	100	Verify based on overall plan for bed storage
86 EVS Room	1	50	50	Mop basin, housekeeping cart, Verify eyewash
87 EVS Paper Supplies	1	15	15	
88				
89				
90 <b>Administrative and Staff Support</b>				Leadership offices with oversight of unit activity
91 Office, Medical Director	0	110	0	Assume office located elsewhere
92 Office, Clinical Director	1	110	110	
93 Office, Assistant Clinical Director	1	110	110	Leadership structure to be determined
94 Workstation, Clinical Nurse Manager	1	50	50	1 workstation @ 50 SF/workstation
95 Office, Nurse Educator	1	80	80	Includes 1 workstation @ 50 SF and 30 SF allowance for storage
96 Workstation, Clinical Pharmacist	1	50	50	1 workstation @ 50 SF/workstation
97 Workstation, Transitional Case Manager	1	50	50	1 workstation @ 50 SF/workstation; Private conversations
98 Workstation, Flex	1	50	50	1 workstation @ 50 SF/workstation
99 Provider/Staff Lounge/Locker Room	1	462	462	
100 - Table Seating Area	8	25		8 seats @ 25 SF/seat
101 - Pantry	1	70		Counter w/sink, Coffee, MW, Refrig
102 - Trash Container	1	5		
103 - Recycle Container	1	5		
104 - Coat Closet	1	20		
105 - Staff Locker Alcove	81	2		Three tier locker units;
106 Staff Toilets	2	65	130	Distributed on unit; not in lounge
107 Staff Respite Room	1	80	80	
108 Staff Lactation Room	1	80	80	Handwashing sink and counter
109 On-Call Suite:	1	400	400	For standardization and flexibility
110 - On-Call Room	3	80		
111 - On-Call Toilet/Shower Room	2	80		Single occupancy
112				
113				
114 <b>Infrastructure</b>				
115 TR Room	1	220	220	Assume one per floor
116 Electrical Room	2	120	240	Verify size
117				
118				
119				

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TYPICAL INPATIENT NURSING UNIT (25 BEDS)

Room or Space	Qty.	Unit Area	Total	Planning Notes
120 Total Net Area			14,387	DNSF
121 Net to Gross Factor			1.55	
122 Departmental Gross Area			22,300	DGSF

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**OUTPATIENT CLINIC  
ANTEPARTUM DIAGNOSTIC CENTER**

Non Licensed

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Reception / Public Support</b>				
2 Reception/Check-In	1	70	70	Greeter Function
3 Private Reception / Check-Out Scheduling	1	70	70	Sit down station with acoustic privacy
4 PSR/Call Station	3	50	150	3 workstations @ 50 SF/workstation with acoustic privacy
5 Office Equipment/Supply Storage	1	40	40	
6 Document Deconstruction Cabinet	1	10	10	
7 Waiting Room:	1	415	415	Family meetings; With computer; 5 seats @ 25 SF/seat; Ideal access from unit and
8 - Seats	18	20		18 seats @ 20 SF/seat; Based on 3 patients per ultrasound/consult rooms
9 - Wheelchair/Stroller	2	25		Floor space for wheelchair or stroller
10 - TV	1	5		Desirable
11 - Play Area	0	80		Not desired
12 Public Toilet; Single Occupancy	1	65	65	Verify fixture count with local authority
13 Bottled Water/Drinking Fountain Alcove	1	5	5	Desirable
14 <b>Subtotal</b>			<b>825</b>	<b>1114 gross area</b>
<b>16 Maternal Fetal Medicine Clinic</b>				
17 Nursing Assessment/Phlebotomy Room	1	100	100	Locate near team workroom; Blood pressure and scale; Computer
18 Specimen Processing Lab:	1	95	95	
19 - Door / Vestibule	1	25		
20 - Work Counter w/Sink	1	25		
21 - PUBS (hemoglobin) analyzer	0	10		Umbilical Transfusion - LAB? Further
22 - U.C. Refrigerator	1	10		Transport Media Storage
23 - Computer Station	0	15		Will use computer in assessment room
24 - Shipping Supply Storage	1	25		
25 - Biohazardous Waste Container	1	5		
26 - Waste Receptacle	1	5		
27 Ultrasound/Exam Rooms	4	180	720	Counter w/ hand washing sink, trophon unit <b>(to be confirmed with infection prevention)</b> ; guest chair
28 Dedicated Patient Toilet Room	4	65	260	
29 Consult Room	2	125	250	5 seats @ 25 NSF/seat and monitor; Ideal for NICU and Lactation consults as well; Can be used for grieving
30 Team Workroom	1	270	270	
31 - Charting Workstation	7	25		7 workstations @ 25 SF for Nurse (1), sonographers (4), learners (2)
32 - Charting Workstation/Enclave Room	1	50		Acoustic Privacy
33 - Office Equipment Alcove	1	25		
34 - Document Deconstruction Cabinet	1	10		
35 - Hydration Station	1	10		
36 Procedure Cart Alcove	1	15	15	
37 Clean Supply Room	1	120	120	Supplies ordered by MFM department
38 Soiled Workroom	1	125	125	
39 - Door / Vestibule	1	25		1 wow triage and AP
40 - Work Counter w/Sink	1	25		



41	- Handwashing Sink	1	10		
42	- Trash Container	1	25		
43	- Soiled Linen Cart	1	25		
44	- Equipment Holding	1	15		Floorspace Allowance
45				<u>1,955</u>	<b>2639 gross area</b>
46					
47	<b>Administrative / Staff</b>				
48	Office, Manager	1	110	110	
49	Office, Physician In Charge	0	110	0	
50	Office, Genetic Counselor	1	110	110	Will meet with patients
51	Provider/Staff Lounge/Locker Room	1	292	292	
52	- Table/Seating Area	6	25		6 seats @ 25 SF/seat
53	- Pantry	1	70		Sink/counter, coffee, refrigerator,
54	- Trash Container	1	5		
55	- Recycle Container	1	5		
56	- Coat Closet	1	20		
57	- Staff Locker Alcove	21	2		21 3-tier lockers
58	Staff Toilet; Single Occupancy	1	65	<u>65</u>	
59				<b>577</b>	<b>779 gross area</b>
60					
61	<b>Infrastructure</b>				
					Assume located on floor
62	TR Room	0	220	0	
63	Electrical Room	0	60	<u>0</u>	Verify size
64				<b>0</b>	<b>0 gross area</b>
65					
66	<b>Total Net Area</b>	0		<b>3,357</b>	<b>DNSF</b>
67	Net to Gross Factor			<b>1.35</b>	
68	<b>Departmental Gross Area</b>			<b>4,532</b>	<b>DGSF</b>

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MFCU - MATERNAL FETAL CARE UNIT  
TRIAGE (8 ROOMS), LDR (10 ROOMS), AP 8 ROOMS

Concern with # AP rooms. Robin try to get data

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Reception / Public Support</b>				
2 Waiting Room:	1	455	455	Allow for visualization of waiting space by unit
3 - Seats	20	20		20 seats @ 20 SF/seat; Could be reduced if space requires
4 - Wheelchair	2	25		Wheelchair or stroller allowance
5 - TV	1	5		
6 - Pantry / Nourishment Amenity	0	40		Located within unit
7 - Play Area	0	80		Not desirable
8 Consult Room	1	125	125	Family meetings; With computer; 5 seats @ 25 SF/seat; Ideal access from unit and waiting room
9 Public Toilet; Single Occupancy	1	65	65	
10 Drinking Fountain Alcove	1	5	5	Per codes
11		<b>Subtotal</b>	<b>650</b>	<b>1008 gross area</b>
12				
<b>13 Triage / LDR / AP (8 Triage, 10 LDR's, &amp; 8 AP)</b>				
14 Triage/Exam Room (4 hour LOS) Includes one All Isolation	8	145	1,160	Handwashing sink; Space for frequently used supplies and fetal monitoring; Resuscitation capable; Use as Observation (CDU) (Mental Health, 24 Hour Urines);
15 Shared Patient Toilet/Shower	4	80	320	Locking technology; Located between 2 triage room
16 Anteroom (Triage Isolation)	1	70	70	
17 Dedicated Toilet/Tower (Isolation)	1	80	80	
18 Charting Sub-Station	4	15	60	1 per 2 patient rooms
19 Antenatal Testing/Infusion Room	1	470	470	Scheduled NST (ambulatory) 2/hour + 2 infusions. Ideally on same floor as MFM (ADC?) because patient will need ultrasound. Arrive at ADC (PSR).
20 - Recliner Bay	4	80		With fetal monitoring
21 - Nurse Charting	2	25		NST RN and Triage RN. Arrival into EPIC here.
22 - Handwashing Sink	1	10		
23 - Nourishment Alcove	0	25		Provide if patient nourishment distant
24 - Supply Cart	1	25		IV Start
25 - Patient Toilet Room; Single Occupancy	1	65		
26 Private LDR One to be All Isolation	10	480	4,800	Includes toilet/shower: FGI requires a minimum clear floor area of 325 square feet with a minimum wall width at the head of the bed of 13 feet (2.2-2.10.3.2)
27 Isolation Ante Room (LDR and AP)	2	70	140	Provide direct access to patient room without going through anteroom
28 Private Patient Room (Antepartum/Bereavement) One to be All Isolation	8	320	2,560	All ADA toilet / shower rooms; Rooms to include: computer for staff use and computer/data ports for family use, sleeper, and storage for family belongings; Locate PPE supply storage near entrance into each patient room
29 Charting Sub-Station	9	15	135	Provide 1 per 2 patient rooms; Provisions for patient privacy
30 Handwashing Sink Alcoves - Corridor	4	10	40	Distributed along corridors
31 Family Sub-Wait Alcoves	2	65	130	For family to step outside patient room
32 Unit Secretary Station	1	70	70	Location with visual oversight of patients entering unit; Connected to a team station (triage ideal); Armband printer
33 Downtime Computer Workstation	1	20	20	Printer, UPS; Unit Sec'y computer for downtime
34 Team Work Station Triage:	1	245	245	

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MFCU - MATERNAL FETAL CARE UNIT  
 TRIAGE (8 ROOMS), LDR (10 ROOMS), AP 8 ROOMS

Concern with # AP rooms. Robin try to get data

Room or Space	Qty.	Unit Area	Total	Planning Notes
35 - Charting Workstation	4	25		4 workstations @ 25 SF/workstation
36 - Charting Workstation/Enclave Room	0	50		No enclaves Triage, 1 enclave AP; Acoustic
37 - Handheld Equip. Storage / Recharging	1	15		Glucometers and Rover Phones
38 - Mobile Computer Docking	1	15		1 WOW Triage and 1 AP
39 - Office Equipment Alcove	1	25		
40 - Document Deconstruction Cabinet	1	10		
41 - Pneumatic Tube Station	1	20		Desirable in Triage
42 - Fetal Monitor Station	1	40		Wall-mounted monitor(s)
43 - Electronic Census Board / Strips	1	10		
44 - Hydration Station	1	10		
45 Team Workroom (Triage)	1	125	125	Adjacent to team station; RNs, Residents, Med students, Attendees. Impromptu teaching
46 - Charting Workstation	3	25		3 workstations @ 25 SF/workstation
47 - Open / Standing Space	1	50		For gathering during teaching
48 - Office Equipment Alcove	0	25		
49 Code Cart Alcove Triage	1	15	15	Triage; Adult code cart only
50 Team Station AP:	1	275	275	
51 - Charting Workstation	4	25		4 workstations @ 25 SF/workstation
52 - Charting Workstation/Enclave Room	1	50		No enclaves Triage, 1 enclave AP; Acoustic
53 - Handheld Equip. Storage / Recharging	1	15		Glucometers and Rover Phones
54 - Mobile Computer Docking	1	15		1 WOW Triage and 1 AP
55 - Office Equipment Alcove	1	25		
56 - Document Deconstruction Cabinet	1	10		
57 - Fetal Monitor Station	1	40		Wall-mounted monitor(s)
58 - Electronic Census Board / Strips	1	10		
59 - Hydration Station	1	10		
60 Team Workroom (AP)	1	150	150	Adjacent to team station; RNs, Residents, Med students, Attendees. Impromptu teaching
61 - Charting Workstation	4	25		4 workstations @ 25 SF/workstation
62 - Open / Standing Space	1	50		For gathering during teaching
63 - Office Equipment Alcove	0	25		
64 Team Station (L & D)	1	420	420	
65 - Charting Workstation	6	25		6 workstations @ 25 SF/workstation
66 - Charting Workstation/Enclave Room	2	50		Acoustic Privacy
67 - Handheld Equip. Storage / Recharging	1	15		Glucometers and Rover Phones
68 - Mobile Computer Docking	1	15		
69 - Office Equipment Alcove	1	25		
70 - Document Deconstruction Cabinet	1	10		
71 - Pneumatic Tube Station	1	20		Desirable in LDR
72 - Tot Guard (Infant Security) Monitor	1	25		
73 - Fetal Monitor Station	1	40		Wall-mounted monitor(s). LDR may want 2 for visibility
74 - Electronic Census Board / Strips	1	10		
75 - Hydration Station	1	10		
76 Virtual Nursing Enclave Room	1	50	50	Two monitors; Near LDR Team Station
77 Team Workroom (L & D)	1	250	250	Adjacent to team station; RNs, Residents, Med students, Attendees. Impromptu teaching
78 - Charting Workstation	8	25		8 workstations @ 25 SF/workstation
79 - Open / Standing Space	1	50		For gathering during teaching
80 - Office Equipment Alcove	0	25		

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MFCU - MATERNAL FETAL CARE UNIT  
 TRIAGE (8 ROOMS), LDR (10 ROOMS), AP 8 ROOMS

Concern with # AP rooms. Robin try to get data

Room or Space	Qty.	Unit Area	Total	Planning Notes
81 Code Cart Alcove	2	30	60	L&D and AP - Adult and Infant code carts per alcove near each team station
82 Team Multi-Purpose/Collaboration Room Education and Rounding. 3 Teams	1	340	340	For use by physicians, med students, residents, nursing staff and/or ancillary staff; Ability to view fetal monitors; Potential family meetings. 10 minute teaching sessions
83 - Charting Workstation	3	25		3 workstations @ 25 SF/workstation
84 - Conference Table	8	25		Assumes seating for 8 @ 25 SF/seat
85 - Fetal Monitor Station	1	40		Wall-mounted monitor(s)
86 - Office Equipment Alcove	1	25		
87 Medication Room:	3	170	510	Locate a medication room convenient to triage
88 - Door / Vestibule	1	25		
89 - Work Counter w/Sink	1	25		
90 - U.C. Refrigerator	1	20		UC OK for LDR: Antepartum may need additional refrig. for breast milk
91 - Computer Station	1	15		
92 - Automated Med Unit (AMU)	2	20		Main and auxiliary
93 - IV Cart	1	25		2' x 5' wire cart. Could be smaller in triage - verify with MM?
94 - Medication Return Bin	1	5		
95 - Pharmacy Waste Receptacle	1	5		
96 - Biohazardous Waste Container	1	5		
97 - Waste Receptacle	1	5		
98 Clean Supply Room (Triage)	1	75	75	
99 - Door / Vestibule	1	25		
100 - Work Counter w/Sink	0	25		
101 - Supply Storage	2	25		Equivalent of 2 carts @ 2' X 5'
102 Clean Supply Room (L and D; AP)	2	155	310	
103 - Door / Vestibule	1	25		
104 - Work Counter w/Sink	0	25		
105 - Supply Storage	4	25		AP can have 3 carts @ 2'X5', L and D needs 4
106 - Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
107 Linen Cart & Blanket Warmer Alcove	3	40	120	
108 Soiled Workroom	1	135	135	
109 - Door / Vestibule	1	25		
110 - Work Counter w/Sink	1	25		
111 - U.C. Refrigerator/Freezer	0	10		
112 - Service Sink	0	10		May not be required; Any equipment rinsing?
113 - Biohazardous Waste Container	1	5		
114 - Trash Container	1	25		
115 - Soiled Linen Cart	1	25		
116 - Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
117 Linen Chute	1	10	10	
118 Trash Chute	1	10	10	
119 "Rose" Room	1	80	80	Counter, sink, preparation of baby after delivery; Appropriate environment for viewing by family after loss
120 Nourishment Room	1	100	100	
121 - Door / Vestibule	1	25		
122 - Work Counter w/Sink	1	25		

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MFCU - MATERNAL FETAL CARE UNIT  
 TRIAGE (8 ROOMS), LDR (10 ROOMS), AP 8 ROOMS

Concern with # AP rooms. Robin try to get data

Room or Space	Qty.	Unit Area	Total	Planning Notes
123 - Food Cart	0	25		
124 - Coffee Machine	1	10		
125 - Microwave	1	10		
126 - Ice Machine	0	10		Located in family pantry
127 - Refrigerator	1	20		
128 - Waste Receptacle	1	5		
129 - Recycle Container	1	5		
130 Family Pantry (Alcove)	1	40	40	May add additional if req'd; Ice & water dispenser, Coffee; Accessible to visitors
131 Dietary Tray Cart Storage	1	15	15	Off-stage location; Storage of dirty trays (1 cart stores 24 trays)
132 Point-of-Care Testing Alcove / Microscope	1	30	30	Handwashing sink; Located within from Triage
133 Equipment/Ultrasound Alcove	4	25	100	One for triage, 2 US and "Mobile Molly"
134 Medical Tank Storage (Fully & Empty)	2	10	20	Verify desired location
135 Warmer/Transporter Unit Alcove	1	50	50	Neonatal Transport; Adjacent to code cart in LDR
136 General Cart Alcove	3	15	45	Admission, Hemorrhage (near transportor and code cart),etc.
137 Equipment Storage (L & D)	1	200	200	
138 Equipment Storage (AP)	1	150	150	
139 Wheelchair / Stretcher Alcove	2	50	100	Each alcove includes 1 stretcher / 2 wheelchairs
140 Bed Storage Alcove	0	50	0	Verify based on overall plan for bed storage
141 Staff Toilets; Single Occupancy	2	65	130	
142 EVS Room	1	50	50	Mop basin, housekeeping cart, verify eyewash
143 EVS Paper Supplies	1	15	15	
144		<b>Subtotal</b>	<b>14,280</b>	<b>22134 gross area</b>
145				
146 <b>C-section Suite (2 Operating Rooms)</b>				
147 Family PPE	1	30	30	Cap, gown and boots for family members
148 - Clean Linen Storage	1	25		Cart @ 2' X 5'
149 - Soiled Linen Hamper	1	5		
150 Control / Anesth Work: (Near C. Section)	1	195	195	Outside edge of red line; Anesthesia workroom
151 - Anesthesia Workstations	4	25		4 anesthesia workstations @ 25 SF/seat
152 - Fetal Monitor Station	1	40		Wall-mounted monitor
153 - Electronic Census Board / Strips	1	10		
154 - Handheld Equipment Storage	0	15		
155 - Recharging Alcove or WOW Storage	0	15		
156 - Office Equipment Alcove	1	25		
157 - Document Deconstruction Cabinet	0	10		
158 - Pneumatic Tube Station	1	20		Desirable
159 Code Cart Alcove	0	30	0	
160 C-Section / Delivery Room	2	525	1,050	Ability to resuscitate up to 2 infants; FGI requires a minimum clear floor area of 440 square feet with a minimum clear dimension of 16 feet. The infant resuscitation space in the cesarean delivery room shall have a minimum clear floor area of 80 square feet (2.2-2.10.11.1)
161 Scrub Sink	1	25	25	Shared between 2 rooms
162 Stretcher / Bed Alcove	2	30	60	Beds used for patient transport
163 Prep / Recovery Area:	1	595	595	Must be visible & convenient to LDR Team Station

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MFCU - MATERNAL FETAL CARE UNIT  
 TRIAGE (8 ROOMS), LDR (10 ROOMS), AP 8 ROOMS

Concern with # AP rooms. Robin try to get data

Room or Space	Qty.	Unit Area	Total	Planning Notes
164 - Enclosed Patient Room	3	130		Accessible from LDR corridor; Includes space for isolette; Handwashing sink
165 - Staff Workstation	2	25		Consider decentralized charting alcoves - layout dependent
166 - Office Equipment Alcove	1	25		
167 - Clean Linen Storage/Blanket Warmer	1	40		
168 - Supply Storage	1	25		Allowance
169 - Dedicated Patient Toilet	1	65		Bed pan flushing to be provided
170 - Soiled Holding/ Hopper	0	70		Not required if bed pan flushing device on toilet
171 Clean Core	1	250	250	Total Trays - 20; Supplies; Nursing Omnicell/UC Refrig; Fiberoptic Airway Cart, Infant Warmer, Blanket/Fluid Warmer, Glideslope, Rapid Resus Supplies; ABG on pole; Countertop Rotam (coag)
172 Anesthesia Supplies	1	165	165	
173 - Door / Vestibule	1	25		
174 - Work Counter w/Sink	1	25		
175 - U.C. Refrigerator	0	10		
176 - Computer Station	1	15		
177 - Mobile Cart	1	20		Omicell supply restocking
178 - IV Cart	1	25		2' x 5' wire cart
179 Equipment/Anesthesia Machine Parking	2	20		Portable monitor (2), anesthesia machine, etc
180 - Medication Return Bin	1	5		
181 - Biohazardous Waste Container	1	5		
182 - Waste Receptacle	1	5		
183 Soiled Workroom	1	150	150	
184 - Door / Vestibule	1	25		
185 - Work Counter w/Sink	1	25		
186 - U.C. Refrigerator	0	10		
187 - Service Sink	0	10		May not be required; Any equipment rinsing? Anticipate bedpan flushing device in patient toilet rooms.
188 - Biohazardous Waste Container	1	5		
189 - Trash Container	1	25		
190 - Soiled Linen Cart	1	25		
191 - Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
192 - Neptune Docking Station	1	15		
193 Medical Tank Storage (Fully & Empty)	1	10	10	Assume corridor based
194 Equipment Storage	1	150	150	Floor space for equipment and cart with outlets on wall for continuous equipment charging requested
195 EVS Floor Cleaning Equipment	1	70	70	Floor cleaning equipment storage
196 EVS Room	1	50	50	Mop basin, housekeeping cart, verify eyewash
197 EVS Paper Supplies	0	15	0	Paper supplies stored in LDR closet
198 <b>Subtotal</b>			<b>2,800</b>	
199				
<b>200 Administrative / Staff</b>				
201 Office, Clinical Director	1	110	110	
202 Office, Medical Director	1	110	110	Requested location on unit
203 Office, Assist. Clinical Directors, Patient Flow Coordinator	3	50	150	Assume 3 workstations @ 50 SF/workstation in shared office
204 Office, Educators	2	130	260	Includes 2 workstations @ 50 SF and 30 SF allowance for storage

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MFCU - MATERNAL FETAL CARE UNIT  
 TRIAGE (8 ROOMS), LDR (10 ROOMS), AP 8 ROOMS

Concern with # AP rooms. Robin try to get data

Room or Space	Qty.	Unit Area	Total	Planning Notes
205 Workstation, Transitional Case Manager	1	50	50	
206 Workstation, Clinical Operations	1	50	50	
207 Automated Dispensing Units - Scrubs	2	35	70	Cintas; Quantity to be determined
208 Female Locker Room	1	820	820	
209 - Coat Closet	0	20		
210 - Staff Locker Alcove	130	5		Based on "Z" locker configuration; 51 female providers
211 - Toilet Room; Multi-Stall	1	170		Allowance; Assumes 3 toilets/3 sinks
212 Male Locker Room	1	265	265	
213 - Coat Closet	0	20		
214 - Staff Locker Alcove	40	5		Based on "Z" locker configuration; 10 male providers
215 - Toilet Room; Single Occupancy	1	65		Allowance; Assumes 3 toilets/3 sinks
216 Private Changing/Toilet	1	115	115	
217 - Locker Alcove	2	5		Based on "Z" locker configuration
218 - Changing Space	1	40		
219 - Toilet Room; Single Occupancy	1	65		
220 Lounge	1	280	280	
221 - Table Seating Area	8	25		8 seats @ 25 SF/seat
222 - Pantry	1	70		Counter w/sink, Coffee, MW, Refrig (2)
223 - Trash Container	1	5		
224 - Recycle Container	1	5		
225 Staff Respite Room	1	80	80	
226 Staff Lactation Room	1	80	80	Handwashing sink and counter
227 On-Call Suite:	1	480	480	
228 - On-Call Room	4	80		Includes anesthesia; Additional attending on-call rooms to be located in Tower A
229 - On-Call Toilet/Shower Room	2	80		Single occupancy
230 <b>Subtotal</b>			<b>2,920</b>	<b>4526 gross area</b>
231				
232 <b>Infrastructure</b>				Layout Dependent
233 TR Room	1	220	220	Assume one per floor
234 Electrical Room	2	120	240	Verify size
235 <b>Subtotal</b>			<b>460</b>	<b>713 gross area</b>
236				
237 <b>Total Net Area</b>			<b>21,110 DNSF</b>	
238 Net to Gross Factor			1.55	
239 <b>Departmental Gross Area</b>			<b>32,721 DGSF</b>	

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MOTHER INFANT UNIT (MIU)  
POSTPARTUM (25 BEDS)

Request ability for staff to easily go between L and D and PP. (without swiping in and out)

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Reception / Public Support</b>				
2 Waiting Room:	1	230	230	
3 - Seats	6	20		6 seats @ 20 SF/seat
4 - Wheelchair	1	25		Wheelchair or stroller allowance
5 - TV	1	5		
6 - Pantry / Nourishment Amenity	0	40		On unit and accessible to visitors; Ice & water dispenser, Coffee
7 - Play Area	1	80		Requested
8 Consult Room	0	125	0	With computer; 5 seats @ 25 NSF/seat
9 Public Toilets, Single Occupancy	1	65	65	
10 Drinking Fountain Alcove	1	5	5	Per codes
			<b>300</b>	
				<b>465 gross area</b>
<b>13 Post-Partum Unit (25 Beds)</b>				
				3 couplets per RN
14 Private Patient Room One Room to be used as GYN Procedure Room	23	320	7,360	Includes toilet/shower: Rooms to include: computer for staff use and computer/data ports for family use, sleeper and storage for family belongings; Locate PPE supply storage near entrance into each patient room
15 Bariatric Patient Room	0	360	0	Will not be provided
16 Isolation Private Patient Room	2	320	640	Infection Prevention to confirm if more negative pressure rooms are required
17 Patient Anteroom, Isolation	2	70	140	Desirable; Option to put temporary anteroom area in to create ante room if pandemic mode? Ideal if anteroom "to the side" with dual entrance
18 Charting Sub-Station	13	15	195	Located between two patient rooms
19 Handwashing Sink Alcoves - Corridor	4	10	40	Distributed along corridors
20 Family Sub-Wait Alcoves	2	65	130	For family to step outside patient room
21 Unit Secretary Station	1	70	70	Location with visual oversight of patients entering unit; Connected to primary team station with provider and collaboration rooms
22 Downtime Computer Workstation	1	20	20	Printer, UPS; Unit Sec'y computer for downtime
23 Virtual Nursing Enclave Room	1	50	50	Two monitors; At station without unit sec'y
24 Team Work Station:	2	430	860	
25 - Staff Workstation	6	25		6 workstations @ 25 SF/workstation
26 - Staff Workstation/Enclave Room	2	50		Acoustic privacy
27 - Handheld Equip. Storage / Recharging	1	15		Glucometers and Rover Phones; Some charging may be wall mounted.
28 - Mobile Computer Docking	3	15		
29 - Office Equipment Alcove	1	25		
30 - Document Deconstruction Cabinet	1	10		
31 - Infant Security (Tot Guard) Workstation	1	25		
32 - Fetal Monitor Station	1	40		Wall-mounted monitor(s)
33 - Electronic Census Board / Strips	1	10		
34 - Hydration Station	1	10		
35 Pneumatic Tube Station	1	20	20	Likely one on unit near Unit Secretary
36 Code Cart Alcove	2	30	60	Adult and infant cart per alcove; 1 set per 12 beds



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MOTHER INFANT UNIT (MIU)  
POSTPARTUM (25 BEDS)

Request ability for staff to easily go between L and D and PP. (without swiping in and out)

Room or Space	Qty.	Unit Area	Total	Planning Notes
37 Provider Team Workroom	2	200	400	Adjacent to 1 team station; Residents, Med students, Attendees. Impromptu teaching 6 workstations @ 25 SF/workstation For gathering during teaching
38 - Charting Workstation	6	25	150	
39 - Open / Standing Space	1	50		
40 - Office Equipment Alcove	0	25		
41 Team Huddle/Collaboration Room	1	370	370	Close to one of the team station; Night shift based on L and D; round on PP. OB team comes early AM but stay on L and D. Peds 3 residents, 2 students, and attendings 4 workstations @ 25 SF/workstation Can be used for family meetings Wall-mounted monitor(s) Wall mounted
42 - Charting Workstation	4	25		
43 - Conference Table	8	25		
44 - Fetal Monitor Station	1	40		
45 - Office Equipment Alcove	1	25		
46 - Whiteboard	1	5		
47 <b>Subtotal</b>			<b>10,505</b>	
48				
49 <b>Well Baby Holding Nursery</b>				Directly connected to one of the team station
50 Scrub Sink Alcove	1	15	15	Located at entrance into nursery
51 Nursery Bassinets	6	25	150	One of 6 positions will be set up for resuscitation
52 Isolation Private Patient Room	0	130	0	Infants requiring All Isolation will remain with the mother in the PP room or will be housed in an All Isolation room in the NICU
53 Handwashing Sink	1	10	10	2 computer workstations @ 25 SF/workstation
54 Nurse / Staff Work:	2	25	50	
55 Biohazardous Waste Container	1	5	5	
56 Waste Receptacle	1	5	5	
57 Infant Nutrition Alcove:	1	35	35	
58 - Work Counter w/Sink	1	25		
59 - U.C. Refrigerator Breast Milk	1	10		
60 Audiology Testing Equipment	1	20	20	
61 Exam / Circumcision Room	1	140	140	Handwashing Sink, Countertop Omnicell, Circ Tray Storage, Computer; Near Blanket Warmer
62 Clean Supplies and Linen Alcove	1	40	40	
63 - Supply Storage	1	25		2 X 5 wire cart
64 - Linen Storage	0	25		2 X 5 wire cart
65 - Blanket Warmer	1	15		
66 Soiled Holding Allowance	0	0	0	
67 - Biohazardous Waste Container	0	5		
68 - Trash Container	0	25		
69 - Soiled Linen Cart	0	25		
70 - Equipment Holding	0	15		
71 <b>Subtotal</b>			<b>470</b>	<b>729 gross area</b>
72				
73 <b>Clinical Support</b>				
74 Medication Room:	2	170	340	
75 - Door / Vestibule	1	25		

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MOTHER INFANT UNIT (MIU)  
POSTPARTUM (25 BEDS)

Request ability for staff to easily go between L and D and PP. (without swiping in and out)

Room or Space	Qty.	Unit Area	Total	Planning Notes
76 - Work Counter w/Sink	1	25		
77 - U.C. Refrigerator	1	20		Allowance for floor refrigerator for vaccines
78 - Computer Station	1	15		
79 - Automated Med Unit (AMU)	2	20		Omnicell: Main and Auxiliary
80 - IV Cart	1	25		2' x 5' wire cart
81 - Medication Return Bin	1	5		
82 - Pharmacy Waste Receptacle	1	5		
83 - Biohazardous Waste Container	1	5		
84 - Waste Receptacle	1	5		
85 Clean Supply Room	2	155	310	
86 - Door / Vestibule	1	25		
87 - Work Counter w/Sink	0	25		
88 - Supply Storage	0	15		Track system, wire cart or automated supply dispenser (single)
89 - Supply Storage	4	25		2' X 5' wire cart
90 - Blanket and Fluid Warmer	0	15		
91 - Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
92 Medical Tank Storage (Fully & Empty)	2	10	20	
93 Linen Cart & Blanket Warmer Alcove	2	40	80	
94 Soiled Workroom	1	135	135	
95 - Door / Vestibule	1	25		
96 - Work Counter w/Sink	1	25		
97 - Service Sink	0	10		Not required; Anticipate bedpan flushing device in patient toilet rooms.
98 - Biohazardous Waste Container	1	5		
99 - Trash Container	1	25		
100 - Soiled Linen Cart	1	25		
101 - Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
102 Linen Chute	1	10	10	
103 Trash Chute	1	10	10	
104 Nourishment Room	1	100	100	Family access permitted
105 - Door / Vestibule	1	25		
106 - Work Counter w/Sink	1	25		Snack storage; Par levels will be restocked every 24 hours.
107 - Food Cart	0	25		
108 - Coffee Machine	1	10		
109 - Microwave	1	10		
110 - Ice Machine	0	10		
111 - Refrigerator	1	20		
112 - Recycle Container	1	5		
113 - Waste Receptacle	1	5		

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MOTHER INFANT UNIT (MIU)  
POSTPARTUM (25 BEDS)

Request ability for staff to easily go between L and D and PP. (without swiping in and out)

Room or Space	Qty.	Unit Area	Total	Planning Notes
114 Family Pantry (Alcove)	1	50	50	Ice & water dispenser, coffee; Accessible to visitors. UC refrigerator for family use. Microwave (standardize outside)
115 Dietary Tray Cart Storage (Alcove)	1	15	15	Off-stage location; Storage of dirty trays (1 cart stores 24 trays)
116 Equipment Storage	1	200	200	FGI requires a room or alcove—sized to provide a minimum of 10 square feet per bed (2.1-2.8.13.2).
117 Cart Alcove	2	15	30	
118 Portable Equipment Alcove	1	50	50	
119 Respiratory Therapy Storage	0	80	0	Supply storage located in Clean Holding
120 Wheelchair / Stretcher Alcove	2	50	100	Each alcove includes 1 stretcher / 2 wheelchairs; 1 per 12 beds
121 Bed Storage Alcove	0	50	0	Verify based on overall plan for bed storage
122 EVS Room	1	50	50	Mop basin, housekeeping cart, verify eyewash
123 EVS Paper Supplies	1	15	15	
124 <b>Subtotal</b>			<b>1,515</b>	<b>2348 gross area</b>
125				
126 <b>Administrative / Staff</b>				
127 Office, Clinical Director	1	110	110	
128 Office, Medical Director	1	110	110	Shared (2 Med Directors)
129 Office, Nursing Assistant Clinical Director	2	50	100	Assumes 2 workstations @ 50 SF each in shared office
130 Workstation, Perinatal Safety Nurse	1	50	50	
131 Office, Educator	1	80	80	Includes workstation @ 50 SF and 30 SF allowance for storage
132 Workstation, Lactation Specialist	3	50	150	3 Lactation consultants: Will use MFM consult space for OP visits
133 Lactation/Shared Storage Allowance	4	15	60	File cabinet allowance Books, supplies etc.
134 Workstation, Transitional Case Manager	1	50	50	
135 Workstation, Flex	1	50	50	
136 Workstation, Birth Certificate Coordinator	1	50	50	Acoustic privacy (rapid data entry), printer/scanner access
137 Workstation, Hearing Screening	1	50	50	
138 Provider/Staff Lounge/Locker Room	1	450	450	
139 - Table Seating Area	8	25		Seating for 8 @ 25 SF/seat
140 - Pantry	1	70		Counter w/sink, Coffee, MW, Refrig
141 - Trash Container	1	5		
142 - Recycle Container	1	5		
143 - Coat Closet	1	20		
144 - Staff Locker Alcove	75	2		50 staff, plus peds plus OB; Three tier locker units
145 Staff Toilets	2	65	130	Distributed on unit
146 Staff Respite Room	1	80	80	
147 Staff Lactation Room	1	80	80	Handwashing sink, counter.
148 On-Call Suite:	1	400	400	
149 - On-Call Room	3	80		Verify if peds only
150 - On-Call Toilet/Shower Room	2	80		Single occupancy

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MOTHER INFANT UNIT (MIU)  
POSTPARTUM (25 BEDS)

Request ability for staff to easily go between L and D and PP. (without swiping in and out)

Room or Space	Qty.	Unit Area	Total	Planning Notes
151				
			<b>2,000</b>	<b>3100 gross area</b>
152				
153	<b>Infrastructure</b>			
154	TR Room	1	220	220 Assume one per floor
155	Electrical Room	2	120	240 Verify size
156			<b>460</b>	<b>713 gross area</b>
157				
158				
159	<b>Total Net Area</b>		<b>15,250</b>	<b>DNSF</b>
160	Net to Gross Factor		1.55	
161	<b>Departmental Gross Area</b>		<b>23,638</b>	<b>DGSF</b>

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erTowerA\50\_A\_Deliver\00\_Current Drawings\2023-0719\_AreaPlans  
NEONATAL ICU (36 POSITIONS)

Room configuration to be adjusted based on available DGSF

Room or Space	Qty.	Unit Area	Total	Comments
<b>1 Reception / Public Support</b>				
2 Family Lounge (Ronald McDonald)	1	690	690	Located off-unit. A/V based communication with team station
3 - Seats	10	20		10 seats @ 20 SF/seat
4 - Wheelchair	1	25		Floor space allowance
5 - TV	1	5		
6 - Pantry/Nourishment Amenity	1	40		Ice & water dispenser, Coffee; Accessible to visitors
7 - Table w/ Chairs	3	100		4 seats @ 25 SF/seat per table; 3 tables
8 Family Washer / Dryer	1	80		Requested
9 - Play Zone	1	40		Small pediatric table and chairs
10 Consult Room	1	125	125	With computer; 5 seats @ 25 SF/seat. Request doors to unit and family lounge
11 Family Toilet/Shower	2	80	160	Convenient to family lounge
12 Drinking Fountain Alcove	1	5	5	Verify based on codes; water provided at family pantry
13 Scrub Vestibule:	1	35	35	Near staff station. (Handwashing education). Provide surface/hook for personal belongings while scrubbing
14 - Counter/PPE Storage	1	10		Counter for purse; storage for masks, etc.
15 - Scrub Sink	1	25		
16				
17				
			<b>1,015</b>	<b>1573 gross area</b>
<b>18 Neonatal Intensive Care Unit (36 Infant Care Positions)</b>				
				<b>Families do not want to be ISOLATED. TEAMWORK for staff important (staff accessible to</b>
19 Private Patient Room	22	200	4,400	Private rooms with 180 SF CFA; Rooms to include: computer for staff use and computer/data ports for family use, sink, sleeper & personal belonging storage for families. Breast Milk Refrigerator desirable per infant. TPN Bin (pharmaceutical waste) disposal
20 Three-Walled Bay	12	180	2,160	150 SF CFA; Bays to include: computer for staff use and computer / data ports for family use, sleeper, & personal belonging storage for families Provide ability to accommodate twins
21 Isolation Patient Room	2	200	400	FGI requires that an All room shall be provided in the NICU (2.2-2.9.4.2); Rooms to include: computer for staff use and computer/data ports for family use, sink, sleeper & personal belonging storage for families. Breast Milk Refrigerator Desirable per infant. TPN Bin (pharmaceutical Required per NJ Hospital Code; Verify with recent codes and Hospital's Infection Prevention
22 Patient Anteroom, Isolation	2	70	140	
23 Charting Sub-Stations/POC Glucometer	18	20	360	Provide charting station with 2 computers per two infant rooms/bays. Include docking station for glucometer
24 Handwashing Sink Alcoves - Corridor	6	10	60	Assumes 1 handwashing station for 4 infant "bays" (within 20' of infant) and 4 additional stations distributed along corridor
25 Family Sub-Wait Alcoves	3	65	195	Space for parents to briefly step out of room
26 Unit Secretary / Visualization of Scrub	1	70	70	Integrated with team zone. A/V based communication between lounge and unit

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erTowerA\50\_A\_Deliver\00\_Current Drawings\2023-0719\_AreaPlans  
NEONATAL ICU (36 POSITIONS)

Room configuration to be adjusted based on available DG/SF

Room or Space	Qty.	Unit Area	Total	Comments
27 Downtime Computer Workstation	1	20	20	Printer, UPS; Unit Sec'y computer for downtime
28 Virtual Nursing Enclave Room	1	50	50	Two monitors; At station without unit sec'y
29 Team Work Station:	3	405	1,215	Supports 12 infant positions; One station near unit secretary. Verify desire for fetal monitor/LDR status
30 - Staff Workstation	6	25		6 workstations @ 25 SF/Station
31 - Staff Workstation / Enclave Room	2	50		Acoustic privacy
32 - Handheld Equip. Storage / Recharging	1	15		Rover Phones; Oto/Ophthalmoscope
33 - Mobile Computer Docking	3	15		
34 - Office Equipment Alcove	1	25		
35 - Document Deconstruction Cabinet	1	10		
36 - Infant Security (Tot Guard) Workstation	1	25		Verify if 1 at Unit Sec'y or at each team station
37 - Telemetry Monitor Station	1	25		
38 Hydration Station	1	10		
39 Pneumatic Tube Station	1	20	20	Likely one on unit near Unit Secretary
40 Code Cart Alcove	3	15	45	Quantity Layout Dependent
41 Provider Workroom	3	205	615	Two team provider model. Locate adjacent to team station; For use by physicians, NPs, residents, med students, and/or ancillary staff
42 - Charting Workstation	6	25		6 workstations @ 25 SF/Station
43 - Conference Table	0	25		Will use conference room
44 - Gathering Floor Space	1	50		Informal teaching
45 - Office Equipment Alcove	0	25		
46 - Whiteboard	1	5		Wall mounted; whiteboard above computers too
47 <b>Subtotal</b>			<b>9,750</b>	<b>15113 gross area</b>
48				
49 <b>Shared Clinical Support</b>				
50 Admission Cart Alcove	3	15	45	One cart per alcove. Back up cart centrally
51 Medication Room or Alcove:	3	170	510	
52 - Door / Vestibule	1	25		
53 - Work Counter w/Sink	1	25		
54 - Refrigerator	1	20		
55 - Computer Station	1	15		May not need. TBD
56 - Automated Med Unit (AMU)	2	20		May only need 1. To be determined
57 - IV Cart	1	25		2' x 5' wire cart
58 - Medication Return Bin	1	5		
59 - Pharmacy Waste	1	5		
60 - Biohazardous Waste Container	1	5		
61 - Waste Receptacle	1	5		
62 Bottle Cleaning Alcove	3	50	150	Alcoves can be used by parents. Quantity layout dependent
63 - Door / Vestibule	0	25		Could be alcove; without door
64 - Handwashing Station	1	15		
65 - Work Counter w/Sink	1	25		Counter space and bins for baby specific items
66 - Microwave for Bottles	1	10		
67 Clean Workroom	3	155	465	Will accommodate respiratory supplies
68 - Door / Vestibule	1	25		
69 - Supply Storage	4	25		2' x 5' wire cart. May be Helios cart size

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erTowerA\50\_A\_Deliver\00\_Current Drawings\2023-0719\_AreaPlans  
NEONATAL ICU (36 POSITIONS)

Room configuration to be adjusted based on available DGSE

Room or Space	Qty.	Unit Area	Total	Comments
70 - Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
71 Medical Tank Storage (Fully & Empty)	3	10	30	2 med gas carts (full/empty) per alcove
72 Linen Cart & Blanket Warmer Alcove	3	40	120	
73 Portable Equipment Alcove	3	50	150	Potential for C-Arm Park (3' x 10' min SF); Portable X-ray and CR Reader; CHG Warmer
74 Equipment Storage	2	300	600	
75 Storage/Discharge Supplies, etc.	1	300	300	10 Car Seats; Safe Kids Equipment, CPR Boxes, etc.
76 Milk Lab Anteroom/Handwashing	1	70	70	Computer and printer; Consider milk drop off
77 Milk & Formula Lab	1	235	235	Add mixture administered orally
78 - Door / Vestibule	1	25		
79 - Work Counter w/Sink	1	25		
80 - Storage	3	25		Equivalent of 3 carts @ 2' X 5'
81 - Dishwasher	1	20		
82 - Refrigerator	2	20		Pass through to anteroom?
83 - Freezer	2	20		
84 - Label Printer	1	5		May be in anteroom
85 - Waste Receptacle	1	5		
86 Soiled Workroom	1	140	140	
87 - Door / Vestibule	1	25		
88 - Work Counter w/Sink	1	25		
89 - Service Sink	0	10		
90 - Biohazardous Waste Container	1	5		
91 - TPN Tubing Disposal (Hazard"ish")	1	5		TBD: To be collected by pharmacy
92 - Trash Container	1	25		
93 - Soiled Linen Cart	1	25		
94 - Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
95 Linen Chute	1	10	10	
96 Trash Chute	1	10	10	
97 Equipment Cleaning	1	130	130	
98 - Handwashing Station	1	10		
99 - Work Counter w/Sink	1	30		Could be stainless steel table
100 - Equipment Parking	3	30		
101 Soiled Equipment Holding	1	60	60	Allowance; Dirty warmers
102 Transporter Unit Alcove	1	50	50	One in alcove; other two in equipment storage
103 Clothing Storage	0	50	0	Not required
104 EVS Room	1	50	50	Mop basin, housekeeping cart, verify eyewash
105 EVS Paper Supplies	1	15	15	
106				
	<b>Subtotal</b>		<b>3,140</b>	<b>4867 gross area</b>
107				
108 <b>Ancillary Support</b>				
109 Procedure Room	1	385	385	Work counter, sink, charting, full height storage for supplies and sterile tray storage, humidifier case storage, laser shielding & procedure light; Circ board
110 - Clear Floor Area	1	260		

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erTowerA\50\_A\_Deliver\00\_Current Drawings\2023-0719\_AreaPlans  
NEONATAL ICU (36 POSITIONS)

Room configuration to be adjusted based on available DG/SF

Room or Space	Qty.	Unit Area	Total	Comments
111 - Handwashing Station	1	10		Sink to be located in procedure room
112 - Counter Work Surface	1	30		Allowance for desktop computer
113 - Full Height Storage Cabinet	3	15		
114 - Warmer	2	20		Headwalls for 2 babies for overflow
115 Respiratory Therapy Workroom /ABG	1	295	295	RT supplies will be stored in workroom. Equipment wiped at bedside. Provide medical air
116 - Workstation, Staff	2	25		
117 - Counter	1	25		
118 - Handwashing Station	1	10		
119 - ABG Machine	1	10		Analyzer on pole
120 - Supply Storage	4	25		Assumes 4 units @ 2' X' 5' each
121 - U.C. Refrigerator	0	10		Will use Omnicell in Med Room
122 - Clean Equipment Storage	10	10		Vents, Oscillators, CPAPS,
123			<b>680</b>	<b>1054 gross area</b>
124				
<b>125 Family Spaces</b>				
126 Parent Toilet Rooms; Single Occupancy	4	65	260	Distributed throughout unit
127 Nesting Room	1	180	180	Also used for Bereavement
128 Dedicated Parent Toilet / Shower Room	1	80	80	Attached to nesting room
129 Mother Lactation Room	1	150	150	Convenient to patient rooms; 2 positions; With handwashing sink and equipment washing sink; water dispenser.
130			<b>670</b>	<b>1039 gross area</b>
131				
<b>132 Administrative and Staff Support</b>				
133 Office, Neonatal NP/APP	0	50	0	Will be based in provider workroom; 15 NP's, request administrative workspace.
134 Office, Clinical Director	1	110	110	
135 Office, Medical Director	1	110	110	
136 Office, Assistant Clin Director (3)	3	50	150	3 workstations in shared office
137 Workstation, Lactation Counselor	1	50	50	
138 Workstation, Clinical Operations	1	50	50	
139 Offie, Educators	2	130	260	Patient Educator, RN Educator; 2 workstations @ 50 SF and 30 SF allowance for storage Data analysis; Ideal on unit
140 Workstation, Research Coordinator	1	50	50	
141 Workstation, Transitional Case Manager	1	50	50	
142 Conference Room	1	250	250	10 -12 seats requested @ 25 SF/seat; AV; Credenza
143 Provider/Staff Lounge	1	400	400	
144 - Table Seating Area	12	25		12 seats @ 25 SF/seat; Variety of seating
145 - Pantry	1	90		Counter w/sink, Coffee, MW (2), Refrig 2-door (2)
146 - Trash Container	1	5		
147 - Recycle Container	1	5		
148 Automated Dispensing Units - Scrubs	2	20	40	Cintas; Size depends on quantity of scrubs; Not all staff change
149 Provider/Staff Locker Room	1	775	775	Male and Female combined; Staff only change if supporting L and D
150 - Coat Closet	1	40		
151 - Staff Lockers	180	2		3-tier locker units



July 17, 2023

erTowerA\50\_A\_Deliver\00\_Current Drawings\2023-0719\_AreaPlans  
NEONATAL ICU (36 POSITIONS)

Room configuration to be adjusted based on available DGSF

Room or Space	Qty.	Unit Area	Total	Comments
152 - Staff Lockers - Changing	12	5		Z-Lockers; Hotel style locking
153 - Dressing Rooms	3	40		
154 - Toilet Room; Single Occupancy	3	65		Shower not required
155 Staff Toilets; Single Occupancy	2	65	130	Distributed on unit
156 Staff Respite Room	1	80	80	
157 Staff Lactation Room	1	80	80	Handwashing sink and counter
158 On-Call Suite:	1	400	400	
159 - On-Call Room	3	80		Resident, Attending, NP/APP. Others in Tower (Med Students, etc.)
160 - On-Call Toilet/Shower Room	2	80		Single occupancy; Private toilet/showers
161 <b>Subtotal</b>			<b>2,985</b>	<b>4627 gross area</b>
162				
163 <b>Infrastructure</b>				
164 TR Room	1	220	220	Assume one per floor
165 Electrical Room	2	120	240	Verify size
166 <b>Subtotal</b>			<b>460</b>	<b>713 gross area</b>
167				
168 <b>Total Net Area</b>			<b>18,700 DNSF</b>	
169 Net to Gross Factor			1.55	
170 <b>Departmental Gross Area</b>			<b>28,985 DGSF</b>	

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**PEDIATRICS**  
**PEDIATRIC ICU (10 BEDS)**

Room or Space	Qty.	Unit Area	Total	Comments	
<b>1 Shared Reception / Family Support</b>					
2	Waiting Room/Family Lounge:	1	400	400	Locate within the locked PICU unit
3	- Seats	6	20		6 seats @ 20 SF/seat
4	- Wheelchair	1	25		Wheelchair or stroller allowance
5	- TV	1	5		
6	- Sibling Play Area	1	80		Desirable
7	- Family Pantry/Nourishment Amenity	1	70		Ice & water dispenser, Coffee, Microwave, Refrig (2); Accessible to visitors
8	- Table w/ Chairs	1	100		To include 4 seats @ 25 NSF each
9	Consult/Multidisciplinary Room	1	180	180	With computer; Seating for 6 @ 25 SF per seat plus space for strollers, etc.
10	Public Toilet; Single Occupancy	1	65	65	For families; Near lounge
11	Drinking Fountain Alcove	1	5	5	Verify based on codes; water provided at family pantry
12		<b>Subtotal</b>		<b>645</b>	<b>1000 gross area</b>
13					
<b>14 Pediatric Intensive Care Unit (10 Beds)</b>					
15	Private Patient Room	9	320	2,880	Room to include: PPE supply storage near entrance; Procedural lighting; Physiological monitoring; Computer for staff use and computer/data ports for family use, lab label printer, family sleeper, and personal belonging storage. Floor space for additional recliner
16	Isolation Patient Room	1	320	320	FGI requires at least one All room shall be provided in the pediatric intensive care unit. The number of additional All rooms needed shall be based on an ICRA (2.2-2.7.4.1); Infection Prevention to confirm # of A.I.I. rooms
17	Patient Anteroom, Isolation	1	70	70	Desirable; Ability to access patient room without passing through anteroom
18	Charting Sub-Stations	5	15	75	Ideally same size as typical; Requires two workstations; Located between two patient rooms
19	Handwashing Sink Alcoves - Corridor	2	10	20	Distributed along corridors
20	Family Sub-Wait Alcoves	2	65	130	Space for parents to briefly step out of room
21	Unit Secretary Station	1	70	70	Location with visual oversight of unit entrance
22	Downtime Computer Workstation	1	20	20	Printer, UPS; Unit Sec'y computer for downtime
23	Virtual Nursing Enclave Room	1	50	50	Two monitors
24	Team Work Station:	1	405	405	
25	- Staff Workstation	6	25		6 workstations @ 25 SF/station; Consider acoustic privacy for some of these workstations
26	- Staff Workstation / Enclave Room	2	50		Acoustic privacy
27	- Handheld Equip. Storage / Recharging	1	15		Glucometers and Rover Phones; Could be wall cabinet based
28	- Mobile Computer Docking	3	15		
29	- Office Equipment Alcove	1	25		
30	- Document Deconstruction Cabinet	1	10		
31	- Infant Security (Tot Guard)	1	25		
32	- Telemetry Monitor Station	1	25		
33	- Hydration Station	1	10		Wall-mounted monitor(s)
34	Pneumatic Tube Station	1	20	20	Likely one on unit near Unit Secretary

35	Code Cart Alcove	1	30	30	Pediatric and adult code cart in alcove
36	Provider Team Workroom	0	200	0	Not necessary for PICU unit
37	- Charting Workstation	6	25	150	6 workstations @ 25 SF/workstation
38	- Open / Standing Space	1	50		For gathering during teaching
39	- Office Equipment Alcove	0	25		
40	Team Huddle/Collaboration Room	1	330	330	Team Room used by physicians, med students, residents, nursing staff and/or ancillary staff
41	- Charting Workstation	4	25		4 workstations @ 25 SF/workstation
42	- Conference Table	8	25		8 seats @ 25 SF/seat
43	- Office Equipment Alcove	1	25		
44	- Whiteboard	1	5		Wall mounted
45		<b>Subtotal</b>		<b>4,570</b>	
46					<b>7084 gross area</b>
47	<b>Pediatric Intensive Care Unit Clinical Support</b>				
48	Medication Room or Alcove:	1	190	190	
49	- Door / Vestibule	1	25		
50	- Work Counter w/Sink	1	25		
51	- Full Height Refrigerator	1	20		
52	- Computer Station	1	15		
53	- Automated Med Unit (AMU)	3	20		Two for unit dose; One for patient specific meds
54	- IV Cart	1	25		2' x 5' wire cart
55	- Medication Return Bin	1	5		
56	- Biohazardous Waste Container	1	5		
57	- Pharmacy Waste	1	5		
58	- Waste Receptacle	1	5		
59	Clean Supply Room	1	215	215	Will accommodate RT supplies
60	- Door / Vestibule	1	25		
61	- Breast Milk Refrigerator	1	10		
62	- Supply Storage	6	25		2' x 5' wire cart; Includes formula storage
63	- Linen Cart	0	25		
64	- Blanket and Fluid Warmer	0	15		
65	- Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
66	Medical Tank Storage (Fully & Empty)	1	10	10	
67	Linen Cart & Blanket Warmer Alcove	1	40	40	Assume corridor based
68	Soiled Workroom	1	140	140	
69	- Door / Vestibule	1	25		
70	- Work Counter w/Sink	1	25		
71	- Service Sink	0	10		Anticipate bedpan flushing device in patient toilet rooms.
72	- Biohazardous Waste Container	1	5		
73	- TPN Tubing Disposal (Hazard"ish")	1	5		TBD: To be collected by pharmacy
74	- Trash Container	1	25		
75	- Soiled Linen Cart	1	25		
76	- Equipment Holding	2	15		Includes space for soiled toys; Cart with outlets on wall for continuous equipment charging requested
77	Linen Chute	1	10	10	
78	Trash Chute	1	10	10	
79	Nourishment	1	120	120	
80	- Door / Vestibule	1	25		
81	- Work Counter w/Sink	1	25		
82	- Coffee Machine	1	10		
83	- Microwave	1	10		
84	- Ice Machine	1	10		
85	- Refrigerator/Freezer	1	20		

86	- Freezer	0	25		
87	- Recycle Container	1	15		
88	- Waste Receptacle	1	5		
89	Dietary Cart Storage (Alcove)	1	15	15	Off-stage location; Storage of dirty trays (1 cart stores 24 trays)
90	Equipment / Supply Storage	1	150	150	FGI requires a room or alcove—sized to provide a minimum of 20 square feet per bed for intensive care units (2.1-2.8.13.2 a.)
91	Portable Equipment Alcove	1	50	50	C-Arm Park (3' x 10' min SF); Portable X-ray and
92	Cart Alcove	4	15	60	Airway, Procedure, IV cart
93	ChildLife Storage/Cart	1	40	40	Allowance
94	ChildLife Supplemental Donation Storage	14	25	350	Could be located elsewhere (basement? Remote?)
95	Wheelchair / Stretcher Alcove	1	50	50	Each alcove includes 1 stretcher / 2 wheelchairs;
96	Bed Storage Alcove	0	50	0	Verify based on overall plan for bed storage
97	Crib Holding	1	50	50	Allowance for 2 cribs; Shared with Peds/PIMU
98	EVS Room	1	50	50	Mop basin, housekeeping cart, verify eyewash
99	EVS Paper Supplies	1	15	15	
100					
	<b>Subtotal</b>			<b>1,565</b>	<b>2426 gross area</b>
101					
102	<b>Pediatric Intensive Care Unit Ancillary Support</b>				
103	Procedure/Treatment Room	0	200	0	Procedures will occur in patient bedrooms
104	Respiratory Therapy Workroom /ABG	1	175	175	Medical gases for equipment testing
105	- Workstation, Staff	1	25		
106	- Counter	1	25		
107	- Handwashing Station	1	10		
108	- ABG Machine	1	10		
109	- Supply Storage	1	25		For respiratory equipment
110	- Sweat Testing Equipment	0	15		
111	- U.C. Refrigerator	0	10		
112	- Clean Equipment Storage	8	10		Allowance; Verify storage in RT or equipment storage room
113					
	<b>Subtotal</b>			<b>175</b>	<b>271 gross area</b>
114					
115	<b>Shared Administrative and Staff Support</b>				
116	Office, Clinical Director (PICU and PEDS/PIMU)	1	110	110	<b>Could be shared with Peds/PIMU</b> Space for intensive care medical and nursing management immediately accessible
117	Office, Medical Director	1	110	110	Space for intensive care medical and nursing management immediately accessible
118	Office, Assistant Clinical Director, etc.	0	50	0	Located on Peds/PIMU
119	Workstation, Clinical Pharmacist	1	50	50	Requested
120	Workstation, Transitional Navigator	1	50	50	Requested
121	Workstation, Educator	0	50	0	On Pediatric Unit
122	Workstation, Flex	1	50	50	
123	Provider/Staff Lounge/Locker Room	1	350	350	
124	- Table Seating Area	6	25		6 seats @ 25 SF/seat
125	- Pantry	1	70		Counter w/sink, Coffee, MW, Refrig (2 door)
126	- Trash Container	1	5		
127	- Recycle Container	1	5		
128	- Coat Closet	1	20		
129	- Staff Locker Alcove	50	2		3-Tier locker units; 26 techs and nurses now
130	Staff Toilets	2	65	130	
131	Staff Respite Room	1	80	80	
132	Staff Lactation Room	1	80	80	Handwashing sink, counter
133	On-Call Suite:	1	240	240	
134	- On-Call Room	2	80		Resident (1) and attending (1); Others will use hotel space

135	- On-Call Toilet/Shower Room	1	80		Single occupancy	
136				<u>1,250</u>		<b>1938 gross area</b>
137						
138	<b>Infrastructure</b>					
139	TR Room	1	220	220	Assume one per floor	
140	Electrical Room	2	120	<u>240</u>	Verify size	
141				<b>460</b>		<b>713 gross area</b>
142						
143	<b>Total Net Area</b>			<b>8,665</b>	<b>DNSF</b>	
144	Net to Gross Factor			1.55		
145	<b>Departmental Gross Area</b>			<b>13,431</b>	<b>DGSF</b>	

July 17, 2023

**PEDIATRICS**  
**PEDIATRIC MED SURG/PIMU UNIT (25 BEDS)**

Room or Space	Qty.	Unit Area	Total	Comments
<b>1 Shared Reception / Public Support</b>				
2 Family Lounge/Waiting Room	1	400	400	Locate within locked unit; Sibling play not req'd
3 - Seats	10	20		10 seats @ 20 SF/seat
4 - Wheelchair/Stroller	1	25		Wheelchair or stroller allowance
5 - TV	1	5		
6 - Family Pantry/Nourishment Amenity	1	70		Ice & water dispenser, Coffee; Accessible to visitors
7 - Table w/ Chairs	1	100		To include 4 seats @ 25 NSF/Seat
8 Consult Room	1	150	150	With computer; Seating for 5 @ 25 SF per seat plus space for strollers, etc.
9 Public Toilet; Single Occupancy	1	65	65	
10 Drinking Fountain Alcove	1	5	5	Verify based on codes; water provided at family pantry
11			<b>620</b>	<b>961 gross area</b>
<b>12</b>				
<b>13 Pediatric Medical Surgical/PIMU Unit (25 Beds)</b>				
14 Private Patient Room	23	320	7,360	100% Telemetry; All ADA toilet / shower rooms; Rooms to include: computer for staff use and computer/data ports for family use, sleeper, & storage for personal belongings; Locate PPE supply storage near entrance into each patient room: <b>Verify need for behavioral health safety</b>
15 Isolation Private Patient Room	2	320	640	FGI requires at least one All room shall be provided for each pediatric unit (2.3-2.2.4.2).
16 Patient Anteroom, Isolation	2	70	140	Desirable; Ability to access patient room without passing through anteroom
17 Charting Sub-Station	13	15	195	Located between two patient rooms
18 Handwashing Sink Alcoves - Corridor	4	10	40	Distributed along corridors
19 Family Sub-Wait Alcoves	2	65	130	Space for parents to briefly step out of room
20 Unit Secretary Station	1	70	70	Location with visual oversight of unit entrance
21 Downtime Computer Workstation	1	20	20	Printer, UPS; Unit Sec'y computer for downtime
22 Virtual Nursing Enclave Room	1	50	50	Two monitors; At station without unit sec'y
23 Team Work Station:	2	405	810	
24 - Staff Workstation	6	25		6 workstations @ 25 SF/workstation
25 - Staff Workstation/Enclave Room	2	50		Acoustic privacy
26 - Handheld Equip. Storage / Recharging	1	15		Glucometers and Rover Phones
27 - Mobile Computer Docking	3	15		
28 - Office Equipment Alcove	1	25		
29 - Document Deconstruction Cabinet	1	10		
30 - Infant Security (Tot Guard) Workstation	1	25		
31 - Telemetry Monitor Station	1	25		Wall mounted monitor(s)
32 - Hydration Station	1	10		
33 Pneumatic Tube Station	1	20	20	Likely one on unit near Unit Secretary
34 Code Cart Alcove	2	30	60	Pediatric and adult code carts per alcove
35 Provider Team Workroom	2	200	400	Adjacent to team station; Residents, Med students, Attendees. Impromptu teaching
36 - Charting Workstation	6	25		6 workstations @ 25 SF
37 - Open / Standing Space	1	50		For gathering during teaching
38 - Office Equipment Alcove	0	25		

39	Team Huddle/Collaboration Room	1	330	330	Team Room used by physicians, med students, residents, nursing staff and/or ancillary staff
40	- Charting Workstation	4	25		4 workstations @ 25 SF/workstation
41	- Conference Table	8	25		8 seats @ 25 SF/seat
42	- Office Equipment Alcove	1	25		
43	- Whiteboard	1	5		Wall mounted
44	Play Room	1	285	285	Up to 6 children, families, and staff
45	- Toy Storage	1	40		
46	- ChildLife Specialist Workstation	1	25		
47	- Developmental Support Materials	1	20		
48	- Play Area	1	200		
49	Public Toilet; Single Occupancy	1	65	65	Convenient to playroom
50	Teen Lounge	1	200	200	Up to 6 teens, families, and staff
51	- Lounge Style Seating	3	25		3 seats @ 25 SF/seat
52	- Computer Station	2	15		
53	- Game Table	1	75		
54	- Books and Game Storage	1	20		
55	Special Bathing Facility	0	120	0	Not required
56	Treatment Room	0	180	0	Procedures will occur in private patient rooms
57	Medication Room:	2	170	340	2 required: Ideally 1 per 16 beds maximum
58	- Door / Vestibule	1	25		
59	- Work Counter w/Sink	1	25		
60	- Full Height Refrigerator	1	20		
61	- Computer Station	1	15		
62	- Automated Med Unit (AMU)	2	20		Omnicell: Main and Auxiliary
63	- IV Cart	1	25		2' x 5' wire cart
64	- Medication Return Bin	1	5		
65	- Pharmacy Waste	1	5		
66	- Biohazardous Waste Container	1	5		
67	- Waste Receptacle	1	5		
68	Clean Supply Room	2	165	330	
69	- Door / Vestibule	1	25		
70	- Refrigerator; Breast Milk	1	10		
71	- Supply Storage	4	25		2' x 5' wire cart; Includes formula storage
72	- Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
73	Linen Cart & Blanket Warmer Alcove	2	40	80	
74	Medical Tank Storage (Fully & Empty)	2	10	20	
75	Soiled Workroom or Soiled Holding Room	1	135	135	
76	- Door / Vestibule	1	25		
77	- Work Counter w/Sink	1	25		
78	- Service Sink	0	10		Bedpan flushing device in patient toilet rooms.
79	- Biohazardous Waste Container	1	5		
80	- Trash Container	1	25		
81	- Soiled Linen Cart	1	25		
82	- Equipment Holding	2	15		Cart with outlets on wall for continuous equipment charging requested
83	Linen Chute	1	10	10	
84	Trash Chute	1	10	10	
85	Nourishment Room	1	105	105	Centrally located; Formula storage option
86	- Door / Vestibule	1	25		
87	- Work Counter w/Sink	1	25		
88	- Coffee Machine	1	10		
89	- Microwave	1	10		
90	- Ice Machine	1	10		
91	- Refrigerator	1	20		Full height refrigerator
92	- Waste Receptacle	1	5		

93	Dietary Tray Cart Storage (Alcove)	1	15	15	Off-stage location; Storage of dirty trays (1 cart stores 24 trays)
94	Equipment Storage	1	200	200	FGI requires a room or alcove—sized to provide a minimum of 10 square feet per bed (2.1-2.8.13.2)
95	Cart Alcove	4	15	60	
96	Portable Equipment Alcove	1	50	50	C-Arm Park (3' x 10' min SF); Portable X-ray and CR Reader
97	Wheelchair / Stretcher Alcove	2	50	100	Each alcove includes 1 stretcher / 2 wheelchairs; 1 per 12 beds
98	Bed Storage Alcove	0	50	0	If required locate on PICU floor
99	Crib Holding	0	50	0	Located on PICU; Allowance for 2 cribs
100	EVS Room	1	50	50	Mop basin, housekeeping cart, verify eyewash
101	EVS Paper Supplies	1	15	15	
102			<b>Subtotal</b>	<b>12,335</b>	<b>19119 gross area</b>
103					
104	<b>Administrative and Staff Support</b>				<b>Could be shared with PICU</b>
105	Office, Clinical Director	0	110	0	Located on PICU
106	Office, Medical Director	1	110	110	
107	Office, Assistant Clin. Director/Supervisors	2	50	100	Assumes 2 workstations in shared office
108	Workstation, Clinical Pharmacist	0	50	0	Located on PICU
109	Office, Educator	1	80	80	Includes workstation @ 50 SF and 30 SF allowance for storage
110	Workstation, Transitional Navigator	1	50	50	
111	Workstation, Flex	1	50	50	
112	Workstation, Flex/ChildLife	13	25	325	12 workstations @ 25 SF/ workstation plus manager @ 50 SF required for future staffing;
113	Donation Storage (ChildLife)	5	25	125	5 Metro Carts (2 X 5) on unit; 14 carts elsewhere (PICU, basement or remote storage)
114	Staff Respite Room	1	80	80	
115	Staff Lactation Room	1	80	80	Handwashing sink and counter
116	Provider/Staff Lounge/Locker Room	1	450	450	
117	- Table Seating Area	8	25		8 seats @ 25 NSF/seat
118	- Pantry	1	70		Counter w/sink, Coffee, MW, Refrig (2 door)
119	- Trash Container	1	5		
120	- Recycle Container	1	5		
121	- Coat Closet	1	20		
122	- Staff Locker Alcove	75	2		50 nurses; 3-tier locker units
123	Staff Toilets	2	65	130	
124	On-Call Suite:	1	400	400	Provide if space permits
125	- On-Call Room	3	80		Attending; Verify if additional on-call rooms req'd. Dr. Milano does not need OC on floor
126	- On-Call Toilet/Shower Room	2	80		Single occupancy
127			<b>Subtotal</b>	<b>1,980</b>	<b>3069 gross area</b>
128					
129	<b>Infrastructure</b>				
130	TR Room	1	220	220	Assume one per floor
131	Electrical Room	2	120	240	Verify size
132			<b>Subtotal</b>	<b>460</b>	<b>713 gross area</b>
133					
134	<b>Total Net Area</b>			<b>15,395 DNSF</b>	
135	Net to Gross Factor			1.55	
136	<b>Departmental Gross Area (Pediatric M/S)</b>			<b>23,862 DGSF</b>	



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EDUCATION  
CONFERENCE CENTER

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Conference/Classroom Center</b>				
2 Lobby Allowance	1	500	500	Size to be evaluated; Includes comfortable
3 Pre-Function/Waiting Area	1	500	500	Comfortable seating
4 Reception/Greeter Desk	1	70	70	
5 Extra Large Dividable Conference Room	1	3,750	3,750	Seating for up to 180 with chairs only; Test count with various other furniture arrangements
6 - Seats (Tables/Chairs)	150	25		150 seats @ 25 SF each table and chairs
7 Large Dividable Conference Room	2	1,250	2,500	Dividable into two 600 SF classrooms
8 - Seats (Tables/Chairs)	50	25		50 seats @ 25 SF each table and chairs
9 Medium Conference Room	2	600	1,200	
10 - Seats	30	20		30 seats @ 20 SF per seat
11 Small Conference Room	2	300	600	
12 - Seats	15	20		15 seats @ 20 SF per seat
13 Break-Out Areas	4	120	480	To accommodate 4-6 people
14 Enclave Room	4	35	140	Acoustic privacy; no computer; "Uncomfortable"
15 Learning Education Storage	1	100	100	Training Materials
16 AV Control Room/ IT Server Room	1	200	200	AV equipment in TR room below? Could combine with MCC IDF
17 Catering Staging Room	1	165	165	Locate adjacent to a furniture storage room;
18 - Counter/Handwashing Sink	1	50		
19 - Refrigerator	1	30		Single door reach in
20 - Coffee	1	10		
21 - Mobile Cart Allowance	3	25		
22 Educational Supply Storage Room	1	150	150	Double door access for nursing education supplies. Storage of beds, stretchers, mannequins, pumps and poles, totes, carts
23 Furniture Storage Room	2	400	800	Could be in one room; To be determined.
24 Drinking Fountain	2	5	10	If required per local authority
25 Toilet, Single Occupancy	2	65	130	Verify fixture count with local authority
26 Toilet, Multi-Stall	2	280	560	Male & female multi-stall
27 - Vestibule	1	40		
28 - Fixtures (5 Toilets & Sinks)	1	240		Verify fixture count with local authority
29 Administrative Area	1	485	485	
30 - Workstations	5	50		5 workstations @ 25 SF/workstation; Includes one workstation for growth
31 - Private Office, Director	1	110		
32 - Huddle Zone	1	100		Small table and chairs (4 @ 25 SF/seat)
33 - Office Equipment Alcove	1	25		
34 Lactation Room	1	80	80	Handwashing sink; counter
35		<b>Subtotal</b>	<b>12,420</b>	<b>15525 gross area</b>
36				

July 17, 2023

EDUCATION  
CONFERENCE CENTER

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>37 Common Support</b>				
38 EVS Room	1	50	50	Mop basin, housekeeping cart, eyewash
39 EVS Paper Supply	1	15	15	
40		<b>Subtotal</b>	<b>65</b>	<b>81 gross area</b>
41				
<b>42 Infrastructure</b>				
				Layout Dependent
43 TR Room	1	220	220	Assume one per floor
44 Electrical Room	1	120	120	Layout Dependent; Verify size
45		<b>Subtotal</b>	<b>340</b>	<b>425 gross area</b>
46				
47 <b>Total Net Area</b>			<b>12,825 DNSF</b>	
48 Net to Gross Factor			1.25	
49 <b>Departmental Gross Area</b>			<b>16,031 DGSF</b>	

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**EDUCATION  
LEARNER HUB / LIBRARY, LOUNGES & WORKROOMS**

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Medical Education</b>				<b>(Rowan Staff)</b>
2 <b>Medical School Library</b>	1	4,070	4,070	
3 - Lounge Seating	12	25		12 seats @ 25 SF/seat; Mix of seating including lounge seating/tablet arms or pull up tables.
4 - Touchdown Workstations	16	25		Based on 14 current + 2 future workstations @ 25 SF/workstation
5 - Quiet Touch Down/Study Room	1	650		Size comparable to existing; 16 existing workstations
6 - Learning Lab/Conference Room	1	400		Seating for 16; Size comparable to existing; Residents can book; Includes cabinets for storage
7 - Small Group Learning Room	2	100		2 small collaboration/learning rooms requested
8 - Study Carrell Room	16	25		
9 - Office: Director	1	110		SF per regulations
10 - Office: Library Faculty	5	110		SF per regulations: 5 Positions anticipated
11 - Office: Multi-Media Designer	1	110		Computer; Large monitor; Guest chairs (up to 4)
12 - Circulation Desk	2	50		
13 - Enclave Room	1	50		For Circulation Team
14 - Book Collection	1	500		Securable; 3,000 volumes; Not all material digital; Required for accreditation
15 - Storage Closet	1	40		Paper and supply storage
16 - Office Equipment Alcove	1	25		
17 - Pantry	1	70		Coffee, microwave, refrigerator
18 - Table Seating	4	25		
19 - Toilet, Single Occupancy	1	65		Dedicated to staff
20 - Toilet, Multi-Stall	0	170		Assume available in close proximity
21 <b>Subtotal</b>			<b>4,070</b>	<b>4884 gross area</b>
22				
<b>23 Shared Learner Lockers, Lounge, Collaboration Spaces</b>				
24 <b>Shared Learner Lockers</b>	1	838	<b>838</b>	<b>1006 gross area</b>
25 - Coat Closet Allowance	2	20		
26 - Lockers (Med, Nursing & Other Learners)	399	2		225 Med Students + 150 Nursing Students + other learners
27 <b>Shared Learner Pantry/Dining</b>	1	1,260	<b>1,260</b>	<b>1512 gross area</b>
28 - Counter Seating	12	15		Allowance
29 - Farm Table Seating	24	20		Allowance; 24 seats at farm-style tables
30 - Table Seating	16	25		Allowance; 16 seats at table and chair seating
31 - Pantry	1	140		Refrigerators (including healthy vending) microwaves, sink
32 - Coffee Counter	1	40		Separate from pantry zone
33 - Waste Container	2	5		
34 - Recycling Receptacle	2	5		
35 <b>Shared Learner Collaboration Roo</b>	1	1,200	<b>1,200</b>	<b>1440 gross area</b>
36 - Collaboration Rooms (Small)	3	200		8 seats @ 25 SF/seat
37 - Collaboration Rooms (Large)	2	300		12 seats @ 25 SF/seat
38 <b>Medical Student Workroom</b>	1	650	<b>650</b>	<b>780 gross area</b>
39 - Lounge Seating Area	16	25		Comfortable seating for rest and relaxation
40 - Workstations	10	25		12 workstations @ 25 SF/workstation
41 - Enclave Rooms	0	50		Acoustic privacy

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**EDUCATION  
LEARNER HUB / LIBRARY, LOUNGES & WORKROOMS**

Room or Space	Qty.	Unit Area	Total	Planning Notes
42 <b>Nursing Student Workroom</b>	1	300	<b>300</b>	<b>360 gross area</b>
43 - Lounge Seating Area	8	25		Comfortable seating for rest and relaxation
44 - Workstations	4	25		4 workstations @ 25 SF/workstation
45 - Enclave Rooms	0	50		Acoustic privacy
46 <b>Other Student Workroom</b>	1	300	<b>300</b>	<b>360 gross area</b>
47 - Lounge Seating Area	8	25		Comfortable seating for rest and relaxation
48 - Workstations	4	25		4 workstations @ 25 SF/workstation
49 - Enclave Rooms	0	50		Acoustic privacy
50 <b>Subtotal</b>			<b>4,548</b>	<b>5458 gross area</b>
51				
52 <b>Resident Lockers, Workrooms, and I</b>	Existing resident lounge in Pavilion to be expanded when Med. Student Lounge			
53 <b>OB Resident Lounge/Workroom</b>	1	780	<b>780</b>	<b>936 gross area</b>
54 - Lounge Seating Area	6	25		Comfortable seating for rest and relaxation
55 - Workstations	10	25		10 workstations @ 25 SF/workstation
56 - Enclave Rooms	0	50		Acoustic privacy
57 - Lockers (Residents, Fellows, & Rotators)	30	2		3-tier locker units; Residents to have lockers on the unit. Verify need for lockers in lounge
58 - Coat Closet	1	20		
59 - Table Seating	8	25		8 seats @ 25 SF/seat; Could be farm table style
60 - Pantry	1	90		Refrigerator, microwave, sink
61 - Coffee Counter	0	40		
62 - Waste Container	1	5		
63 - Recycling Receptacle	1	5		
64				
65 <b>Pediatric Resident Lounge/Workro</b>	1	904	<b>904</b>	<b>1085 gross area</b>
66 - Lounge Seating Area	8	25		Comfortable seating for rest and relaxation
67 - Workstations	12	25		12 workstations @ 25 SF/workstation
68 - Enclave Rooms	0	50		Acoustic privacy
69 - Lockers (Residents, Fellows, & Rotators)	42	2		3-tier locker units; Residents to have lockers on the unit. Verify need for lockers in lounge
70 - Coat Closet	1	20		
71 - Table Seating	8	25		8 seats @ 25 SF/seat; Could be farm table style
72 - Pantry	1	90		Refrigerator, microwave, sink
73 - Coffee Counter	0	40		
74 - Waste Container	1	5		
75 - Recycling Receptacle	1	5		
76				
77 <b>Psychology Trainee Lounge/Workro</b>	1	729	<b>729</b>	<b>875 gross area</b>
78 - Lounge / Seating Area	4	25		Comfortable seating for rest and relaxation
79 - Workstations - Trainees	15	25		25 trainees on site; Staff rotate to all units; come here to document
80 - Enclave Rooms	0	50		
81 - Coat Closet	1	20		
82 - Lockers	27	2		3-tier units
83 - Table Seating	4	25		
84 - Pantry	1	70		MW, sink, refrigerator, coffee and counter space
85 - Coffee Counter	0	40		
86 - Waste Container	1	5		

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EDUCATION  
LEARNER HUB / LIBRARY, LOUNGES & WORKROOMS

Room or Space	Qty.	Unit Area	Total	Planning Notes
87 - Recycling Receptacle	1	5		
88 <b>Subtotal</b>			<b>2,413</b>	<b>2896 gross area</b>
89				
90 <b>Common Support</b>				Layout Dependent
91 Toilet; Single Occupancy	2	65	130	Layout Dependent
92 Toilet; Multi Stall	2	280	560	Layout Dependent; Includes 5 stalls and vestibule
93 Staff Respite Room	0	80	0	
94 Staff Lactation Room	1	80	80	Assumes available on floor
95 Healthy "Smart Refrigerator"	2	25	50	Healthy options/badge access use; Single door
96 EVS Room	1	50	50	Mop Receptor; Chemical Dispensing; Mop Rack
97 EVS Paper Supplies	1	15	15	
98 <b>Subtotal</b>			<b>885</b>	<b>1062 gross area</b>
99				
100 <b>Infrastructure</b>				Layout Dependent
101 TR Room	1	220	220	Assume one per floor
102 Electrical Room	1	120	120	Layout Dependent; Verify size
103 <b>Subtotal</b>			<b>340</b>	<b>408 gross area</b>
104				
105 <b>Total Net Area</b>			<b>9,843 DNSF</b>	
106 Net to Gross Factor			1.20	
107 <b>Departmental Gross Area</b>			<b>11,812 DGSF</b>	

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STAFF SUPPORT  
ON-CALL ROOMS

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Lounge Space</b>				
2 On-Call Lounge	0	0	0	<b>Verify if on-call suite will have a separate lounge and kitchenette area; ___ seats @ 25 SF each ___ seats @ 20 SF each</b>
3 - Lounge / Seating Area	0	20		
4 - Dictation / Computer Workstations	0	40		
5 - Pantry	0	40		
6 <b>Subtotal</b>			<b>0</b>	
<b>7</b>				
<b>8 On-Call Hotel Tower A Long-Term</b>				
9 On-Call Room (Resident)	16	80	1,280	
10 On-Call Touchdown Spaces	0	30	0	
11 On-Call Toilet / Shower	4	80	320	Assume 1 toilet/shower for 4 on-call rooms
12 <b>Subtotal</b>			<b>1,600</b>	<b>2080 gross area</b>
<b>13</b>				
<b>14 On-Call Tower A Interim</b>				
<b>Future Towers B/C Location</b>				
15 On-Call Room (Resident)	0	80	0	
16 On-Call Room (Fellow)	0	80	0	
17 On-Call Room (Attending)	0	80	0	
18 On-Call Room (Med Students)	0	80	0	
19 On-Call Touchdown Spaces	0	30	0	
20 On-Call Toilet / Shower	0	80	0	
21 <b>Subtotal</b>			<b>0</b>	<b>0 gross area</b>
<b>22</b>				
<b>23 Common Support</b>				
Layout Dependent				
24 EVS Room	0	50	0	Mop Receptor; Chemical Dispensing; Mop Rack
25 EVS Paper Supplies	0	15	0	
26 <b>Subtotal</b>			<b>0</b>	<b>0 gross area</b>
<b>27</b>				
<b>28 Infrastructure</b>				
Layout Dependent				
29 TR Room	0	220	0	Assume one per floor
30 Electrical Room	0	120	0	Layout Dependent; Verify size
31 <b>Subtotal</b>			<b>0</b>	<b>0 gross area</b>
<b>32</b>				
<b>33 Total Net Area</b>			<b>1,600 DNSF</b>	
<b>34 Net to Gross Factor</b>			<b>1.30</b>	
<b>35 Departmental Gross Area</b>			<b>2,080 DGSF</b>	

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ADMINISTRATION  
MEDICAL COMMAND CENTER

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Medical Command Center</b>				
2 Leadership Hub Workstation	6	25	150	Office with 6 workstations @ 25 SF/station; Flex use by county if there is an emergency
3 Leadership Hub Workstation	3	50	150	Office with 3 workstations @ 50 SF/station; Bob, Phil + flex/county
4 Operations Center/MCC (34 positions)	34	40	1,360	Current room is 1,300 SF. 34 workstations (assume 40 SF / station); each station has a computer and phone
5 Break Out Space	1	100	100	Allowance
6 Conference Room	1	400	400	16 seats @ 25 SF / seat
7 Dedicated Offices	0	110	0	Not required by county. Will use flex workstation
8 <b>Pantry</b>	<b>1</b>	<b>80</b>	<b>80</b>	
9 - <i>Pantry</i>	1	70		Includes space for sink w/ counter, microwave, refrigerator
10 - <i>Trash Container</i>	1	5		
11 - <i>Recycle Container</i>	1	5		
12 - <i>Table Seating</i>	0	25		Not required
13 <b>Office Equipment Alcove</b>	<b>1</b>	<b>25</b>	<b>25</b>	
14 Storage Room	1	150	150	Storage: office supply, chemical packs 2 carts
15 <b>IDF Room</b>	<b>1</b>	<b>100</b>	<b>100</b>	<b>Verify required equipment and size; 3-Racks: Similar to current IDF. Could combine with conference center IDF.</b>
16 Toilet; Single Occupancy	0	65	0	Not required if public toilets nearby
17	<b>Subtotal</b>		<b>2,515</b>	<b>3270 gross area</b>
18				
<b>19 Common Support</b>				Layout Dependent
20 EVS Room	0	50	0	Mop Receptor; Chemical Dispensing; Mop Rack
21 EVS Paper Supplies	0	15	0	
22	<b>Subtotal</b>		<b>0</b>	<b>0 gross area</b>
23				
<b>24 Infrastructure</b>				Layout Dependent
25 TR Room	0	220	0	Assume one per floor
26 Electrical Room	1	120	120	Layout Dependent; Verify size
27	<b>Subtotal</b>		<b>120</b>	<b>156 gross area</b>
28				
<b>29 Total Net Area</b>			<b>2,635 DNSF</b>	
30 Net to Gross Factor			1.30	
<b>31 Departmental Gross Area</b>			<b>3,426 DGSF</b>	

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ADMINISTRATION  
NURSING LOGISTICS

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Nursing Logistics Administrative Suite</b>				Nursing logistics needs access to all Towers
2 Waiting Area	2	20	40	Two seats @ 20 SF/seat
3 Workstation, Staffing	3	50	150	3 workstations @ 50 SF/workstation; Provide monitor for visual display of assignments.
4 Coat Closet	1	20	20	
5 Workstations, C.O.D.S	4	50	200	Bed Management, Staffing & Throughput: 1 Future; Ability to talk to each other. 3 "L" workstations @ 50 SF/workstation (open) with space for a chair per CUH standards
6 COD Huddle Zone/Table and Chairs	8	25	200	Seating for 8 @ 25 SF/seat
7 Touchdown Workstations	3	25	75	3 workstations @ 25 SF/workstation for Medical Director, new hires, and ad hoc uses; Medical Director touchdown should be near C.O.D.s
8 Workstation, EVS Dispatch	1	50	50	Acoustical privacy needed
9 Workstation, Transport Dispatch	1	50	50	Acoustical privacy needed
10 Workstations, Telesitters	5	50	250	5 workstations @ 50 SF/workstation
11 Telesitting Storage Room	8	10	80	Assumes 8 "poles" @ 10 SF each
12 Telemetry Central Monitoring	1	520	520	
13 - Workstations	7	50		9 monitors per workstation
14 - Telepack Storage	1	25		Specific storage configuration for telepacks
15 - Work Table	1	80		
16 - Dedicated IT Closet	1	65		
17 Shared Lounge- Telemetry and Telesitting	1	392	392	Accessible to telesitting and central monitoring
18 - Table Seating	4	25		4 seats @ 25 SF/seat
19 - Pantry	1	70		Counter/sink, MW, coffee, refrigerator (2 door)
20 - Trash Container	1	5		
21 - Recycle Container	1	5		
22 - Cooper PC/Work Area	1	25		1 workstation @ 25 SF/workstation
23 - Coat Closet	1	20		
24 - Lockers	51	2		3-tier units
25 - Dedicated Toilet; Single Occupancy	1	65		
26 Shared Clerical Workroom	1	100	100	
27 - Office Equipment Alcove	1	25		
28 - File Storage and Supplies	5	15		Five file cabinets
29 Lockers	426	2	852	426 lockers @ 3-tier locker units; 400-450 team members total
30 Coat Closet	1	50	50	
31 Lounge	1	500	500	Consider vending or micromarket? Staff here 24/7
32 - Pantry	1	90		Refrigerators (3); 1 with freezer, coffee, 2 microwaves
33 Healthy "Smart Refrigerator"	2	25	50	Allowance for floor; Healthy options/badge access use; Single door
34 - Table Seating	16	25		Seating for 16 @ 25 SF/seat
35 - Trash Container	1	5		
36 - Recycle Container	1	5		
37 Staff Toilet; Single Occupancy	2	65	130	
38 Staff Respite Room	1	80	80	For Floor
39 Staff Lactation Room	1	80	80	For Floor
40 Storage Room	1	40	40	
41 <b>Subtotal</b>			<b>3,909</b>	<b>5082 gross area</b>
42				



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**ADMINISTRATION  
NURSING LOGISTICS**

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>43 Nursing Logistics Management</b>				
44 Office, Director of Operations	2	110	220	
45 Workstation, Manager of Operations	1	80	80	Similar size to Transitional Care Manager
46 Workstation, Supervisors	2	50	100	Operations and Cardiac Monitoring; 2 workstations @ 50 SF/workstation
47			<b>400</b>	<b>520 gross area</b>
48				
49				
<b>50 Common Support</b>				
51 EVS Room	1	50	50	Layout Dependent Mop Receptor; Chemical Dispensing; Mop Rack
52 EVS Paper Supplies	1	15	15	
53			<b>65</b>	<b>85 gross area</b>
54				
<b>55 Infrastructure</b>				
56 TR Room	0	220	0	Layout Dependent Assume one per floor
57 Electrical Room	0	120	0	Layout Dependent; Verify size
58			<b>0</b>	<b>0 gross area</b>
59				
<b>60 Total Net Area</b>			<b>4,374 DNSF</b>	
61 Net to Gross Factor			1.30	
<b>62 Departmental Gross Area</b>			<b>1,348 DGSF</b>	

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ADMINISTRATION  
TRANSITIONAL CARE & NURSING EDUCATION

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Admin Team</b>				
2 Waiting	2	20	40	2 seats @ 20 SF/seat
3 Coat Closet	1	20	20	
4 Office Equipment Alcove	1	25	25	
5 Clerical Supply Storage	1	20	20	
6 Workstation, Admin. Coordinators	5	50	250	5 workstations @ 50 SF/workstation
7 Home Health/DME Storage	1	110	110	
8 - Workstation	1	50		1 workstation @ 50 SF/workstation
9 - Equipment Storage	1	60		3 in 1 commodes, walkers, oxygen
10 Office, AVP for Clinical Review	1	110	110	
11			<b>575</b>	
12				<b>748 gross area</b>
<b>13 Clinical Review Team</b>				
14 Workstation, Nurse (Utilization Review)	12	50	600	12 workstations @ 50 SF/workstation
15 Workstation, Appeals Coordinator	2	50	100	2 workstations @ 50 SF/workstation
16 Office, Director of Clinical Review	1	110	110	
17 Office, Medical Director	1	110	110	
18 Workstation, Physician Advisors	6	50	300	6 workstations requested @ 50 SF/workstation
19			<b>1,220</b>	<b>1586 gross area</b>
20				
<b>21 Transitional Care Team</b>				
22 Workstation, Transitional Case Manager	20	50	1,000	20 Trans. Nav. could be here or elsewhere 19 workstations + new hire: Require temporary home in Tower A until they can be located with their clinical department
23 Workstation, Transitional Navigator Tech	3	50	150	3 workstations @ 50 SF/workstation
24 Workstation, Per Diem	10	25	250	Assume 10 touchdown stations @ 25 SF
25 Workstation, Manager of Transitional Care	1	80	80	Similar size to Bed Manager in Nursing Logistics
26 Workstation, Lead of Transitional Care	1	80	80	1 workstation @ 80 SF/workstation
27 Workstation, Supervisor	1	50	50	1 workstation @ 50 SF/workstation
28 Office, Director of Transitional Care	1	110	110	
29			<b>1,720</b>	<b>2236 gross area</b>
30				
<b>31 Nursing Educators</b>				
32 Workstation, Admin	1	50	50	Temporary Home 1 workstation @ 50 SF/workstation
33 Workstation, PACU Educator	1	50	50	1 workstation @ 50 SF/workstation; In future locate in surgical platform
34 Workstation, Lead Educator	1	50	50	1 workstation @ 50 SF/workstation; Student onboarding; Proctors make up tests
35 Workstation, Per Diem	3	25	75	3 workstations @ 25 SF/workstation;
36 Office Equipment Alcove	1	25	25	Potential to share with admin
37			<b>250</b>	<b>325 gross area</b>
38				
<b>39 Team Support</b>				
40 Huddle Zone/Table and Chairs	4	25	100	Seating for 4 @ 25 SF/seat; Wall based computer for discipline education training; Able to be scheduled
41 Lounge	1	280	280	
42 - Table Seating	8	25		Assumes 8 seats @ 25 NSF/seat
43 - Pantry	1	70		Includes space for sink w/ counter, coffee, microwave, refrigerator (2 door)
44 - Trash Container	1	5		

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ADMINISTRATION  
TRANSITIONAL CARE & NURSING EDUCATION

Room or Space	Qty.	Unit Area	Total	Planning Notes
45 - Recycle Container	1	5		
46 Staff Toilet	0	65	0	Assume conveniently located on floor
47 <b>Subtotal</b>			<b>280</b>	<b>364 gross area</b>
48				
49 <b>Common Support</b>				Layout Dependent
50 EVS Room	0	50	0	Mop Receptor; Chemical Dispensing; Mop Rack
51 EVS Paper Supplies	0	15	0	
52 <b>Subtotal</b>			<b>0</b>	<b>0 gross area</b>
53				
54 <b>Infrastructure</b>				Layout Dependent
55 TR Room	0	220	0	Assume one per floor
56 Electrical Room	0	120	0	Layout Dependent; Verify size
57 <b>Subtotal</b>			<b>0</b>	<b>0 gross area</b>
58				
59 <b>Total Net Area</b>			<b>4,045 DNSF</b>	
60 Net to Gross Factor			1.30	
61 <b>Departmental Gross Area</b>			<b>5,259 DGSF</b>	

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**BUILDING SUPPORT  
EVS & TRANSPORT**

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Environmental Services</b>				
2 Shift Huddle Zone	0	200	0	Assume can occur in hall; locate wider area for huddles. +/- 60 EVS team members
3 Office Equipment Alcove	1	25	25	Copy machine, fax, printers, scanner, shredder
4 Tower A Housekeeping Equipment Room	1	1,500	1,500	Central location for carts, polishers, etc., Larger than existing. Supports Tower A and Roberts. Perimeter outlets. Water outlet (for 1 dispenser).
5 Clean Linen Holding Room	0	1,000	0	Linen Manager located here. Requires connection to Loading Dock; Verify location for exchange cart assembly
6 Soiled Linen Holding Room	0	1,000	0	Requires connection to Loading Dock
7 Paper/Supply Storage	1	1,500	1,500	Larger than existing???? Ideally central location for all Towers; Consider high density storage? Evaluate low unit of measure model when loading dock location determined
8 Chemical Storage Room	1	200	200	Currently use "Defender" tablet which dissolves;
9 Dispenser Storage	0	200	0	Stored in warehouse; Installed by Maintenance & Materials Management
10 Trash Room / Chute Collection	1	80	80	
11 Soiled Linen Chute Collection	1	80	80	
12				
<b>13 EVS Administrative</b>				
14 Manager Workstation	10	50	500	10 workstations @ 50 SF/workstation; Training, Day Shift (3), 2nd Shift (3), 3rd Shift (1), Outbuilding, Flex
15 Office, Director, Assistant Director	2	110	220	1 Director, 1 Assistant Director: Cnfirm work area requirements
16 Workstation, Operator	1	50	50	1 workstation @ 50 SF/workstation; Dispatcher located in Nursing Logistics
17 Workstation, Supervisor	2	50	100	2 workstations @ 50 SF/workstation; 2nd Shift and Outbuilding
18 Workstation, Other	3	50	150	3 workstations @ 50 SF/workstation; Lead, Admin & HR Rep
19 iPad Charging Stations	1	10	10	Assumes charging cabinet; Verify need
20 Office Equipment Alcove	1	25	25	Copy machine, fax, printers, scanner, shredder
21				
22				
		<b>Subtotal</b>	<b>4,440</b>	<b>5550 gross area</b>
<b>23 Patient Transport Consider mock up patient room for EVS staff training - Use Kelleman empty</b>				
24 Transporter Waiting/Huddle Area	0	20	0	Create zone / widening of corridor
25 Huddle/Training Space	5	25	125	Staff training, powerpoint, etc. Ideal if possible
26 Transport Equipment Area:	1	405	405	Assumes bed & transport equipment decentralized; Size similar to existing
27 - Specialty Transport Equipment	1	50		Allowance
28 - Stretcher	1	25		Assumes additional alcoves on clinical units
29 - Wheelchairs - Standard	4	15		Assumes additional alcoves on clinical units
30 - Wheelchairs - Bariatric	2	30		Assumes additional alcoves on clinical units
31 - Allowance - Equipment Cleaning Washer	1	200		Stretcher/Wheelchair deep cleaning machine desirable. Equipment washer (Hub Scrub for wheelchairs)

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**BUILDING SUPPORT  
EVS & TRANSPORT**

Room or Space	Qty.	Unit Area	Total	Planning Notes
32 - Handwashing Sink	1	10		
33				
<b>34 Transport Administrative</b>				
35 Workstation, Dispatch	0	50	0	Dispatcher works in Nursing Logistics
36 Office, Director, Assistant Director	2	110	220	
37 Workstation, Manager, Supervisor	1	150	150	Shared office with 3 workstations @ 50 SF
38 iPad Charging Stations	1	10	10	Assumes charging cabinet; verify need
39 Office Equipment Alcove	1	25	25	
40		<b>Subtotal</b>	<b>935</b>	<b>1169 gross area</b>
41				
<b>42 Staff Support</b>				
43 Staff Lounge:	1	1,030	1,030	
44 - Table Seating	25	25		Seating for 25 @ 25 SF/seat; Variety of seating options
45 - TV	1	5		
46 - Pantry	1	90		2 Refrigerators, 4 microwaves; coffee
47 - Healthy "Smart Refrigerator"	2	25		Healthy options/badge access use; Single door
48 - Trash Container	1	5		
49 - Recycle Container	1	5		
50 - Computer Workstation	10	25		Assumes 10 workstations @ 25 SF each
51 Staff Lockers / Changing	1	1,330	1,330	
52 - Lockers	400	2		3-tier units; EVS 300, Transport 80 lockers
53 - Coat Closet	2	20		
54 - Toilet / Shower Room; Single Occupancy	1	80		
55 - Toilet, Multi Stall	2	170		Male and Female; 3 toilets/sinks each
56 - Changing Room	2	35		Desirable
57 Staff Respite Room	1	80	80	
58 Lactation Room	1	80	80	
59		<b>Subtotal</b>	<b>2,520</b>	<b>63000 gross area</b>
60				
<b>61 Common Support</b>				Layout Dependent
62 EVS Room	1	50	50	Mop basin, housekeeping cart
63 EVS Paper Supply	1	15	15	
64		<b>Subtotal</b>	<b>65</b>	<b>81 gross area</b>
65				
<b>66 Infrastructure</b>				Layout Dependent
67 TR Room	0	220	0	Assume one per floor
68 Electrical Room	1	120	120	Layout Dependent; Verify size
69		<b>Subtotal</b>	<b>120</b>	<b>150 gross area</b>
70				
<b>71 Total Net Area</b>			<b>8,080 DNSF</b>	
72 Net to Gross Factor			1.25	
<b>73 Departmental Gross Area</b>			<b>10,100 DGSF</b>	

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**BUILDING SUPPORT  
EVS & TRANSPORT**

Room or Space	Qty.	Unit Area	Total	Planning Notes

July 17, 2023

**BUILDING SUPPORT  
MAINTENANCE**

Room or Space	Qty.	Unit Area	Total	Planning Notes
<b>1 Shop Area</b>				<b>Maximize storage based on available height</b>
2 Energy Management Command Center	0	150	0	
3 Pneumatic Tube Blower Room	1	500	500	Verify need / required size with SwissLog. (Kelleman is 490 SF). Additional blower likely for Towers B/C
4 Shop - HVAC/Refrigeration	1	1,020	1,020	
5 - Workbench, HVAC/Refrigeration	3	50		Includes preventative maintenance
6 - Workbench, Plumbing	1	50		
7 - Storage Spot Coolers	0	500		Spot coolers to be stored at remote location
8 - Storage	1	700		Currently have 1,100 SF (plumbing and HVAC combined).
9 - Belt Storage - Wall Based Belt Storage	1	120		Wall racks for belts;
10 - Filter Storage	0	600		Assume 1 set stored in mechanical room and the remainder in remote location
11 Cart Storage Parking	7	15	105	Allowance for 7 HVAC and Plumbing Carts
12 iPad Charging Stations	1	10	10	Assumes charging cabinet; verify need
13 Shop - Carpentry	1	1,450	1,450	
14 - Workbench	2	50		Shared; 7 Carpenters
15 - Storage	1	650		
16 - Open Work Area	1	700		Door work; Table saws plus work area
17 Cart Storage Parking	7	15	105	Allowance for 7 carpentry carts
18 Shop - Locksmith	1	400	400	
19 - Workbench	2	50		2 Locksmiths
20 - Storage	1	300		Key machines, lock boxes
21 Shop - Welding	0	300	0	Not required
22 Shop - Paint	1	570	570	
23 - Storage	1	500		
24 - Mixing	1	70		Provide proper ventilation
25 Cart Storage Parking	15	15	225	Allowance for 15 Mechanics carts
26 Storage Room - Attic Stock	0	1,000	0	Pallet based; Ceiling tiles, light fixtures, flooring; Total SF at remote location to be larger
27 Electrical Storage/Work Room	1	650	650	Includes Workbench for Electrician and ?
28 Cart Storage Parking - Electricians	3	15	45	Electricians carts
29 Storage - Fire Extinguishers	0	150	0	Storage for failed fire extinguishers remote location if required
30 ICRA Storage Room - Clean	0	700	0	ICRA supplies & carts, HEPA filters, plastics, wall barriers, carts, air scrubbers (some at warehouse)
31 Childlife Storage	0	25	0	14 Carts @ 2 X 5. Assume in PICU
32		<b>Subtotal</b>	<b>5,080</b>	<b>6096 gross area</b>
33				
<b>34 Administrative &amp; Staff Support</b>				<b>Lockers &amp; Lounge shared among support</b>
35 Workstation, Supervisor	10	50	500	10 workstations @ 50 SF/workstation; 5 Building upervisor, Johnson Control, Hotel, 2 Assistants, 2 Trade, 1 Compliance
36 Workstation, Chief Engineer	1	50	50	1 workstation @ 50 SF/workstation
37 Workstation, Flex/Vendor	2	50	100	2 workstations @ 50 SF/workstation
38 Office, Private Office	2	110	220	Director, Assistant Director
39 Office Equipment Alcove	1	25	25	
40 File Area (Hard-Copy Record Storage)	2	15	30	Allowance
41 Conference Room	1	330	330	
42 - Table/Chairs	12	25		12 seats @ 25 SF/Seat
43 - Inspection Report Storage	3	10		

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**BUILDING SUPPORT  
MAINTENANCE**

Room or Space	Qty.	Unit Area	Total	Planning Notes
44 Toilet, Single Occupancy	1	65	65	Layout Dependent
45 <b>Subtotal</b>			<u>1,320</u>	<b>1584 gross area</b>
46				
47 <b>Staff Support</b>				Shared Between Maintenance
48 Staff Lounge:	1	655	655	
49 - Table Seating Area	20	25		Crossover/shift change up to 20 people @ 25 SF/seat
50 - TV	1	5		
51 - Pantry	1	90		2 Refrigerators, 4 microwaves; coffee
52 - <i>Healthy "Smart Refrigerator"</i>	2	25		Healthy options/badge access use; Single door
53 - Trash Container	1	5		
54 - Recycle Container	1	5		
55 Pneumatic Tube Computer Workstation	1	50	50	1 workstation @ 50 SF
56 Resource Area	1	150	150	In Break Room
57 - Computer Workstation	6	25		6 workstations @ 25 SF/workstation
58 Staff Lockers / Changing	1	246	246	
59 - Lockers	48	2		3-tier locker units
60 - Coat Closet	1	20		
61 - Toilet / Shower Room	0	80		
62 - Toilet, Single Occupancy	2	65		
63 Lactation Room	0	80	0	Available in EVS
64 Staff Respite Room	0	80	0	
65 <b>Subtotal</b>			<u>1,101</u>	<b>1321 gross area</b>
66				
67 <b>Common Support</b>				Layout Dependent
68 EVS Room	1	50	50	Mop basin, housekeeping cart, Verify eyewash
69 EVS Paper Supply	1	15	15	
70 <b>Subtotal</b>			<u>65</u>	<b>78 gross area</b>
71				
72 <b>Infrastructure</b>				Layout Dependent
73 TR Room	0	220	0	Assume one per floor
74 Electrical Room	0	120	0	Layout Dependent; Verify size
75 <b>Subtotal</b>			<u>0</u>	<b>0 gross area</b>
76				
77 <b>Total Net Area</b>			<b>7,566 DNSF</b>	
78 Net to Gross Factor			1.20	
79 <b>Departmental Gross Area</b>			<b>9,079 DGSF</b>	



Preliminary: July 2023

**DRAFT BUILDING SUPPORT  
HOLDER - REMOTE STORAGE, LOADING DOCK & RECEIVING**

Potential Remote Storage Opportunities				Kelleman Basement?	
2	Filter Storage	1	600	600	Assume 1 set stored in mechanical room
	Storage Spot Coolers	1	500	500	Spot coolers remote
3	Storage Room - Attic Stock	1	1,000	1,000	Pallet based; Ceiling tiles, light fixtures, flooring; Additional attic stock at warehouse
4	ICRA Storage Room - Clean	1	700	700	ICRA supplies & carts, HEPA filters, plastics, wall barriers, carts, air scrubbers (some at
5	Storage - Fire Extinguishers	1	150	150	Storage for failed fire extinguishers
5	Childlife Storage	0	350	0	14 carts @ 2'X5'; Could be on PICU floor or in Basement
6					
	<b>Subtotal</b>			<b>2,950</b>	<b>3688 gross area</b>
7					
Receiving Dock (Internal)				Location To Be Determined	
9	Receiving / Breakdown Area:	0	555	0	
10	- Staging Area	2	120		Allowance, verify functional & space requirements
11	- Workstations, Dispatch	2	50		
12	- Workstation, Flex	1	50		
13	- Office Equipment Alcove	1	50		Floor copy machine, fax, printers, scanner,
14	- Scale	1	15		
15	- Cart Staging / Storage	4	25		4 carts @ 25 SF each
16	- Battery Charging Area	0	80		
17	Mail Processing	0	400	0	Verify functional & space requirements
18	Mail Vendor Pickup (UPS, etc.)	0	60	0	Verify functional & space requirements
19	Wash Room	0	65	0	Verify if located in a room or outside near the dock; If a room, provide proper drainage and be secured; High pressure water.
20	Supply Storage Closet	0	35	0	Detergent & chemical supply storage to support Wash Room
21	Bio Hazardous Waste Storage Room	0	200	0	Refrigerated; Assume 2' x 2' waste receptacles, stacked two high; ___ boxes @ 4 NSF each; Minimum SF allow 80 NSF
22	Hazardous Waste Storage Room	0	100	0	Minimum SF allow 80 NSF
23	Recycle Holding Area	0	200	0	
24	Staff Toilet	0	65	0	Accessible to delivery personnel and support staff
25	Dock Functions (Per Existing Plan)	0	425	0	Courier, Office, Unlabeled Room
26					
	<b>Subtotal</b>			<b>0</b>	<b>0 gross area</b>
27					
28					
Materials Management / General Building					
30	General Store Room	0	0	0	AIA minimum requirement: 20 SF per bed; SF may be located on or off site; If Just-in-time delivery, then less on-site storage will be needed; Verify Materials Management distribution system to determine space needs
31	- General Stores (Boxed Supplies)	0	150		Storage for boxed supplies; Located near Receiving / Breakdown area; Verify functional & space requirements
32	- General Stores (Loose / Processed Supplies)	0	300		Storage for unboxed supplies to be distributed to nursing units and ancillary services; Ideal location: contiguous & connected to General Stores and Central Sterile Services; Verify functional & space requirements

33	New Equipment Holding Area	0	400	0	Secure location for staging of new furniture & equipment; Verify functional & space requirements
34	Compressed Medical Gas Storage Room	0	300	0	Concrete block construction ___ E cylinders ___ H cylinders
35	Disaster Preparedness Storage Room	0	0	0	
36	Bed Storage Room	0	45	0	Verify functional & space requirements; Verify location: EVS or Materials Management; For storage of specialty & extra patient beds; ___ beds @ 45 SF each
37	<b>Subtotal</b>			<u>0</u>	<b>0 gross area</b>
38					
39	<b>Receiving Dock (External)</b>				
40	Loading Dock Parking Bay - Large Vehicles:		0		
41	- Supply / Linen Bay (Tractor Trailers)		720		12' x 60'
42	- Nutrition Bay		720		12' x 60'
43	- Dock Apron with Levelers		240		Allow 240 SF per receiving bay or dock; 12' x 20'
44	Loading Dock Parking Bay - Small Vehicles:		0	0	
45	- Supply Bay (Vans)		240		12' x 20'
46	- Supply Bay (Bobtail, Panel Trucks)		480		12' x 40'
47	- Dock Apron with Levelers		240		Allow 240 SF per receiving bay or dock; 12' x 20'
48	Compactor / Dumpster Bay:		0	0	
49	- Trash Compactor		480		12' x 40'
50	- Cardboard Compactor		480		12' x 40'
51	- Dock Apron		240		Allow 240 SF per receiving bay or dock; 12' x 20'
52	<b>Subtotal</b>			<u>0</u>	<b>0 gross area</b>
53					
54	<b>Common Support</b>				
55	EVS Room	1	50	50	Layout Dependent Mop basin, housekeeping cart
56	EVS Paper Supply	1	15	15	
57	<b>Subtotal</b>			<u>65</u>	<b>81 gross area</b>
58					
59	<b>Infrastructure</b>				
60	TR Room	0	220	0	Layout Dependent Assume one per floor
61	Electrical Room	1	120	120	Layout Dependent; Verify size
62	<b>Subtotal</b>			<u>120</u>	<b>150 gross area</b>
63					
64	<b>Total Net Area</b>			<b>3,135</b>	<b>DNSF</b>
65	Net to Gross Factor			<b>1.00</b>	
66	<b>Departmental Gross Area</b>			<b>3,135</b>	<b>DGSF</b>

# Tower A - Stacking Diagram





















