

# Innovative Care Flexible Facilities

## Part C Report, 23 August 2013



Prepared by William Nycum & Associates Limited and Smithgroup AEIP International Inc.  
for Capital District Health Authority



**DRAFT - FOR INTERNAL REVIEW**



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**Economic Impact Consultant:**

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**Community Engagement Consultant:**

Burst Tranformational Solutions

**Integrated Modular Furniture & Modular Medical Solutions Consultants:**

Atlantic Business Interiors, with Nurture by Steelcase



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### Related Reports (bound separately)

Innovative Care Flexible Facilities:  
Part B Report, May 31, 2013

Business Case: Innovative Care Flexible  
Facilities, Version 1.1, Final  
June 21, 2013

### Full Scale Part B Drawing Sets (bound separately)

Halifax Renovations & Addition  
31/05/13

Dartmouth Renovations & Addition 31/05/13

*Space for Client Review Comments*



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## **Introduction**

As a further development of the ICFF project, investigations were conducted to determine if many of the project objectives could be achieved if the constraint of a maximum budget was introduced. These investigations, including a recommended scenario, are represented here as Part C.

This document provides a recommendation for a scenario that is a “best bang for the buck”. It also provides drawings, evaluations, and costs for a variety of options that could also be combined to create other Scenarios. Because each option is interrelated this has to be done carefully, but this report provides the tools.

### Part A:

The initial stage of the CDHA Project requires preliminary program development planning, building conceptualization and the preparation of an outline scope of work so that budget range and computer visualization can be produced. In particular, the successful Proponent will be required to:

- Develop detailed program and net floor area requirements in conjunction with a review of current and best practice models of inpatient, ICU, IMCU, and OR Suite layouts configuration and components as well as a review of issues such as single patient rooms and acuity adaptable (universal) design for rooms.
- Investigate access, circulation impacts from a development of existing site conditions including grading, municipal streets, pedestrian, vehicular/parking, site services, site lines and solar impact issues which will help to inform the building concept development.
- Conduct a preliminary review of mechanical, electrical, structural and site civil issues as to how the additions infrastructure requirements would be impacted and potential future developments.
- Develop preliminary concepts from the programming, investigation and review of the previous stages. Block floor plans will be developed, alternative configurations will be investigated and compared to their advantages and disadvantages against a set developed criteria by Capital Health. A block 3D computer model will be prepared to illustrate the selected alternative, suitable to illustrate the building from various viewpoints.
- Develop a preliminary scope of work and outline specifications for the project(s).
- Prepare an element budget range (Class D) for the project(s) based upon the preliminary information collected and prepared.
- Class D Definition: Based on the scope of work above, this estimate is an indication (rough order of magnitude) of the final project cost.
- Prepare and submit a report highlighting the findings of Part A.

The intent of Part A is to develop a preliminary program, review key issues impacting optional solutions, prepare alternative concepts, prepare a budget range for the project, and illustrate in block form, the additions massing in context. This information will assist the decision making process of Capital Health, support internal and external reviews by key stakeholders.

### Part B:

The next stage of the CDHA Project expands or builds upon the work achieved in Part A. The successful Proponent will be required to:

Develop preliminary findings and solutions into a more detailed program and design; in particular, further investigation and review of best practices and evidence based design solutions for inpatient room and units, ICUs, ORs and supporting services.

Prepare a Master Program including a Functional Program.

- Develop a preliminary equipment list.
- Review concept design alternatives and refine into a selected schematic design solution and outline specifications.
- Prepare Class "C" construction cost estimates and project schedules and review options for construction services.
- Class "C" Construction Definition: Based on the scope of work above, a Class "C" estimate is based on a full description of the preferred option, construction/design experience and market conditions. Use professional estimator.
- Prepare a more refined 3D computer modeling of patient rooms, OR suites, buildings and site depicting various viewpoints.

### Decision Support Resources:

In consultation with the various stakeholders including the operating rooms, recovery, critical care, inpatient and support services, develop business cases to support decision-making strategies such as where particular services are best located. These business cases to be analyzed based on sound financial and quality based indicators such as patient safety, access and affordability.

- Analysis of changes in operational costs as a result of revised health care delivery models or processes.
- Provision of analysis of economic impact of projects for the HRM area and the province.

### Part C:

To develop cost reduced scenarios within a fixed budget assumption, several major potential space/bed capacities were explored. These included the NS Rehabilitation Centre, Veteran's Memorial Building, The Halifax Infirmary, the Centennial Building and others.

Major assumptions were outlined at the beginning of this PART C effort. They were:

- Project budget is \$360m
- The Centennial Building must eventually be vacated (interim solution permissible)
- No OR's to remain at the Centennial Building
- Consolidate high resource, high capital, high acuity operations. Optimize current footprint.
- Beds at Halifax Infirmary must support the ORs which will be located there. Bed allocation must support perioperative activity.
- Keep the Master Plan in view.
- Address health Human Resource consideration and efficiencies. Optimize travel and co-location. Bear in mind academic mandate.
- Examine opportunities to utilize space in existing facilities.
- Implement best practices as much as possible in consideration of the funding levels.
- Consider operational costs when evaluating decisions.
- Consider fundraising feasibility of options.
- Patients are paramount.

### Planning workshops

Over the course of part C, three major workshops were held with a team of clinicians and leadership and government representatives. These workshops explored options and approaches to achieving the desired outcomes. The options presented here are globally endorsed by these teams.

### Investigations

For each of the buildings considered in this report, high level assessments including drawing and system review and walk-throughs were conducted by our team of architects, technicians, and engineers along with facility and maintenance managers from CDHA.

### Reductions from Part B

Many reductions were considered to be able to achieve a lower cost. These reductions are itemized in this report. Reductions primarily included allowing double bed rooms (PART B were almost entirely single rooms), elimination of parking facilities, and achieving functional requirements by renovating existing space rather than building new.

### The Centennial Building

In Part B, the option of occupying The Centennial Building was ruled out because at its current capacity a renovation would be disruptive, costly and would take 10+ years. In this Part C report, vacating all but two or three floors has been considered. The vacated floors provide interstitial space to run new mechanical and electrical systems for a renovated solution. This also allows renovations to take place using vacated spaces as swing space that can be occupied by patients for a limited time while renovations are underway.

### Veteran's Memorial Building (VMB)

While it cannot be considered as a sure assumption, the VMB was included in this study because it offers serious advantages. If beds could be made available for acute care using renovated inpatient rooms in the VMB, this would provide major cost and capacity offsets. With its location the Halifax Infirmary Campus, it is an ideal solution. Furthermore, utilizing the bed capacity of the VMB would eliminate the need to renovate and occupy the Centennial Building.



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List of Documents Received

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Acknowledgements

The design team would like to acknowledge the participation and support of the following individuals and organizations:

Project Leadership Team

- Gail Blackmore, CDHA
- Cathy Brophy, CDHA
- Brian Butt, CDHA
- Susan Delaney,CDHA
- Denis Pellichero, DHW
- Piero Diliberatore, CDHA
- Heather Francis, CDHA
- Heather Hampson, CDHA
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- Ward Patrick, CDHA
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- Geoff Wilson, CDHA
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- David Nantes
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- Florence Millard
- Cathering Gaulton
- Louise Gorman
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- John O’Connor
- Karen MacDonald
- Ken Burt
- Kevin Elliott
- Bill Levangie
- Kandy Lewis
- Debbie Lewis-Boyce
- Nancy MacDonald
- Barbara MacLean
- Maggie Marwah
- Mary Langille
- Shauna McMahon
- Patrick, Ward
- Preston Smith
- Robyn McIsaac
- Sandra Christie
- Joanne Smith
- Hilary Van Loon
- Amanda Whitewood
- Geoff Wilson
- Jean Young

Patient/Citizen Volunteers

[REDACTED]

Exempt section 21(1)

Project Steering Committee

- Alan Harvey
- Allan Horsburgh
- Barbara Tait Persaud
- Bill Bean



Common Considerations

Cost Estimating, General

Ut volupta spedigene ne sit faccum enisciumet audi

Space Programming, General

Ut volupta spedigene ne sit faccum enisciumet audi

Support Services Assumptions

See Part B Report

Architectural Outline Specifications

See Part B Report

Please note that some information is in Latin, we are unable to obtain a copy of this document that is not in Latin.

Recommended Scenario

Recommended Scenario

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Additional Opportunities

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Discussion

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VALUES MATRIX

Date: August 16, 2013

STATUS: Part C - DRAFT

Description	Escalated Project Cost	No. Beds	Cost/Bed	Aligned with Best Practices, CSA Z-8000, etc.	Cost Ranking (low to high)	Part B	No. Beds	Part C	No. Beds
Centennial Building Renovations									
A1 L5 & 6: existing bed layout		100			1		-		100
A2 L5, 6 & 8: simple private rooms		105			2		-		-
B L5, 6 & 8: complete gut & redo		114		1	3		-		-
Veterans Memorial Building Renovations									
A Existing floor plan as-is		153			1		-		-
B Existing floor plan, no shared patient w/c		129		1	2		-		-
C Scheme B, plus additional beds		171			3		-		-
Halifax Infirmary Renovation (Level 3, East)									
1 Best practice layout		24		1	1		-		-
2 Same plan as Level 4		44			2		-		44
Halifax Infirmary Addition									
20 ORs, ICU, 150 Inpatient Beds, u/g parking (Part B)		162		1	5		162		-
16 ORs, ICU, 24 inpatient beds, no u/g parking		36			4		-		-
16 ORs & ICU, no u/g parking		12			3		-		-
12 ORs, 4 shelled-in ORs, ICU, reduce surg wait/public, no u/g parking		12			2		-		-
14 ORs, ICU, reduce surgery waiting/public, no u/g parking		12			1		-		12
Rehab Building Renovation									
A 16 beds, existing plan		16			1		-		-
B1 27 beds, replicate other floors		27			2		-		-
B2 33 beds, B1 + additional rooms		33			3		-		-
C1 21 beds, Complete gut & renovation		21			5		-		-
C2 21 beds, Complete gut & renovation		21		1	4		-		-
DGH Addition & L5 Fit-Up									
ORs L3, 46 inpatient beds L5, reno'ed Endo & bldg support services (Part B Report)		46		1	1		46		46
New DGH Parkade									
SUBTOTAL							208		202

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VALUES MATRIX

Date: August 16, 2013  
STATUS: Part C - DRAFT

Description	Escalated Project Cost
Cost Reductions between Part B and Part C Scenarios (extrapolated from Cost Estimates)	
Delete underground parking at HI from scope	
Delete extension to existing parking structure at HI from scope	
Delete bridge links at upper levels of HI	
Delete DGH Parkade from scope	
Delete dismantling of existing and construction of new helipad at HI from scope	
Eliminate connections to existing building at HI Level 1	
Build no new inpatient floors at Halifax Infirmary site & renovate existing buildings to accommodate bed numbers	
Accommodate 100 new beds in renovated Centennial	
Accommodate 44 new beds in renovated HI Level 3 East	
Relax adherence to best practices (room sizes, private rooms, etc.)	
Eliminate six new ORs from design for HI addition	
Misc. Other Reductions	
COST REDUCTIONS TOTAL	
Description	
Related Projects Funded Separately	
DGH L3 & 4 Infection Control & Patient Confidentiality Reno	
DGH Dialysis Expansion	
DGH Ambulatory Fit-Up (full area shelld in Part B)	
DGH Ambulatory Fit-Up (Partial area shelld in Part B) - NOT COUNTED IN TOTAL, AS THIS IS ALTERNATIVE TO OPTION ABOVE	
RELATED PROJECTS TOTAL	



Column title is Escalated Project Cost Estimate

OPTION SELECTION TABLE

Date: August 16, 2013

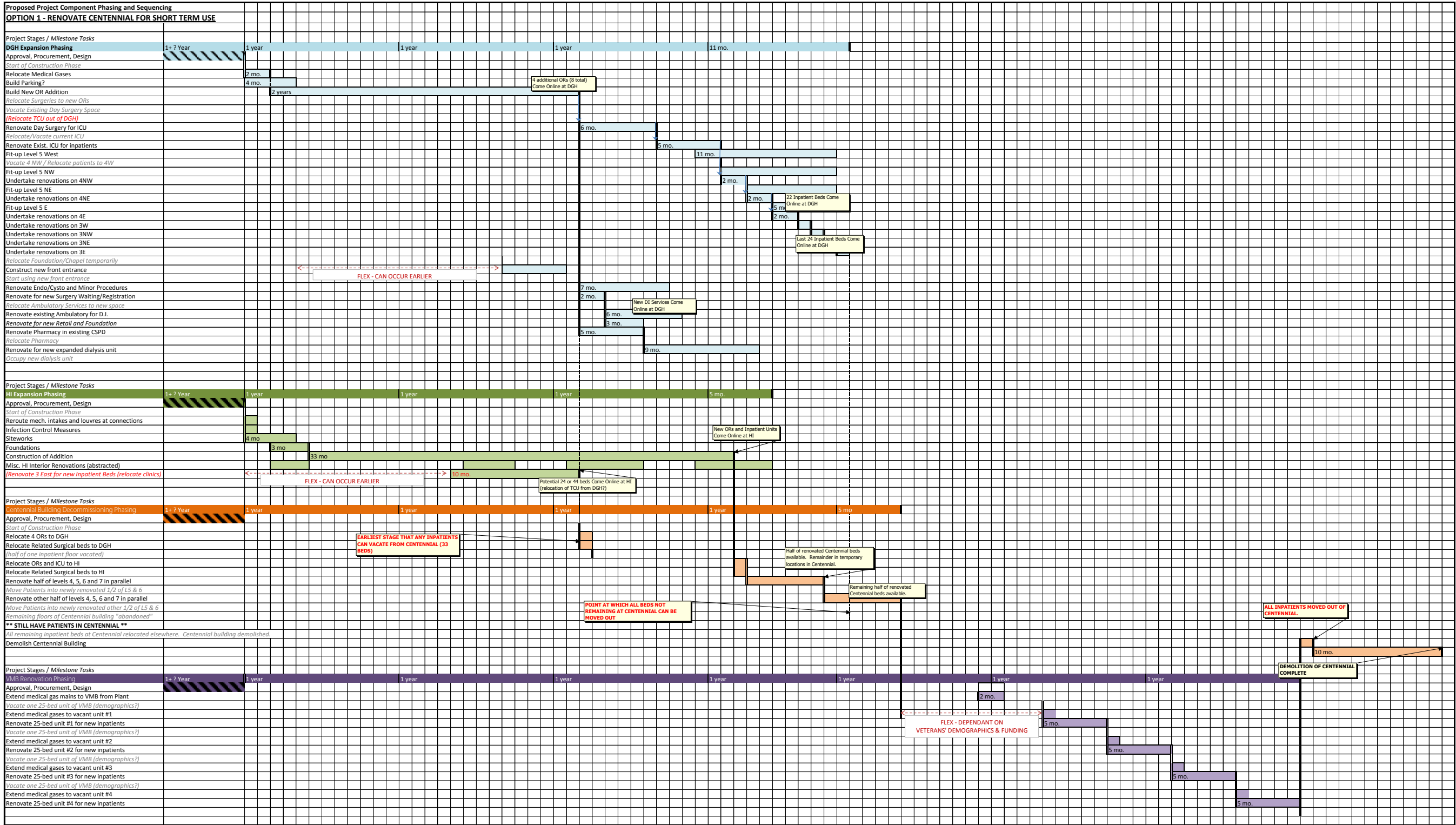
Status: Part C – Draft

Primary Characteristics		New ORs	New Beds	Pros	Cons	Reason for Selecting (or not selecting)	Reference Drawings
Dartmouth General Addition & 5 <sup>th</sup> Floor Fit-up							
Part B	As In Part B Report, w/o Parking	8	46	See Part B Report	See Part B Report	N/A	Part B Report, D.01, D.02, D.03, K.01, K.02, K.03, J.01, J.02
Centennial Building Renovations							
A1	L5 & 6: existing bed layout	0	95	High Bed Counts, Minimum Cost. Only requires reno of 2 floors	Not to current standards (size, privacy, inf. control)	Least money put into renovating a building with short life span.	Z-series
A2	L5, 6 & 8: simple private rooms	0	105	Improved infection control and privacy, relatively low cost	Inefficient layout, requires reno of 3 floors		Z-series
B	L5, 6 & 8: complete gut & redo	0	114	Aligns with current standards, good infection control and privacy	High Cost, requires reno of 3 floors		Z-series
Veterans' Memorial Building Renovations,							
A	Existing floor plan as-is	0	153	Inexpensive and fast renovations.	Shared washrooms create infection control issues	(Uncertainty around availability of VMB for CDHA inpatient use.)	V-series
B	Existing floor plan, no shared patient w/c	0	129	Improved infection control and privacy	Lower bed counts, inefficient layout	(As Above)	V-series
C	Scheme B, plus additional beds	0	171	Improved infection control and privacy. High bed counts	Higher cost. Unit sizes exceed best practice for some service types.	(As Above)	V-series
Halifax Infirmary Renovation Level 3 East							
1	Best practice layout	0	24	Infection Control, aligns with current standards	Low Bed Counts per unit. High cost per bed.		A.31, A.32
2	Same plan as Level 4	0	44	Lower cost per bed. Higher Bed Count, familiar floor plan from other HI inpatient units	Not to current standards	Bed Numbers and cost.	A.31, A.32
Halifax Infirmary – Addition							
1	16 ORs, ICU, 24 inpatient beds, no u/g parking	16	36	Replacement of ORs at 1:1 ratio.	Higher Cost		A.51, A.52, A.53, A.54, A.55, A.56, A.57, A.58
2	14 ORs, ICU, reduce surgery waiting/public, no u/g parking	14	12	Lower Cost, More Compact Design	Reduced OR count. No new inpatient beds other than 12 ICU beds	Cost	A.61, A.62, A.63, A.64, A.65, A.66, A.67, A.68
Rehab Building Renovation, Level 6							
A	16 beds, existing plan	0	16	Low Cost	Low Bed Counts, Not to current standards		R.01, R.02
B1	27 beds, replicate other floors	0	27	Reasonable Bed Count, Low Cost	Not to current standards		R.01, R.02
B2	33 beds, B1 + additional rooms	0	33	Maximizing Bed Counts on Floor	Les Support Space, Not to current standards		R.01, R.02
C1	21 beds, Complete gut & renovation	0	21	Aligns with current standards	Lower Bed Count, High Cost		R.01, R.02
C2	21 beds, Complete gut & renovation	0	21	Aligns with current standards	Lower Bed Count, High Cost		R.01, R.02

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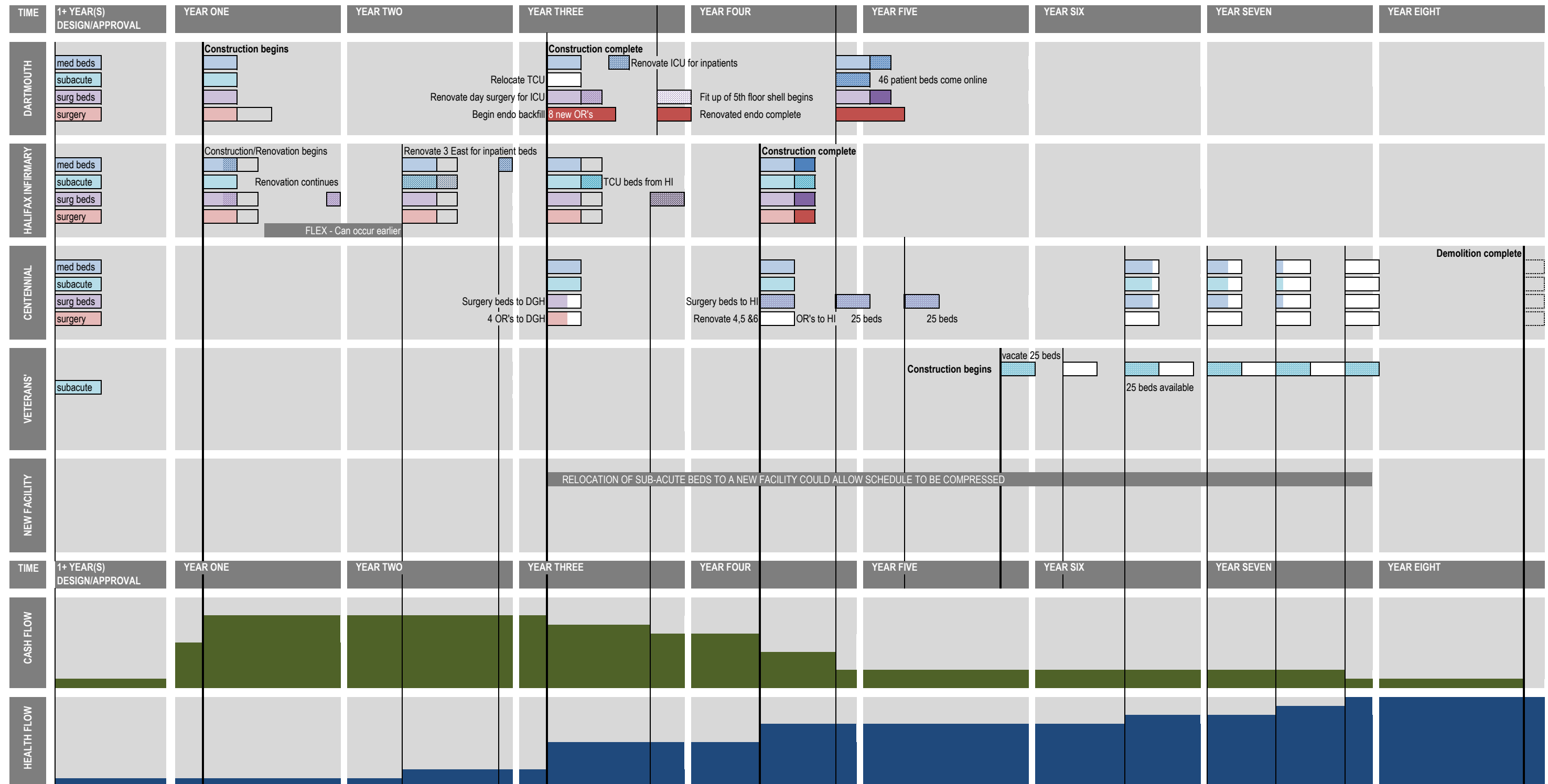
Project Timeline

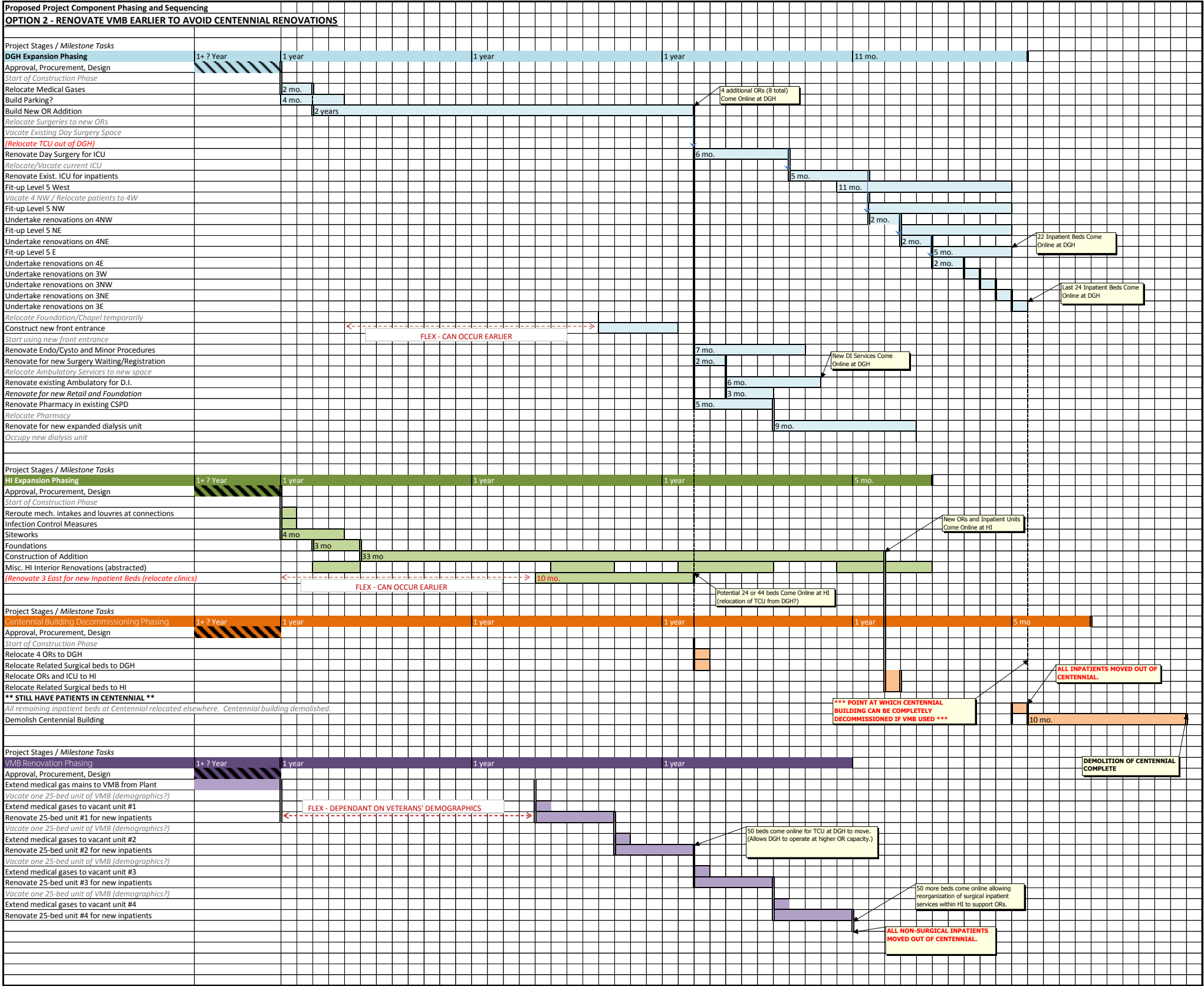
The project timeline is shown below with completed portions indicated, showing progress.





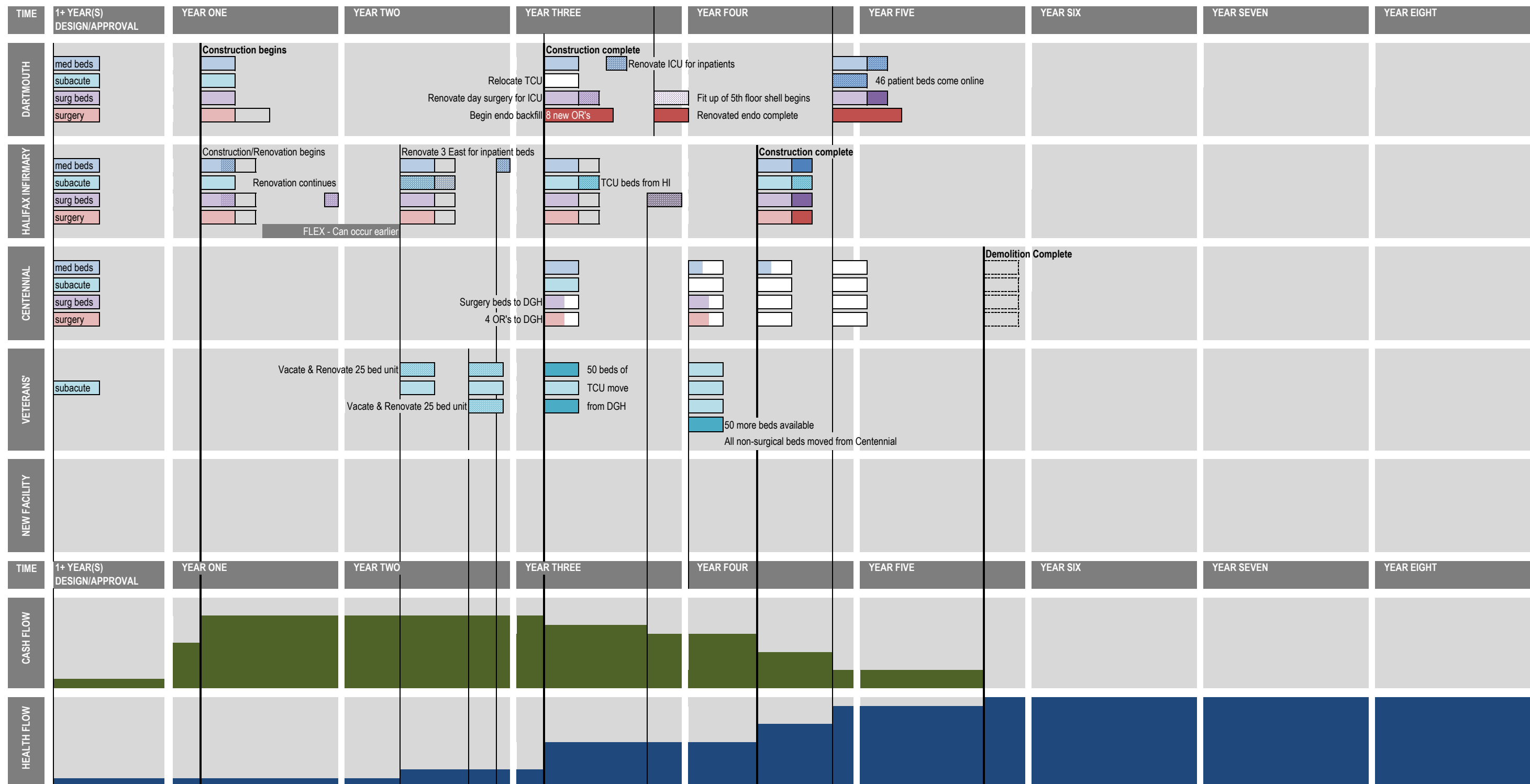
OPTION ONE: RENOVATE CENTENNIAL FOR SHORT TERM USE  
PROJECT TIMELINE







OPTION TWO: RENOVATE VMB EARLIER TO AVOID CENTENNIAL RENOVATIONS  
PROJECT TIMELINE



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## Appendices

- A. Centennial Building
- B. Veterans Memorial Building
- C. Halifax Infirmary Renovations
- D. Halifax Infirmary Addition
- E. Nova Scotia Rehab Building
- F. Dartmouth General Addition & Renovations
- G. Inpatient Unit Infection Control & Patient Confidentiality Upgrades - Level 3 & 4

Veterans Memorial Building

Building Description

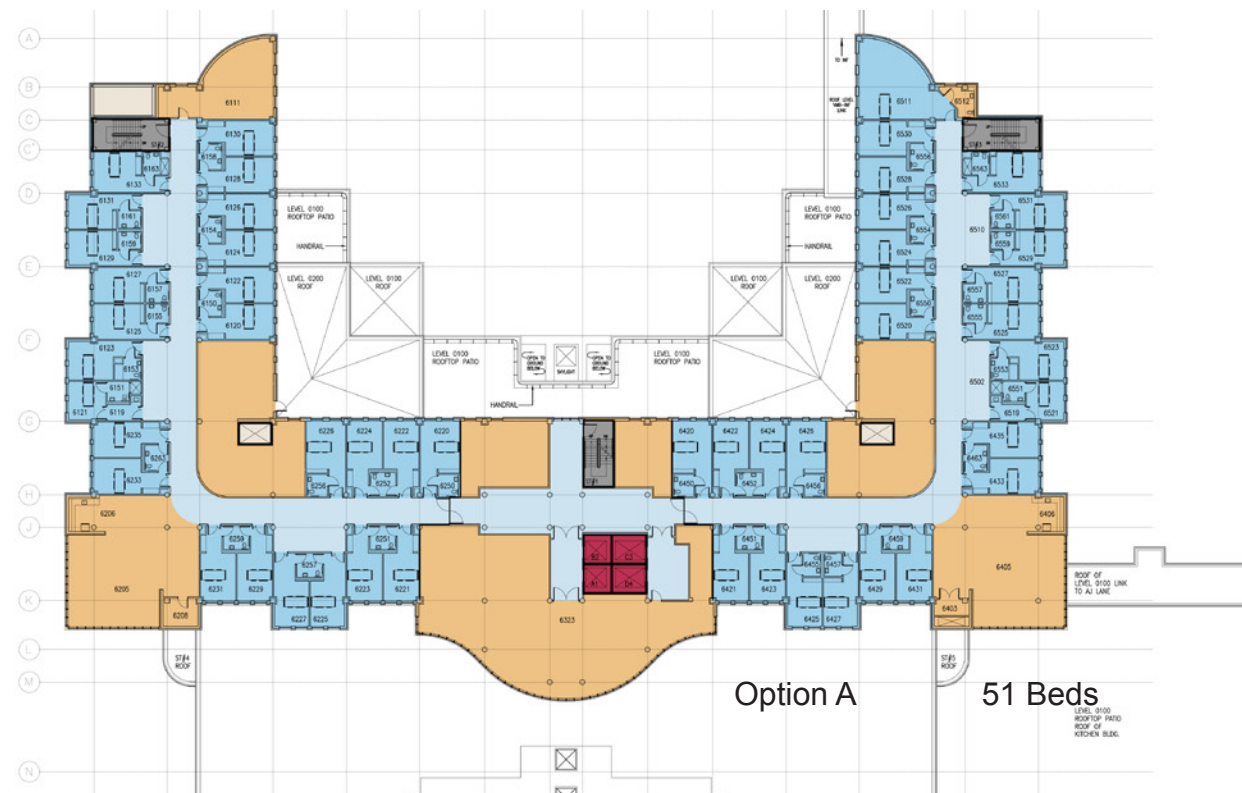
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Options Summary

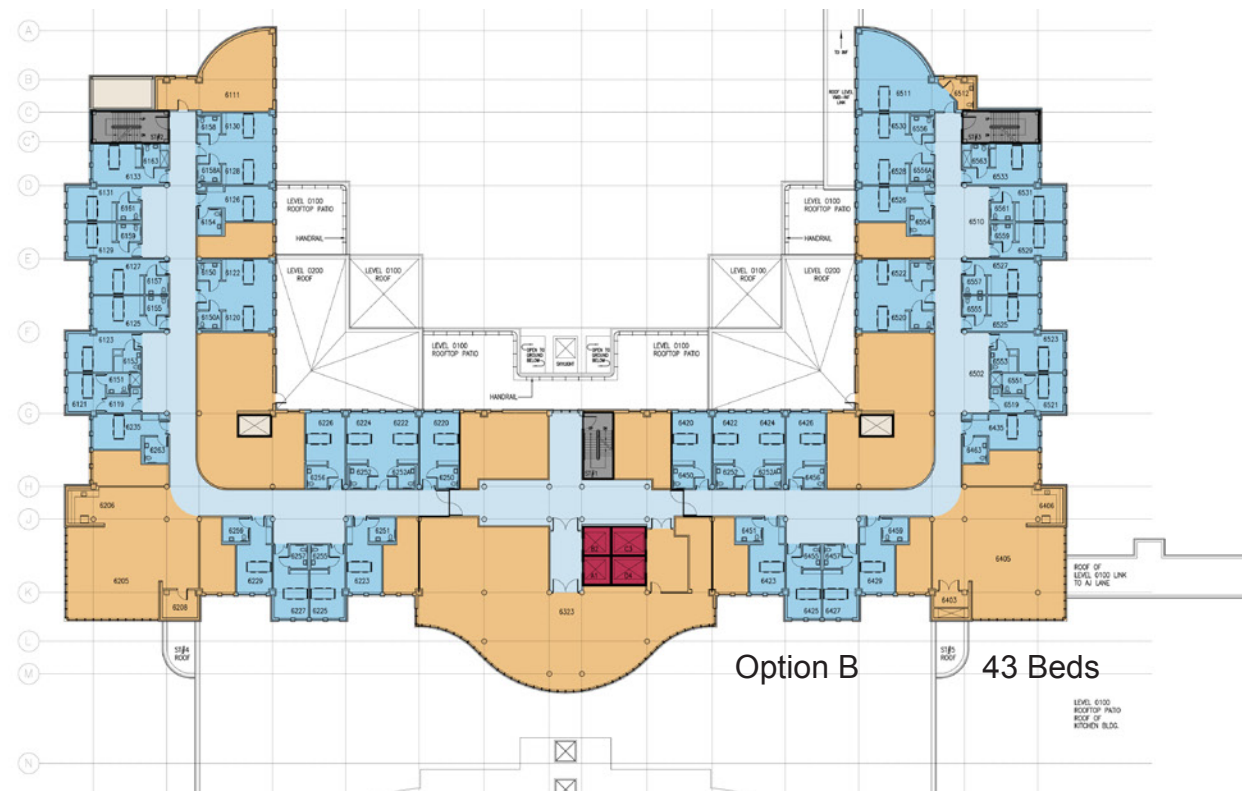
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Drawings

See the following pages.



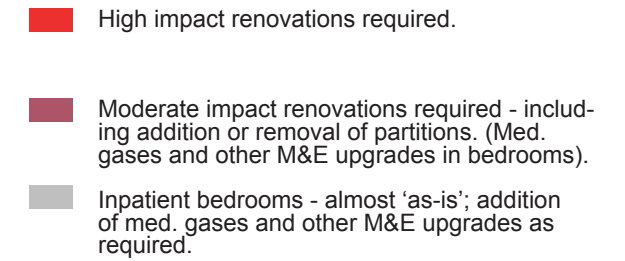
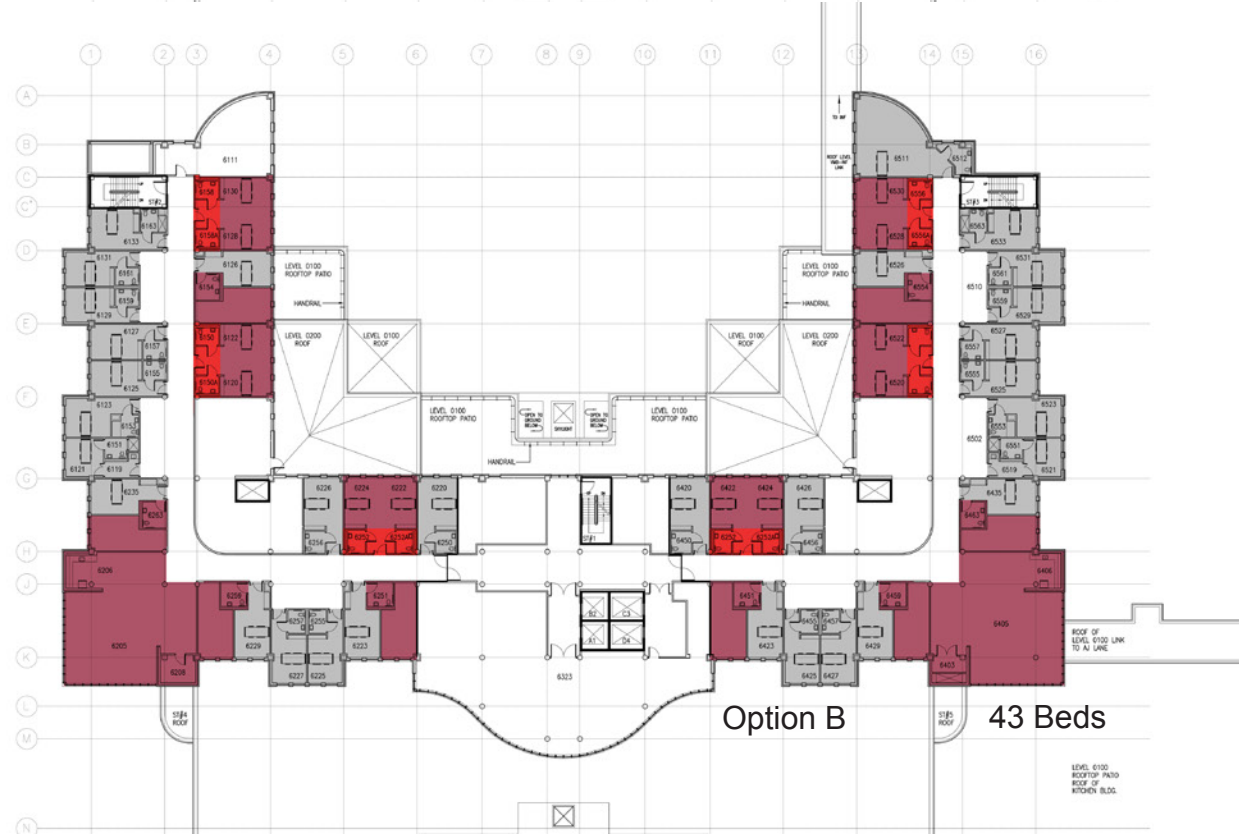
- General Services/ Support
- Patient Room Circulation
- Patient Room
- Elevators
- Stairs
- MEP



PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

Drawing Title:  
Veterans Memorial Building -  
Typical, Floors 3 - 6 Plan Options

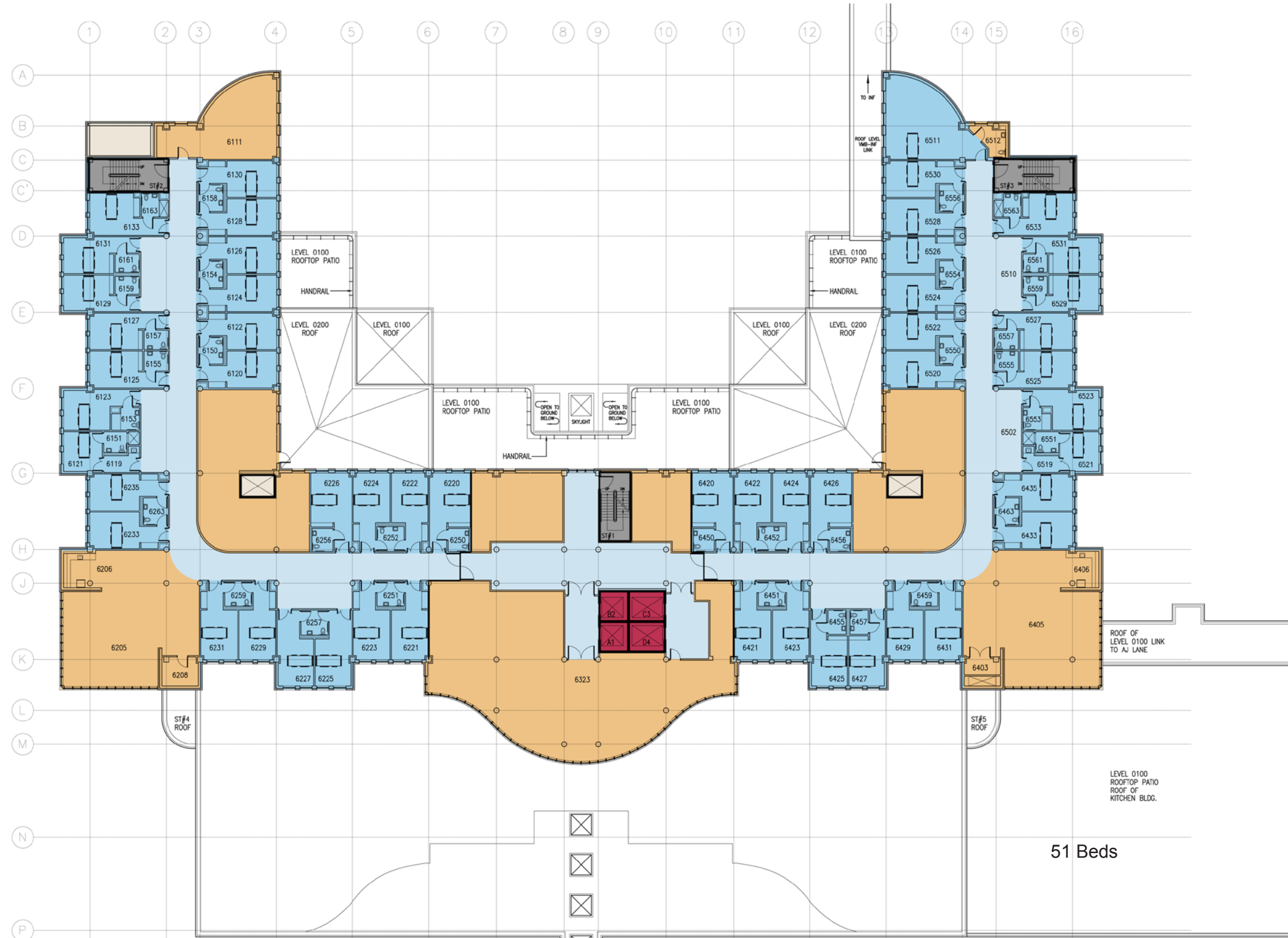




Drawing Title:  
Veterans Memorial Building -  
Typical, Floors 3 - 6 Plan Options  
Definition of Costing Scope

DRAFT - FOR INTERNAL REVIEW

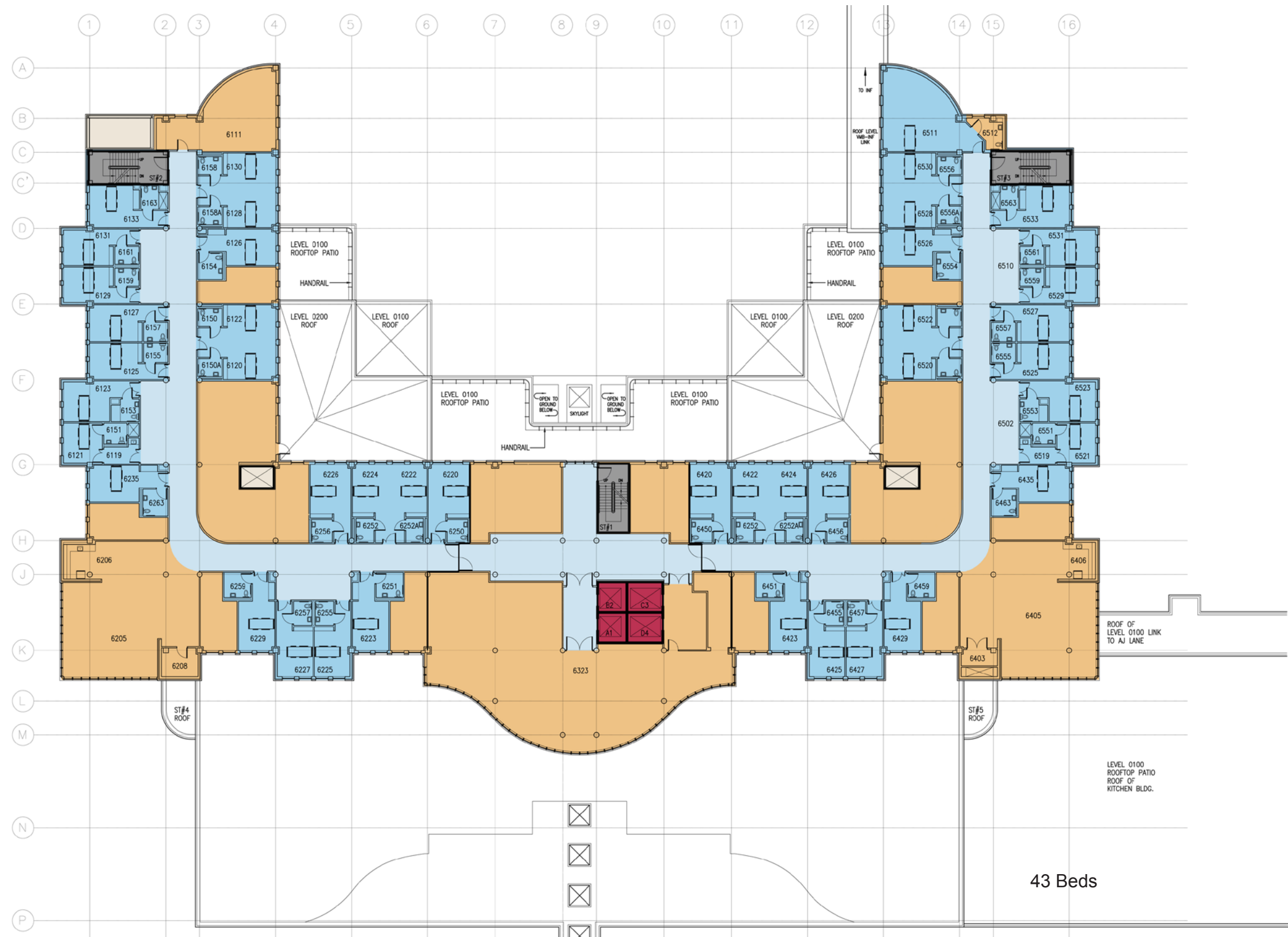
- General Services/ Support
- Patient Room Circulation
- Patient Room
- Elevators
- Stairs
- MEP



PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Veterans Memorial Building -  
Typical, Floors 3 - 6 Plan Option A





6405

ROOF OF  
LEVEL 0100 LINK  
TO AJ LANE

LEVEL 0100  
ROOFTOP PATIO  
ROOF OF  
KITCHEN BLDG.

Drawing Title:  
Veterans Memorial Building -  
Typical, Floors 3 - 6 Plan Option B

Drawing  
Number  
**V.02**



CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
VETERANS MEMORIAL BUILDING - OPTION A

Hanscomb  
AUGUST 16, 2013

B - 1

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) VETERANS MEMORIAL BUILDING - OPTION A		Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
FIRST TYPICAL LEVEL TO BE RENOVATED																										
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	13,436																						
Inpatient Areas - Moderate Renovations		Reno	3	-																						
Inpatient Areas - High Impact Renovations		Reno	4	-																						
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	17,971																						
SECOND TYPICAL LEVEL TO BE RENOVATED																										
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	13,436																						
Inpatient Areas - Moderate Renovations		Reno	3	-																						
Inpatient Areas - High Impact Renovations		Reno	4	-																						
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	17,971																						
THIRD TYPICAL LEVEL TO BE RENOVATED																										
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	13,436																						
Inpatient Areas - Moderate Renovations		Reno	3	-																						
Inpatient Areas - High Impact Renovations		Reno	4	-																						
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	17,971																						
FOURTH TYPICAL LEVEL TO BE RENOVATED																										
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	13,436																						
Inpatient Areas - Moderate Renovations		Reno	3	-																						
Inpatient Areas - High Impact Renovations		Reno	4	-																						
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	17,971																						
Renovated Building Construction				125,628																						
VETERANS MEMORIAL BUILDING - OPTION A				125,628																						

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
VETERANS MEMORIAL BUILDING - OPTION B

Hanscomb  
AUGUST 16, 2013

B - 2

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) VETERANS MEMORIAL BUILDING - OPTION B		Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
FIRST TYPICAL LEVEL TO BE RENOVATED																										
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	8,280																						
Inpatient Areas - Moderate Renovations		Reno	3	7,146																						
Inpatient Areas - High Impact Renovations		Reno	4	1,150																						
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	14,831																						
SECOND TYPICAL LEVEL TO BE RENOVATED																										
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	8,280																						
Inpatient Areas - Moderate Renovations		Reno	3	7,146																						
Inpatient Areas - High Impact Renovations		Reno	4	1,150																						
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	14,831																						
THIRD TYPICAL LEVEL TO BE RENOVATED																										
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	8,280																						
Inpatient Areas - Moderate Renovations		Reno	3	7,146																						
Inpatient Areas - High Impact Renovations		Reno	4	1,150																						
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	14,831																						
FOURTH TYPICAL LEVEL TO BE RENOVATED																										
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	8,280																						
Inpatient Areas - Moderate Renovations		Reno	3	7,146																						
Inpatient Areas - High Impact Renovations		Reno	4	1,150																						
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	14,831																						
Renovated Building Construction				125,628																						
VETERANS MEMORIAL BUILDING - OPTION B				125,628																						



CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
VETERANS MEMORIAL BUILDING - OPTION C

Hanscomb  
AUGUST 16, 2013

B - 3

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) VETERANS MEMORIAL BUILDING - OPTION C		Type	Reno Level	Aug 2013 Drawing Areas (SF)	\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
FIRST TYPICAL LEVEL TO BE RENOVATED																						Const Mid-Point	Yrs	Escalation 3.0% per annum	
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	6,410	dgsf																				
Inpatient Areas - Moderate Renovations		Reno	3	5,220	dgsf																				
Inpatient Areas - High Impact Renovations		Reno	4	7,360	dgsf																				
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	12,417	dgsf																				
SECOND TYPICAL LEVEL TO BE RENOVATED																									
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	6,410	dgsf																				
Inpatient Areas - Moderate Renovations		Reno	3	5,220	dgsf																				
Inpatient Areas - High Impact Renovations		Reno	4	7,360	dgsf																				
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	12,417	dgsf																				
THIRD TYPICAL LEVEL TO BE RENOVATED																									
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	6,410	dgsf																				
Inpatient Areas - Moderate Renovations		Reno	3	5,220	dgsf																				
Inpatient Areas - High Impact Renovations		Reno	4	7,360	dgsf																				
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	12,417	dgsf																				
FOURTH TYPICAL LEVEL TO BE RENOVATED																									
Inpatient Areas - Minor Renovations, Add Gases, etc		Reno	2	6,410	dgsf																				
Inpatient Areas - Moderate Renovations		Reno	3	5,220	dgsf																				
Inpatient Areas - High Impact Renovations		Reno	4	7,360	dgsf																				
Corridors, Common Areas, etc - Finishes Upgrade		Reno	1	12,417	dgsf																				
Renovated Building Construction				125,628	dgsf																				
VETERANS MEMORIAL BUILDING - OPTION C				125,628	bgsf																				

Halifax Infirmary Renovations

Building Description

Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne nonseque idis

Options Summary

Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne nonseque idis

Drawings

See the following pages.



Option 1

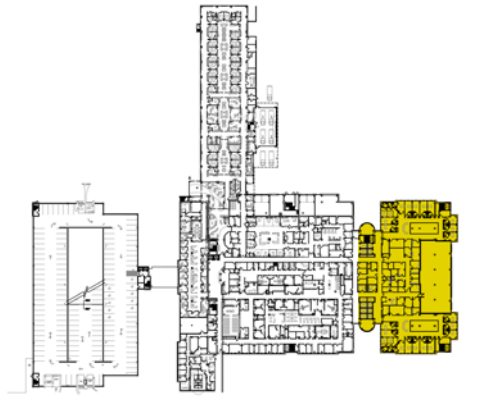
24 Beds



Option 2

44 Beds

- General Services/ Support
- Patient Room Circulation
- Patient Room
- Elevators
- Stairs
- MEP



PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Halifax Infirmary Level 3  
Option 1 & 2  
Layout





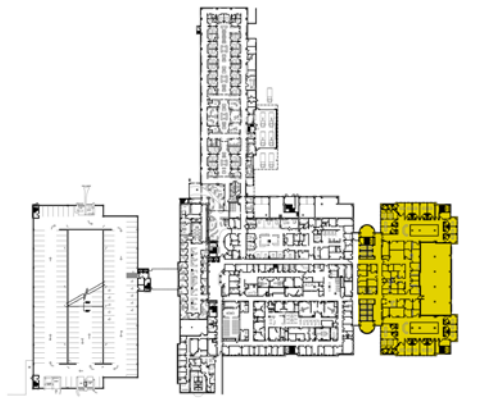
Option 1

24 Beds



Option 2

44 Beds



- High Impact Renovations Required
- Moderate Renovations Required
- Minimal Impact Renovations Required

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Halifax Infirmary Level 3  
Option 1 & 2  
Definition of Costing Scope





CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
HI LEVEL 3 RENOVATIONS - OPTION 1

Hanscomb  
AUGUST 16, 2013

D - 1

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) HI LEVEL 3 RENOVATIONS - OPTION 1		Type	Reno Level	Aug 2013 Drawing Areas (SF)				Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
																							Const Mid-Point	Yrs	Escalation 3.0% per annum		
LEVEL 3 RENOVATIONS - NORTH WING																											
	Inpatient & Support Areas - Minor Renovations	Reno	2	1,054	dgsf																						
	Inpatient & Support Areas - Moderate Renovations	Reno	3	-	dgsf																						
	Inpatient & Support Areas - High Impact Renovations	Reno	4	7,246	dgsf																						
	Existing Stairwell (SRWY 3-1) - No Work	Reno		297	dgsf																						
LEVEL 3 RENOVATIONS - SOUTH WING																											
	Inpatient & Support Areas - Minor Renovations	Reno	2	875	dgsf																						
	Inpatient & Support Areas - Moderate Renovations	Reno	3	-	dgsf																						
	Inpatient & Support Areas - High Impact Renovations	Reno	4	7,308	dgsf																						
	Existing Stairwell (SRWY 3-2) - No Work	Reno	1	297	dgsf																						
ADDITIONAL COST OVER THOSE OF OPTION 2																											
	Showers included in the patient room washrooms			24	No																						
Renovated Building Construction				17,077	dgsf																						
HI LEVEL 3 RENOVATIONS - OPTION 1				17,077	bgsf																						

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
HI LEVEL 3 RENOVATIONS - OPTION 2

Hanscomb  
AUGUST 16, 2013

D - 2

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) HI LEVEL 3 RENOVATIONS - OPTION 2		Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
																						Const Mid-Point	Yrs	Escalation 3.0% per annum		
LEVEL 3 RENOVATIONS - NORTH WING																										
Inpatient & Support Areas - Minor Renovations	Reno	2	1,054	dgsf																						
Inpatient & Support Areas - Moderate Renovations	Reno	3	-	dgsf																						
Inpatient & Support Areas - High Impact Renovations	Reno	4	7,246	dgsf																						
Existing Stairwell (SRWY 3-1) - No Work	Reno		297	dgsf																						
LEVEL 3 RENOVATIONS - SOUTH WING																										
Inpatient & Support Areas - Minor Renovations	Reno	2	875	dgsf																						
Inpatient & Support Areas - Moderate Renovations	Reno	3	-	dgsf																						
Inpatient & Support Areas - High Impact Renovations	Reno	4	7,308	dgsf																						
Existing Stairwell (SRWY 3-2) - No Work	Reno	1	297	dgsf																						
ADDITIONAL COST OVER THOSE OF OPTION 1																										
Additional 20 Beds in this option as compared to Option 1				20	No																					
Renovated Building Construction				17,077	dgsf																					
HI LEVEL 3 RENOVATIONS - OPTION 2				17,077	bgsf																					



## Centennial Building

### Building Description

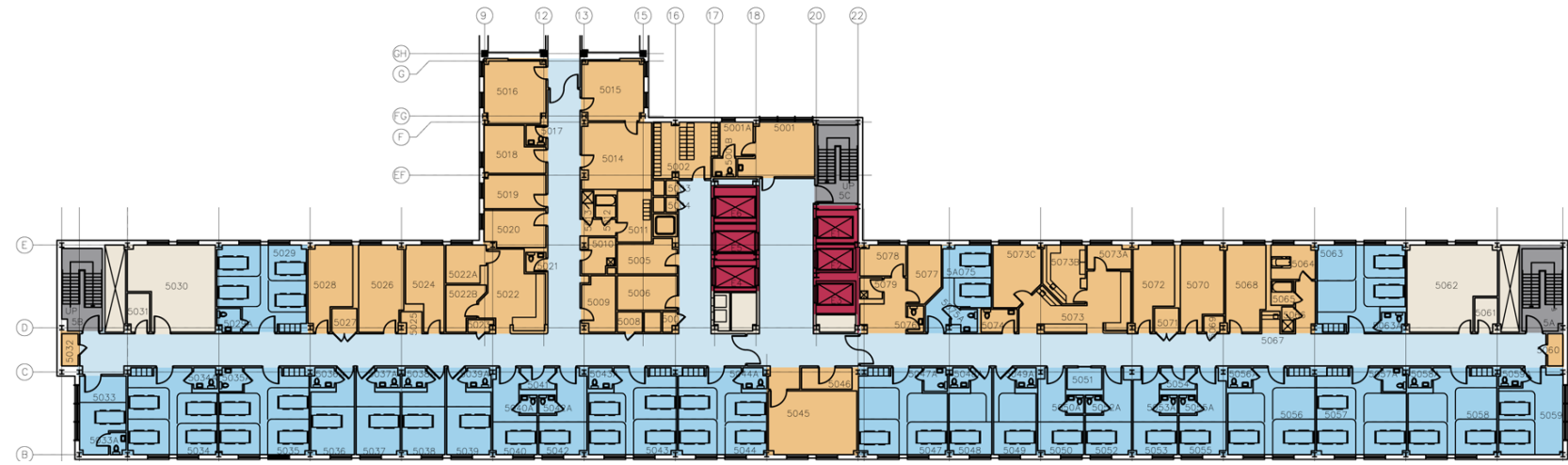
Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne nonseque idis

### Options Summary

Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne nonseque idis

### Drawings

See the following pages.

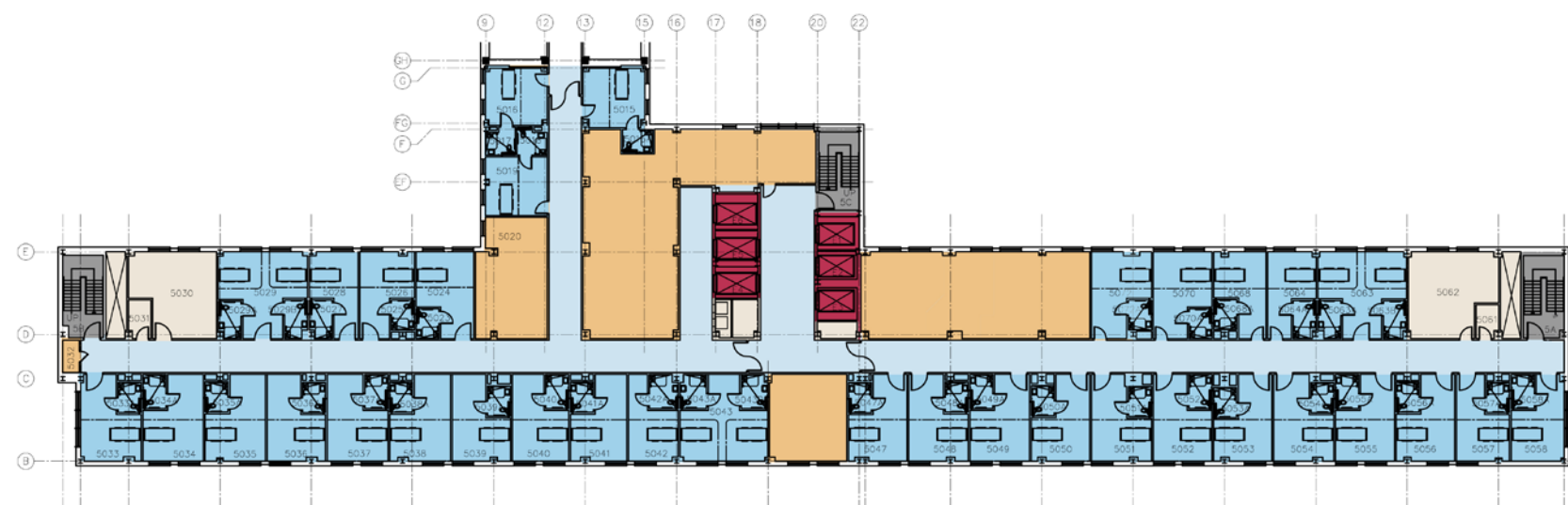


Option A1  
48 Beds (as existing)

- General Services/ Support
- Patient Room Circulation
- Patient Room
- Elevators
- Stairs
- MEP



Option A2  
35 Beds



Option B  
38 Beds

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Centennial Building - Level 5  
Options Comparison  
Floor Plans

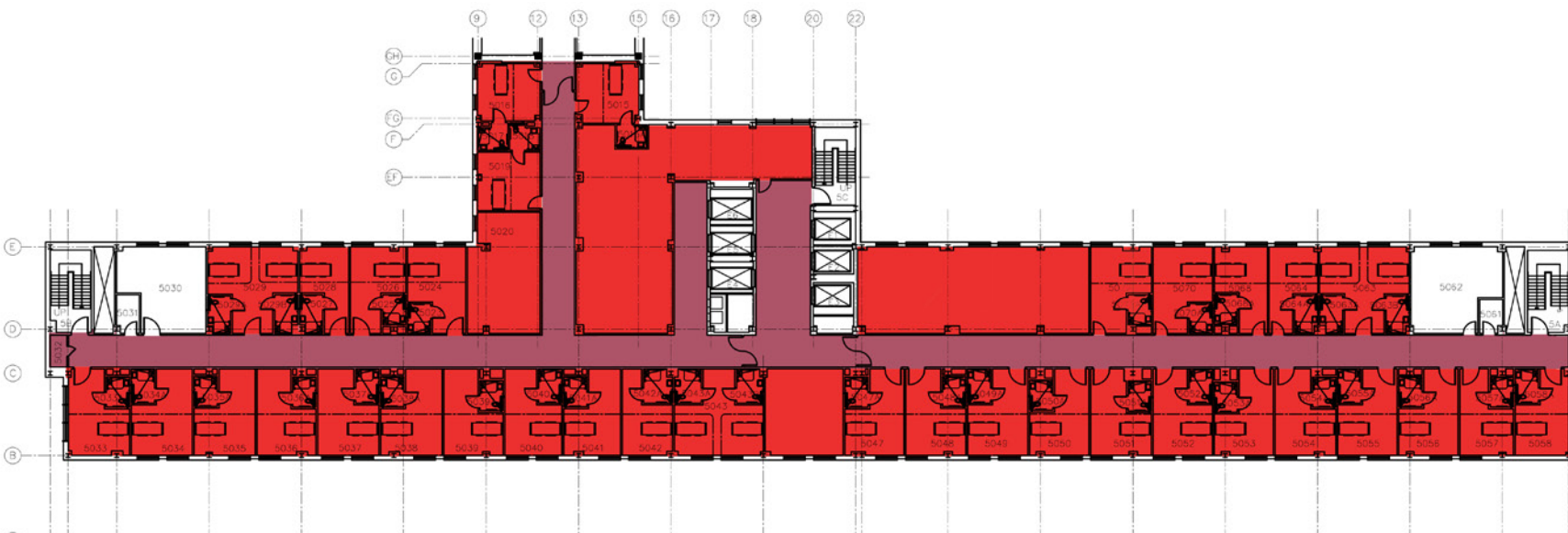


Option A1  
48 Beds (as existing)

- High impact renovations required.
- Moderate impact renovations required.  
(New dom. water supply piping throughout;  
new plumbing fixtures; upgraded ventila-  
tion; addition of cooling).
- Low impact renovations required.



Option A2  
35 Beds



Option B  
38 Beds

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

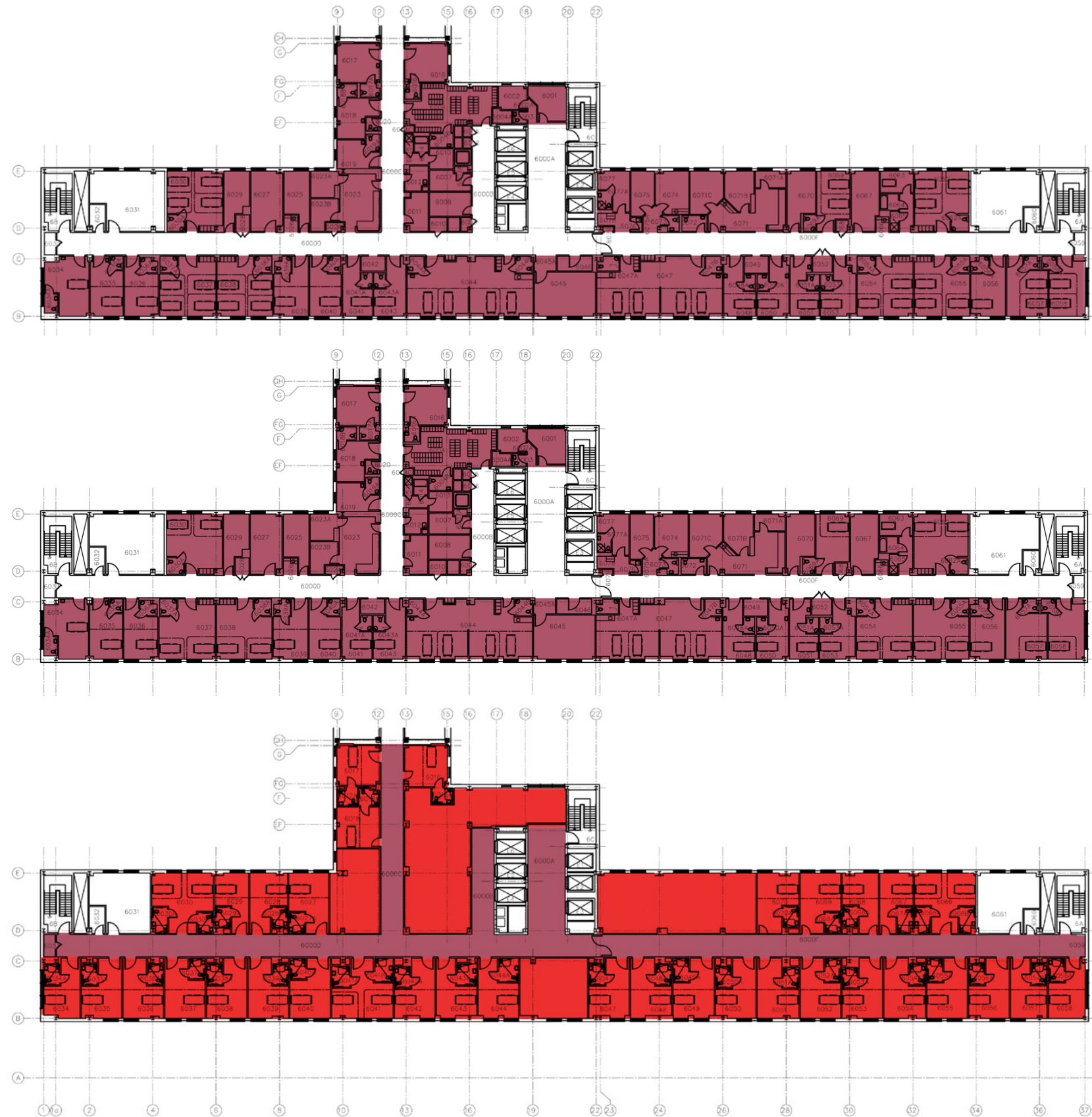
Drawing Title:  
Centennial Building - Level 5  
Options Comparison  
Renovation Intensity



PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Centennial Building - Level 6  
Options Comparison  
Floor Plans





Option A1  
47 Beds (as existing)

- High impact renovations required. (Complete gut; no asbestos abatement).
- Moderate impact renovations required.
- Low impact renovations required.

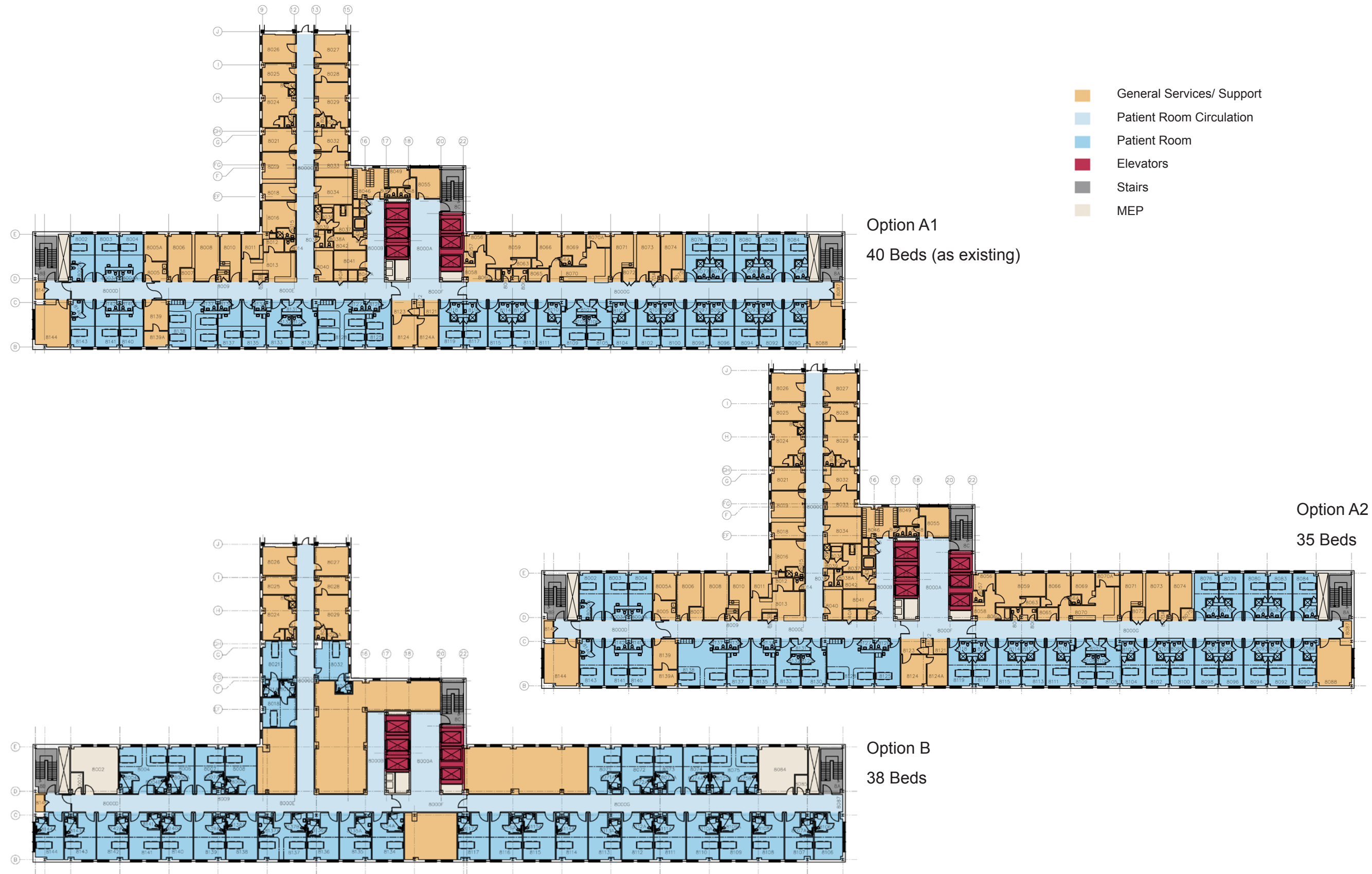
Option A2  
35 Beds

Option B  
38 Beds

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

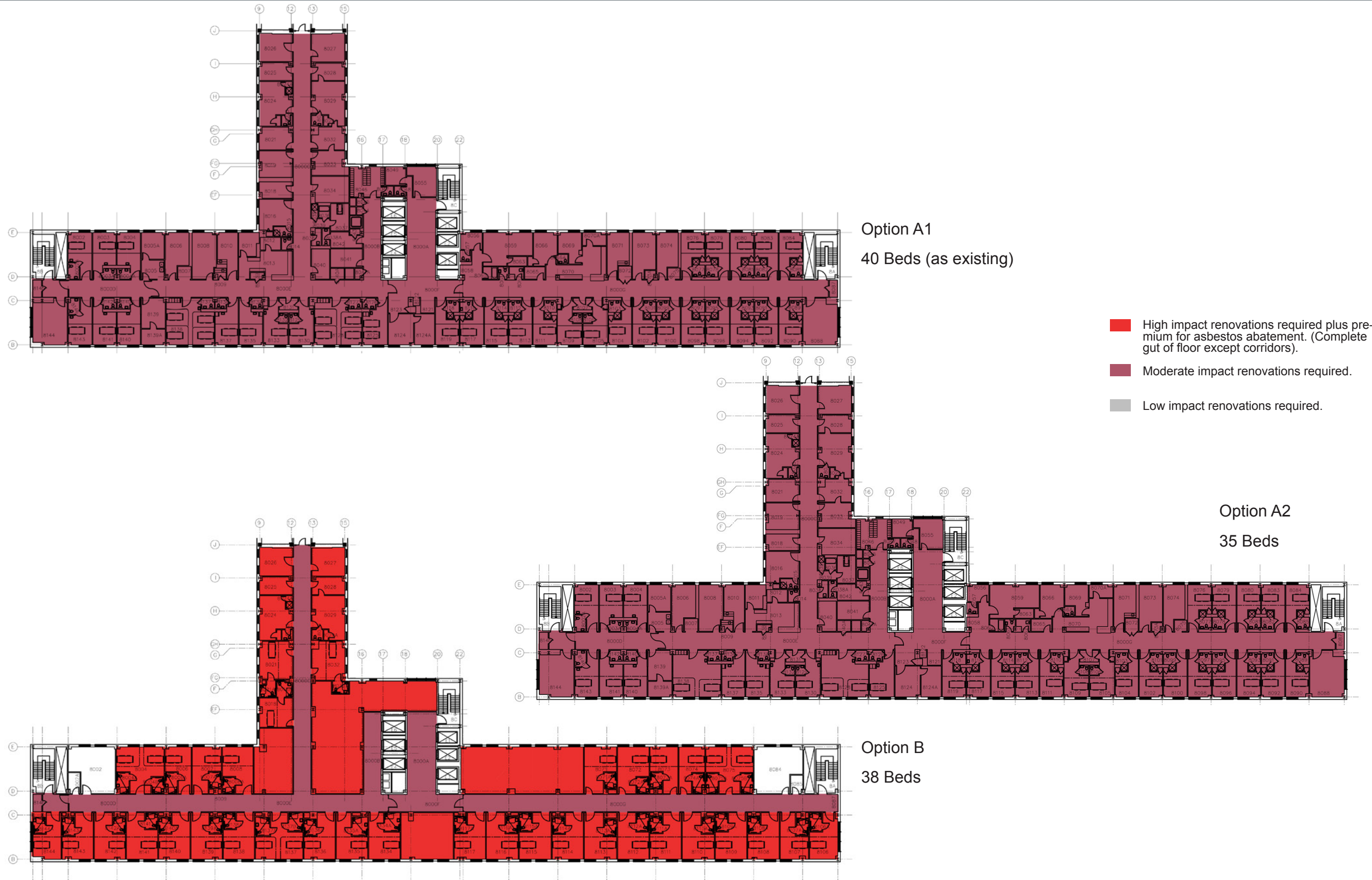
Drawing Title:  
Centennial Building - Level 6  
Options Comparison  
Renovation Intensity





PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Centennial Building - Level 8  
Options Comparison  
Floor Plans



PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Centennial Building - Level 8  
Options Comparison  
Renovation Intensity

- General Services/ Support
- Patient Room Circulation
- Patient Room
- Elevators
- Stairs
- MEP



Level 5

Option A1

48 Beds (as existing)



Level 5

Option A2

35 Beds

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

Drawing Title:  
Centennial Building -  
Fifth Floor Plan Options A1 and A2



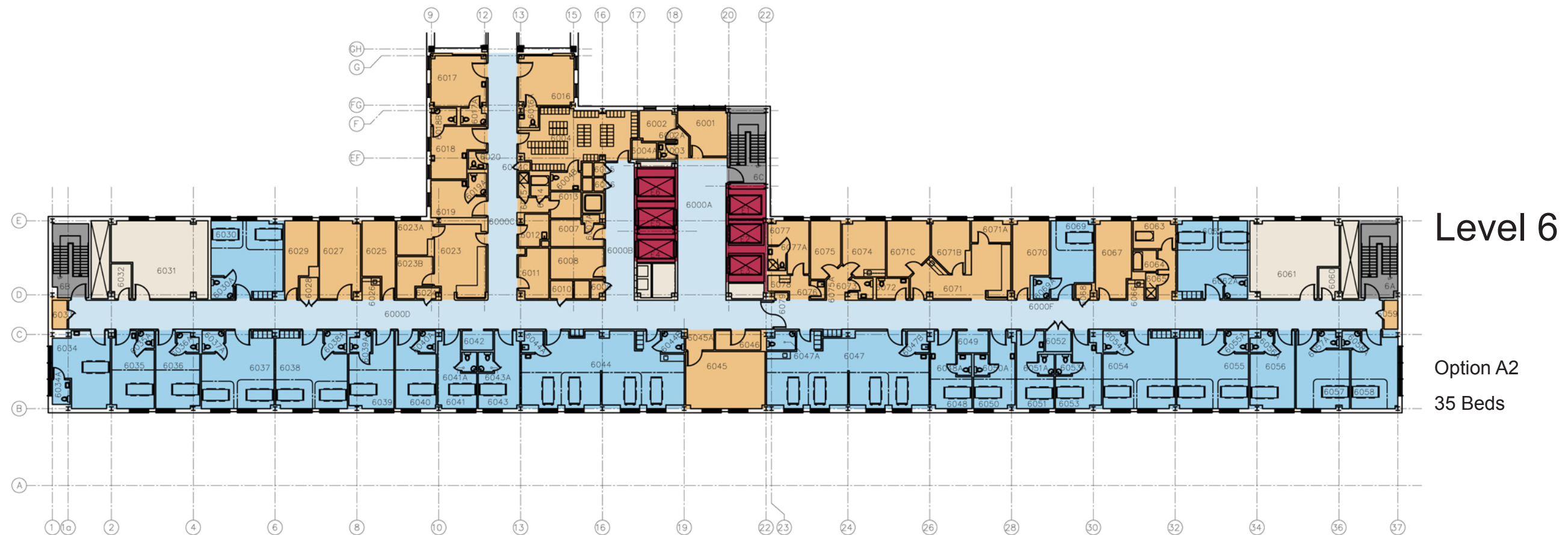
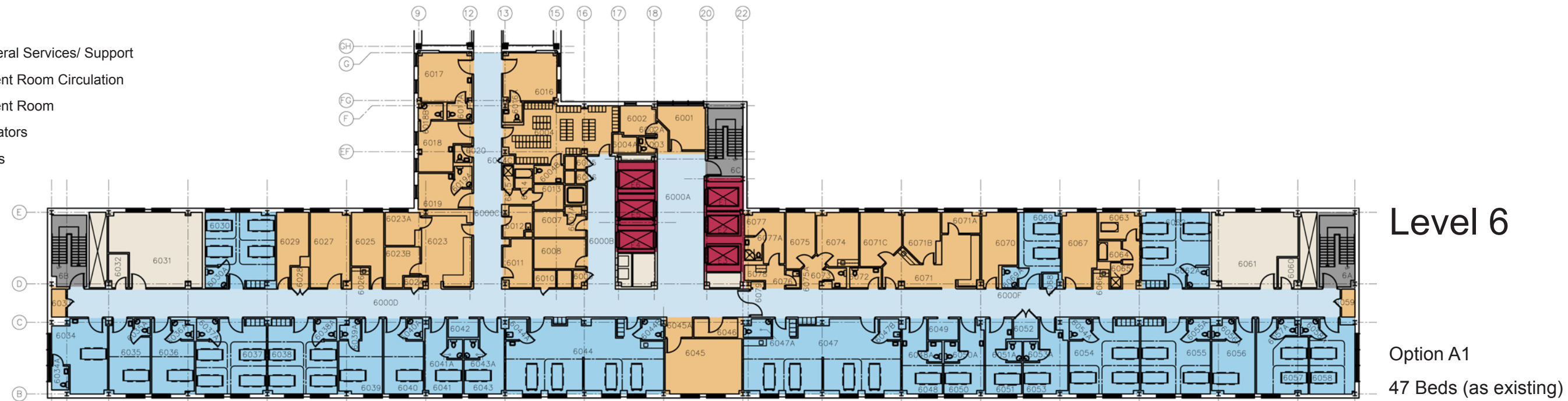


PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Centennial Building -  
Fifth Floor Plan Option B



- General Services/ Support
- Patient Room Circulation
- Patient Room
- Elevators
- Stairs
- MEP



PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

Drawing Title:  
Centennial Building -  
Sixth Floor Plan Options A1 and A2





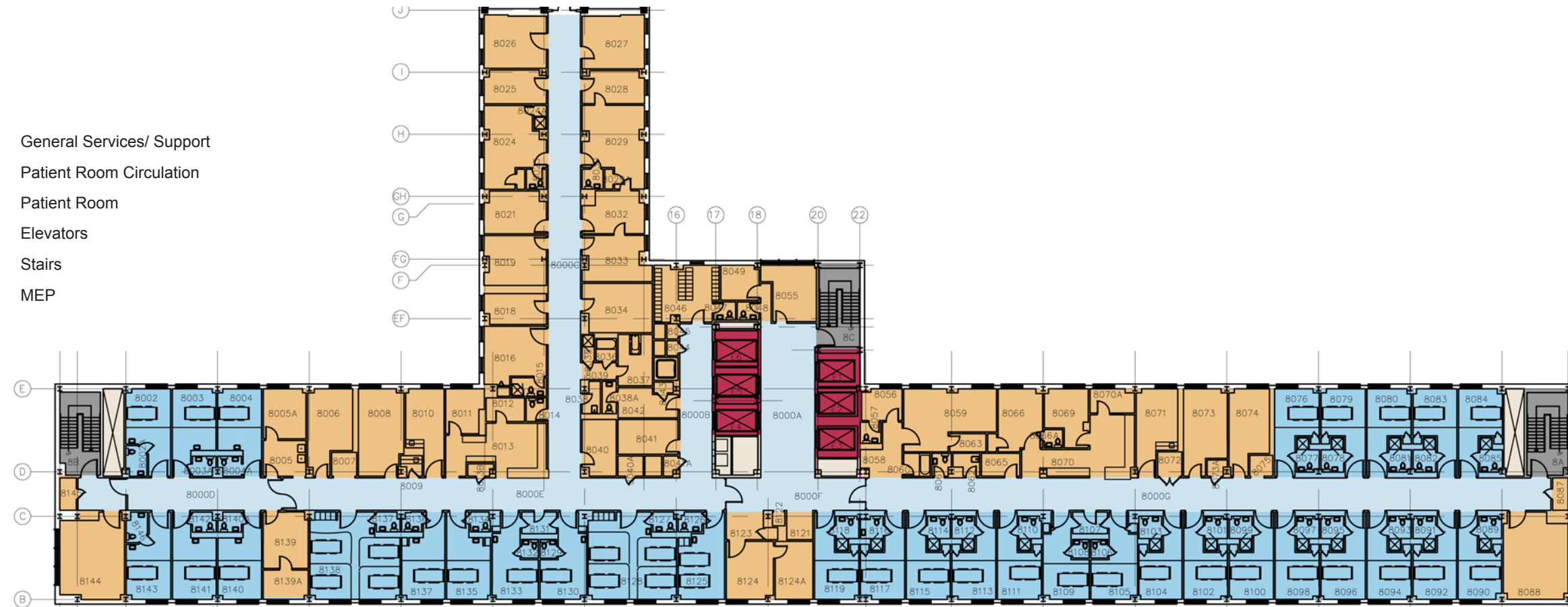
Level 6

Option B  
38 Beds

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed



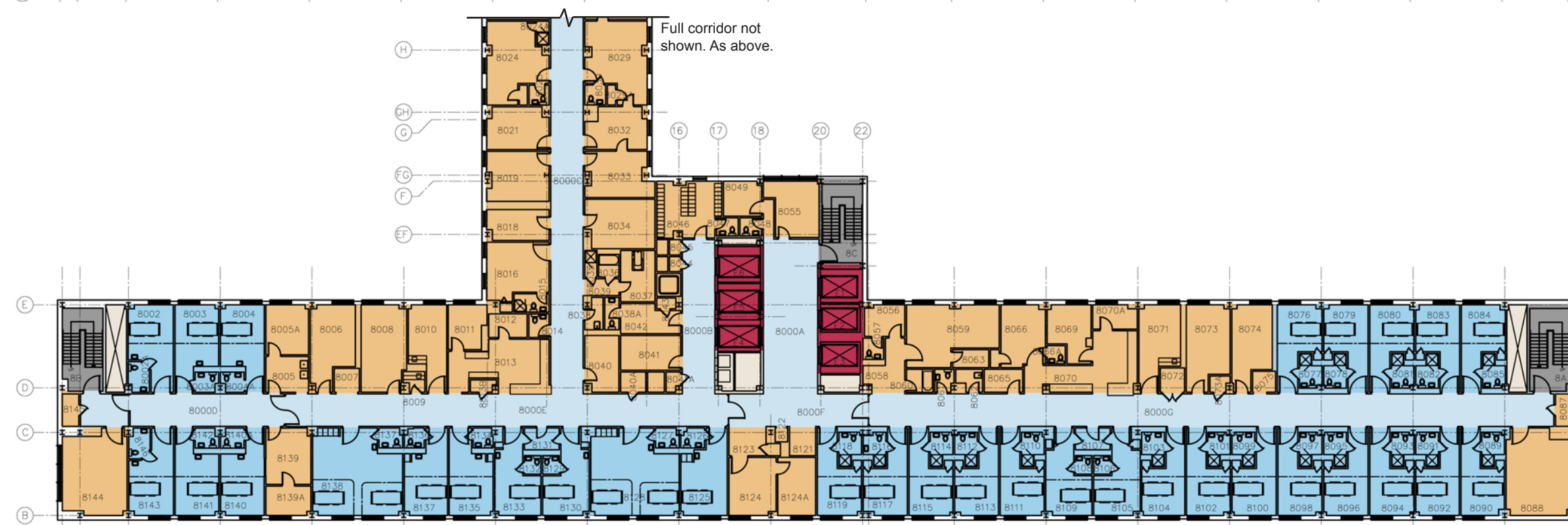
- General Services/ Support
- Patient Room Circulation
- Patient Room
- Elevators
- Stairs
- MEP



## Level 8

Option A1

40 Beds (as existing)



## Level 8

Option A2

35 Beds

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

Drawing Title:  
Centennial Building -  
Eighth Floor Plan Options A1 and A2





PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Centennial Building -  
Eighth Floor Plan Option B



CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
CENTENNIAL - LEVELS 5, 6 & 8 - OPTION A1

Hanscomb  
AUGUST 16, 2013

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) CENTENNIAL - LEVELS 5, 6 & 8 - OPTION A1	Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos	Infectious	In Contract	Design	Phasing for	LEED	Construction	Total Construction Cost	Construction	Project	Healthcare	Moving	FF& E and IT		TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION	
			Materials	Control			Equipment	& Pricing	Renovated	Allowance	Management	Contingency	Ancillaries		Commissioning	Allowance	%	Allowance	Const	Yrs		Escalation	per annum				
			Abatement \$15.00	Measures 1.0%			Allowance 5.0%	Allowance 15.0%	Work 3.0%	Allowance 0.0%	Fee 5.0%	5.0%	15.0%		0.5%	2.00			Mid-Point			3.0%					
LEVEL 5 RENOVATIONS																											
Inpatient & Support Areas - Minor Renovations	Reno	2	-	dgsf																							
Inpatient & Support Areas - Moderate Renovations	Reno	3	15,721	dgsf																							
Inpatient & Support Areas - High Impact Renovations	Reno	4	-	dgsf																							
Patient Corridors - Moderate Renovations		3	-	dgsf																							
Existing Areas - No Work	Reno		6,994	dgsf																							
LEVEL 6 RENOVATIONS																											
Inpatient & Support Areas - Minor Renovations	Reno	2	-	dgsf																							
Inpatient & Support Areas - Moderate Renovations	Reno	3	15,649	dgsf																							
Inpatient & Support Areas - High Impact Renovations	Reno	4	-	dgsf																							
Patient Corridors - Moderate Renovations		3	-	dgsf																							
Existing Areas - No Work	Reno		7,131	dgsf																							
LEVEL 8 RENOVATIONS																											
Inpatient & Support Areas - Minor Renovations	Reno	2	-	dgsf																							
Inpatient & Support Areas - Moderate Renovations	Reno	3	16,917	dgsf																							
Inpatient & Support Areas - High Impact Renovations	Reno	4	-	dgsf																							
Patient Corridors - Moderate Renovations		3	-	dgsf																							
Existing Areas - No Work	Reno		5,992	dgsf																							
Renovated Building Construction																											
CENTENNIAL - LEVELS 5, 6 & 8 - OPTION A1																											

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
CENTENNIAL - LEVELS 5, 6 & 8 - OPTION A2

Hanscomb  
AUGUST 16, 2013

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) CENTENNIAL - LEVELS 5, 6 & 8 - OPTION A2	Type	Reno Level	Aug 2013		\$/SF	Net Construction Cost	Asbestos	Infectious	In Contract	Design	Phasing for	Construction	Total Construction Cost	Construction	Project	Healthcare	Moving	FF& E and IT		TOTAL CURRENT PROJECT COST	Potential Impact of Escalation				PROJECT COST INCLUDING ESCALATION
			Materials	Control			Equipment	& Pricing	Renovated	LEED	Management	Contingency		Ancillaries	Commissioning	Allowance	%	Allowance	@ 3% p.a. to Mid-point of Construction						
			Abatement	Measures			Allowance	Allowance	Work	Allowance	Fee	5.0%		15.0%	0.5%	2.00			Const Mid-Point		Yrs	Escalation	per annum		
				(SF)			\$15.00	1.0%	5.0%	15.0%	3.0%	0.0%	5.0%	5.0%	15.0%	0.5%	2.00	%	Allowance						
LEVEL 5 RENOVATIONS																									
Inpatient & Support Areas - Minor Renovations	Reno	2	-	dgsf																					
Inpatient & Support Areas - Moderate Renovations	Reno	3	15,721	dgsf																					
Inpatient & Support Areas - High Impact Renovations	Reno	4	-	dgsf																					
Patient Corridors - Moderate Renovations		3	-	dgsf																					
Existing Areas - No Work	Reno		6,994	dgsf																					
LEVEL 6 RENOVATIONS																									
Inpatient & Support Areas - Minor Renovations	Reno	2	-	dgsf																					
Inpatient & Support Areas - Moderate Renovations	Reno	3	15,649	dgsf																					
Inpatient & Support Areas - High Impact Renovations	Reno	4	-	dgsf																					
Patient Corridors - Moderate Renovations		3	-	dgsf																					
Existing Areas - No Work	Reno		7,131	dgsf																					
LEVEL 8 RENOVATIONS																									
Inpatient & Support Areas - Minor Renovations	Reno	2	-	dgsf																					
Inpatient & Support Areas - Moderate Renovations	Reno	3	16,917	dgsf																					
Inpatient & Support Areas - High Impact Renovations	Reno	4	-	dgsf																					
Patient Corridors - Moderate Renovations		3	-	dgsf																					
Existing Areas - No Work	Reno		5,992	dgsf																					
Renovated Building Construction				68,404	dgsf																				
CENTENNIAL - LEVELS 5, 6 & 8 - OPTION A2				68,404	bgsf																				



CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
CENTENNIAL - LEVELS 5, 6 & 8 - OPTION B

Innovative Care Flexible Facilities  
Part C Report, 23 August 2013

Hanscomb  
AUGUST 16, 2013

E - 3

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) CENTENNIAL - LEVELS 5, 6 & 8 - OPTION B		Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
LEVEL 5 RENOVATIONS																						Const Mid-Point	Yrs	Escalation 3.0%	per annum	
Inpatient & Support Areas - Minor Renovations		Reno	2	-	dgsf																					
Inpatient & Support Areas - Moderate Renovations		Reno	3	-	dgsf																					
Inpatient & Support Areas - High Impact Renovations		Reno	4	15,666	dgsf																					
Patient Corridors - Moderate Renovations			3	4,007	dgsf																					
Existing Areas - No Work		Reno		3,042	dgsf																					
LEVEL 6 RENOVATIONS																										
Inpatient & Support Areas - Minor Renovations		Reno	2	-	dgsf																					
Inpatient & Support Areas - Moderate Renovations		Reno	3	-	dgsf																					
Inpatient & Support Areas - High Impact Renovations		Reno	4	15,748	dgsf																					
Patient Corridors - Moderate Renovations			3	4,007	dgsf																					
Existing Areas - No Work		Reno		3,025	dgsf																					
LEVEL 8 RENOVATIONS																										
Inpatient & Support Areas - Minor Renovations		Reno	2	-	dgsf																					
Inpatient & Support Areas - Moderate Renovations		Reno	3	-	dgsf																					
Inpatient & Support Areas - High Impact Renovations		Reno	4	15,848	dgsf																					
Patient Corridors - Moderate Renovations			3	4,007	dgsf																					
Existing Areas - No Work		Reno		3,054	dgsf																					
Renovated Building Construction				68,404	dgsf																					
CENTENNIAL - LEVELS 5, 6 & 8 - OPTION B				68,404	bgsf																					

Halifax Infirmary Addition

Evolution from Part B

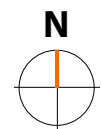
Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne nonseque idis

Options Summary

Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne nonseque idis

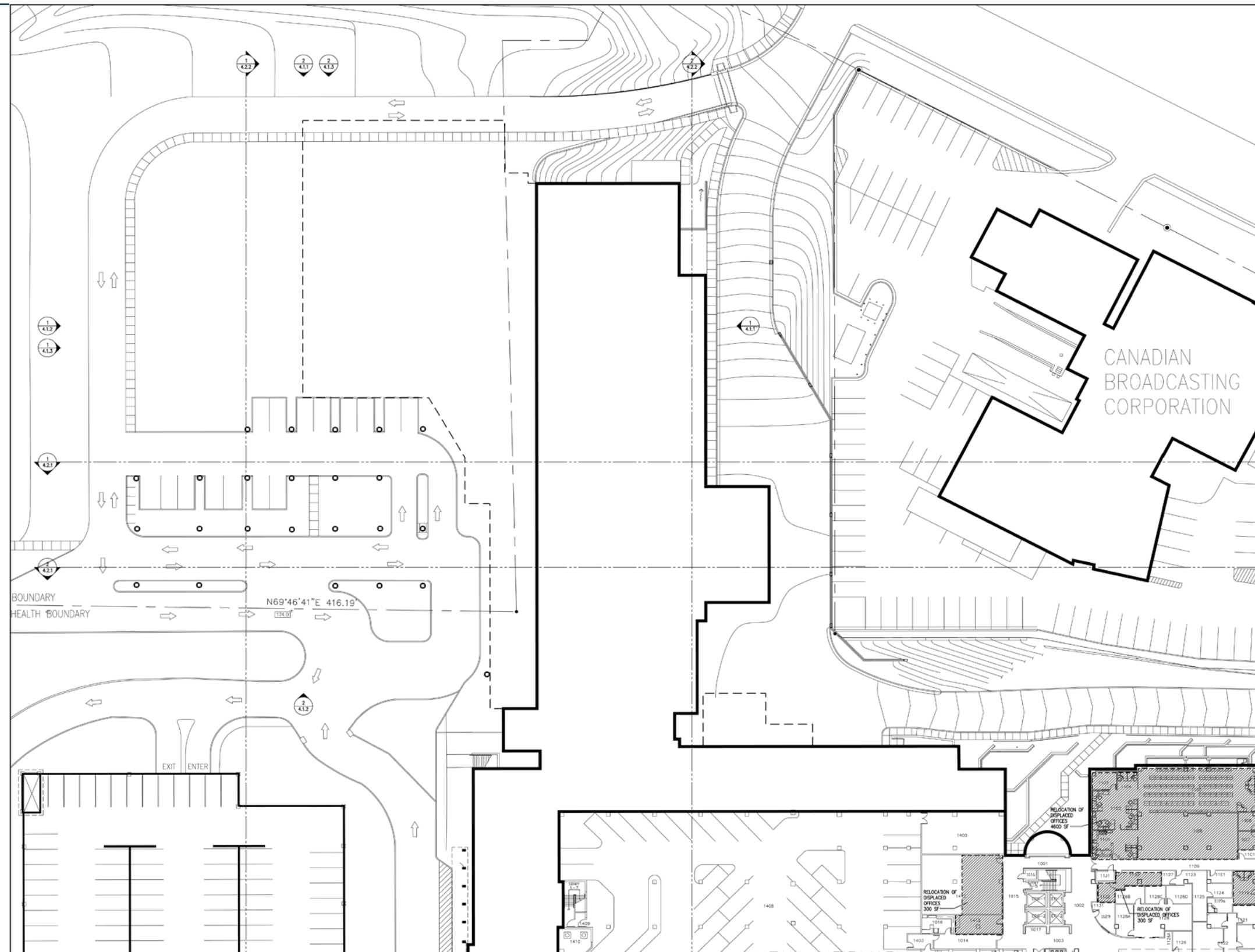
Drawings

See the following pages.



#### LEGEND

Public	General Services/ Support
Ancillary/ Diagnostic Services	Parking
Surgery Circulation	Green Roof
Ambulatory Care	MEP
Patient Room	Existing MEP
Patient Room Circulation	Elevators
Stairs	CSPD
Renovation	



Level 1  
BGSF = 0 SF

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 16 ORS  
Level 1, Plan

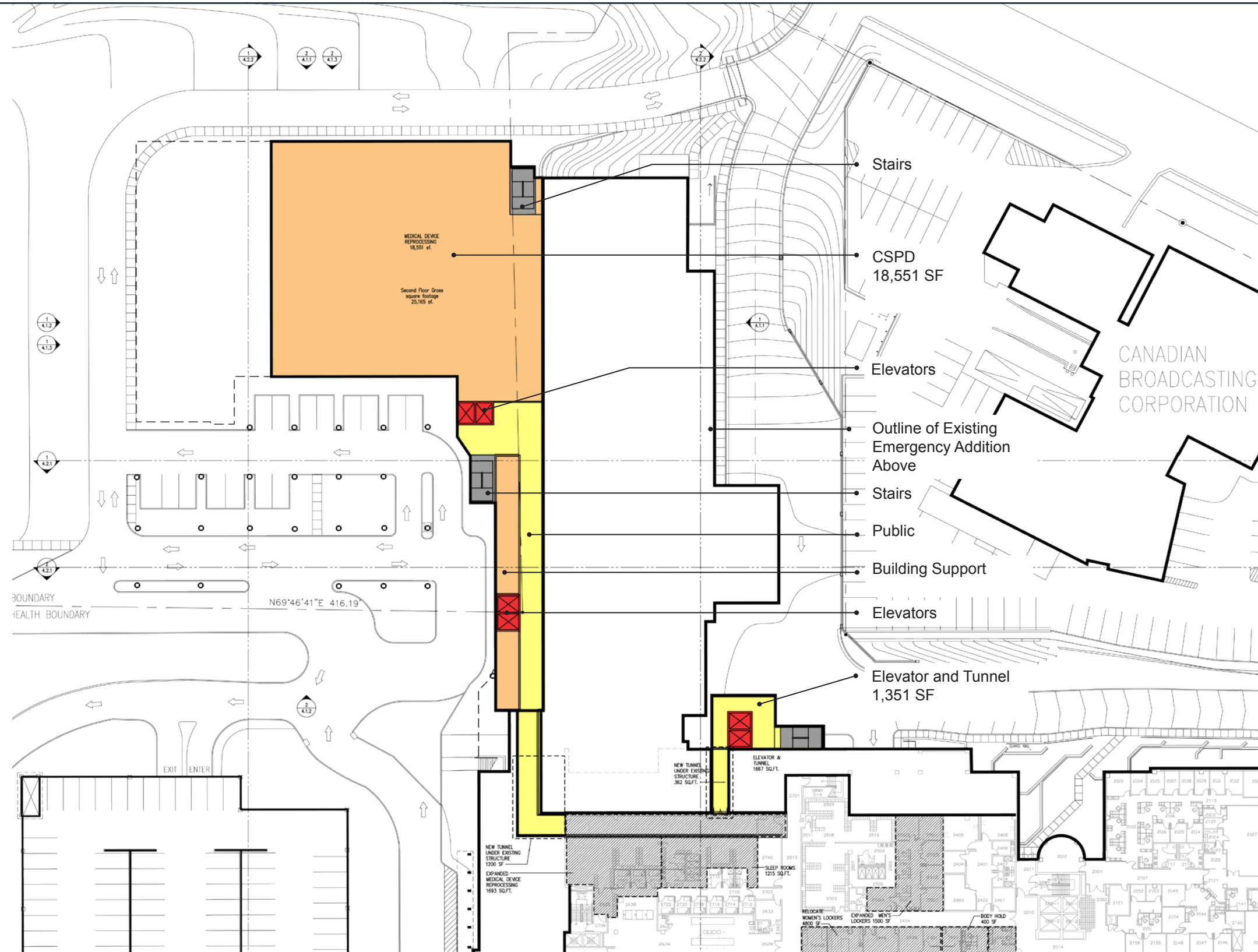
Drawing  
Number

**A.51**

Date: August 16, 2013

Scale: NTS

Drawn: S. Beaton/ A. Bilsbarrow



## LEGEND

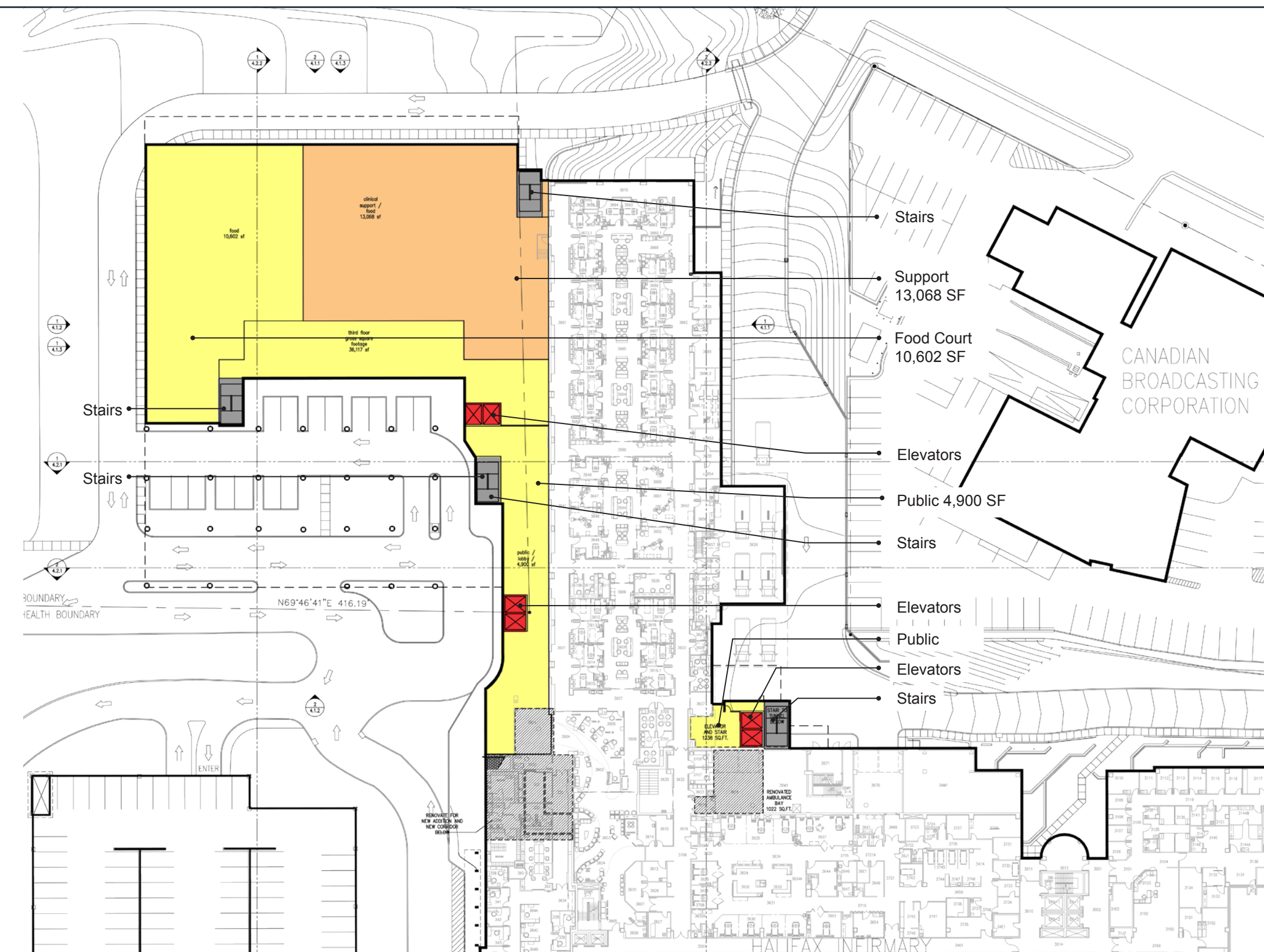
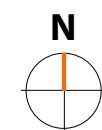
Public	General Services/ Support
Ancillary/ Diagnostic Services	Parking
Surgery Circulation	Green Roof
Ambulatory Care	MEP
Patient Room	Existing MEP
Patient Room Circulation	Elevators
Stairs	CSPD
Renovation	

Level 2  
Floor BGSF = 26,832 SF

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 16 ORs  
Level 2, Plan





LEGEND

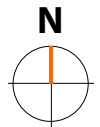
<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> Public	<span style="display:inline-block; width:10px; height:10px; background-color:lightorange; border:1px solid black;"></span> General Services/ Support
<span style="display:inline-block; width:10px; height:10px; background-color:red; border:1px solid black;"></span> Ancillary/ Diagnostic Services	<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> Parking
<span style="display:inline-block; width:10px; height:10px; background-color:pink; border:1px solid black;"></span> Surgery Circulation	<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> Green Roof
<span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> Ambulatory Care	<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> MEP
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> Patient Room	<span style="display:inline-block; width:10px; height:10px; background-color:darkgrey; border:1px solid black;"></span> Existing MEP
<span style="display:inline-block; width:10px; height:10px; background-color:mediumblue; border:1px solid black;"></span> Patient Room Circulation	<span style="display:inline-block; width:10px; height:10px; background-color:red; border:1px solid black;"></span> Elevators
<span style="display:inline-block; width:10px; height:10px; background-color:grey; border:1px solid black;"></span> Stairs	<span style="display:inline-block; width:10px; height:10px; background-color:brown; border:1px solid black;"></span> CSPD
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> Renovation	
















Level 3  
Floor BGSF = 37,355 SF

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 16 ORs  
Level 3, Plan

**DRAFT - FOR INTERNAL REVIEW**



	Public		General Services/ Support
	Ancillary/ Diagnostic Services		Parking
	Surgery Circulation		Green Roof
	Ambulatory Care		MEP
	Patient Room		Existing MEP
	Patient Room Circulation		Elevators
	Stairs		CSPD
	Renovation		

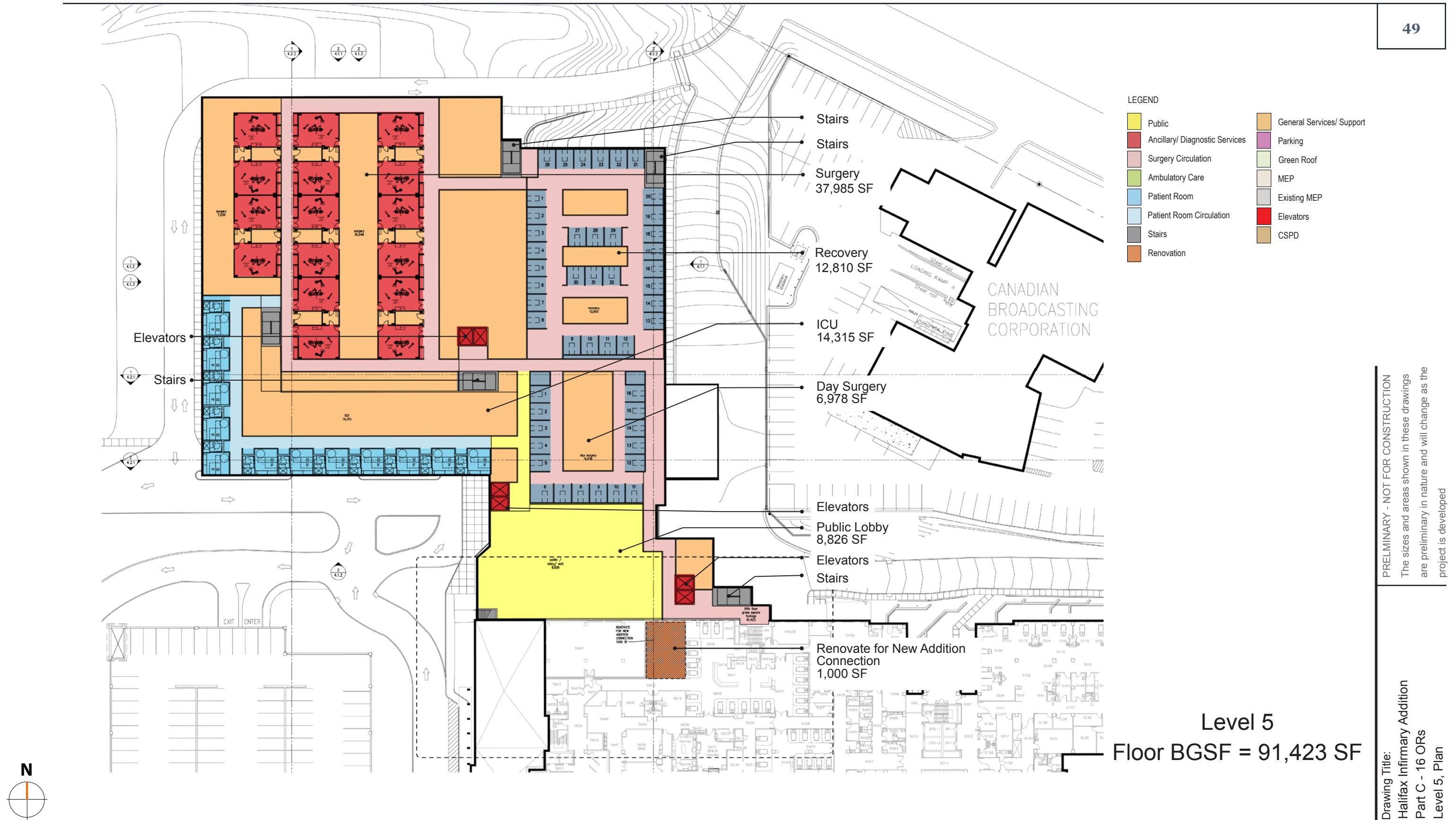
PRELIMINARY - NOT FOR CONSTRUCTION

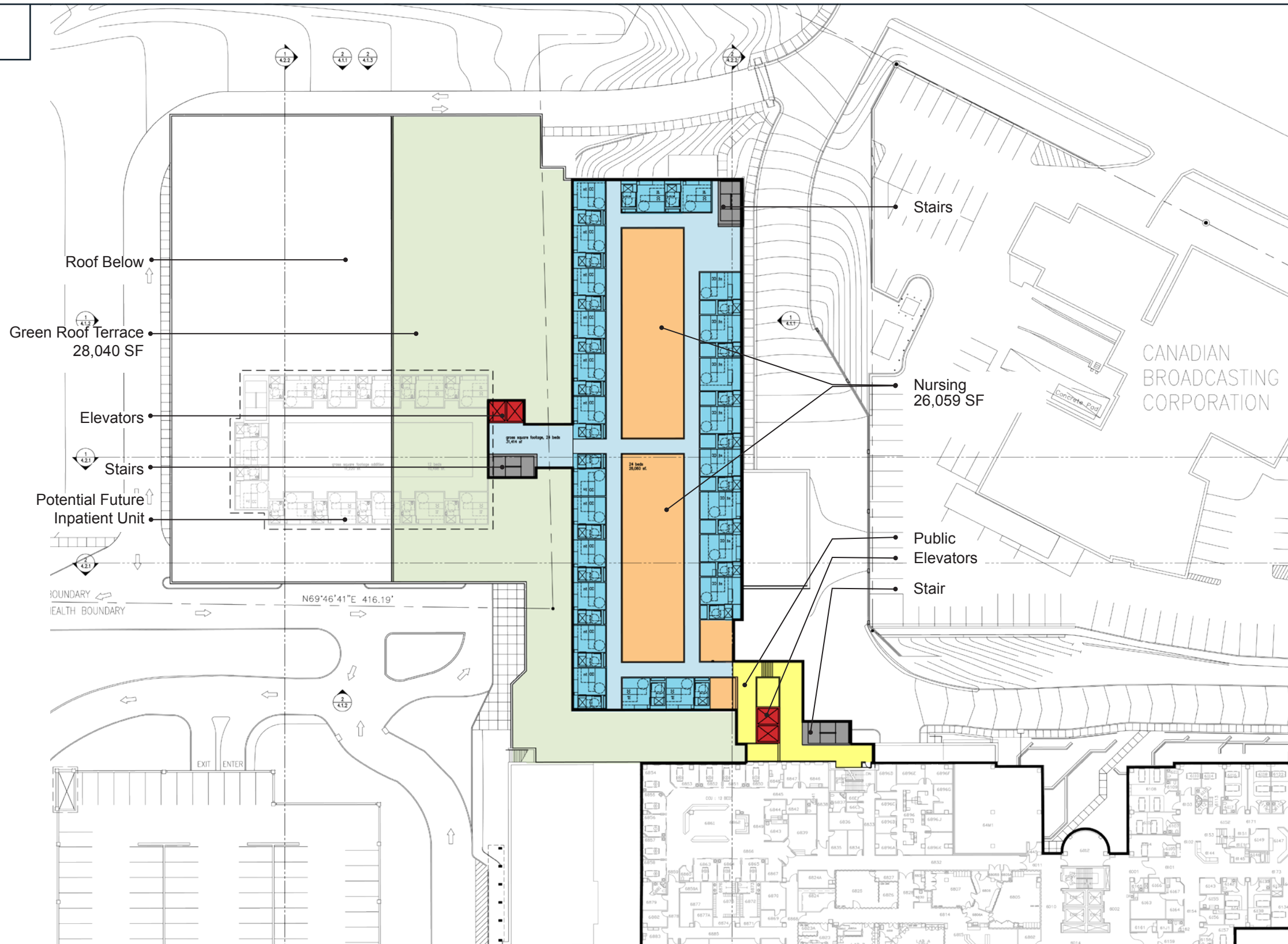
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 16 ORs  
Level 4, Plan

Level 4  
Floor BGSF = 68,086 SF

DRAFT - FOR INTERNAL REVIEW





## LEGEND

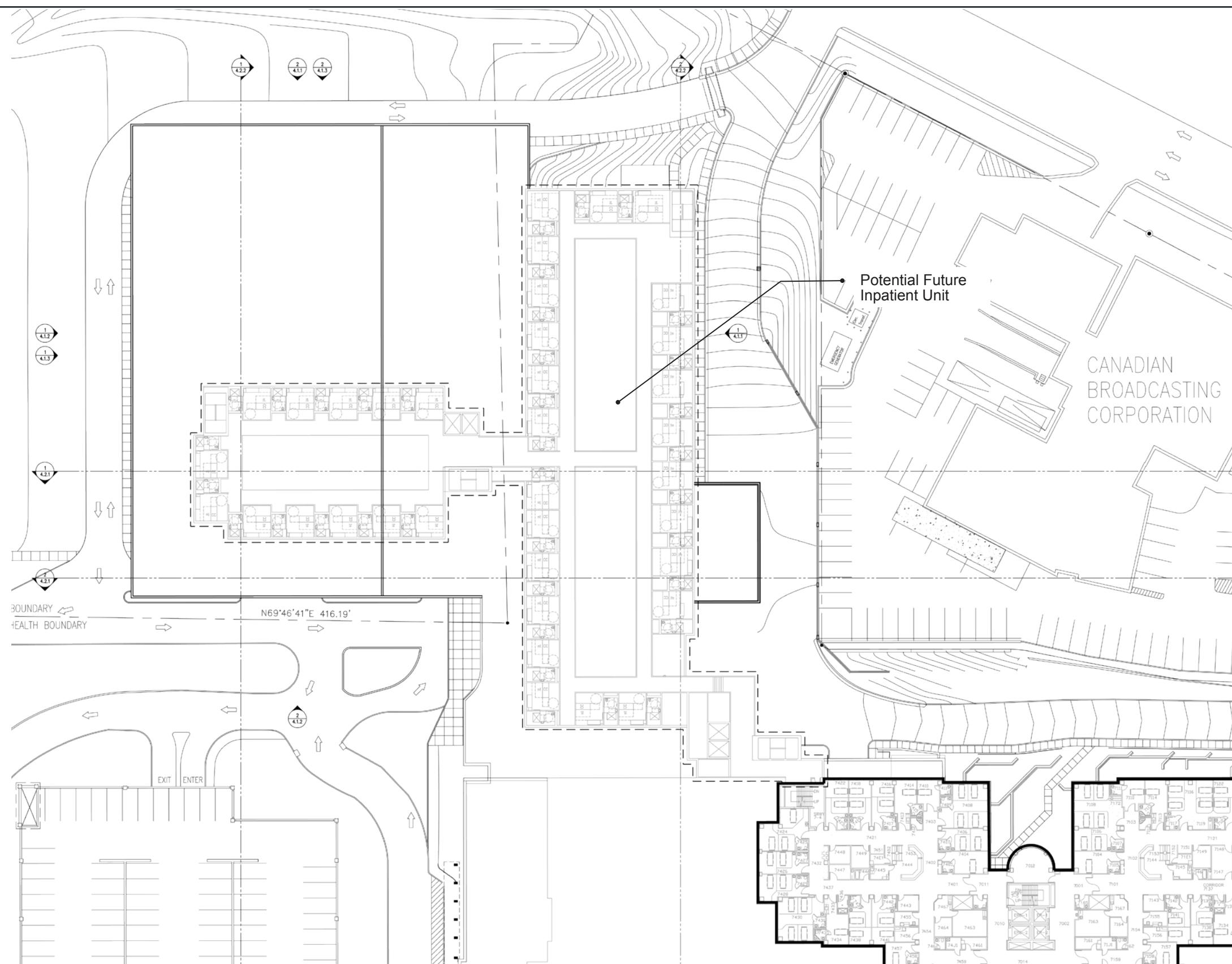
Public	General Services/ Support
Ancillary/ Diagnostic Services	Parking
Surgery Circulation	Green Roof
Ambulatory Care	MEP
Patient Room	Existing MEP
Patient Room Circulation	Elevators
Stairs	CSPD
Renovation	

Level 6  
Floor BGSF = 31,414 SF

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

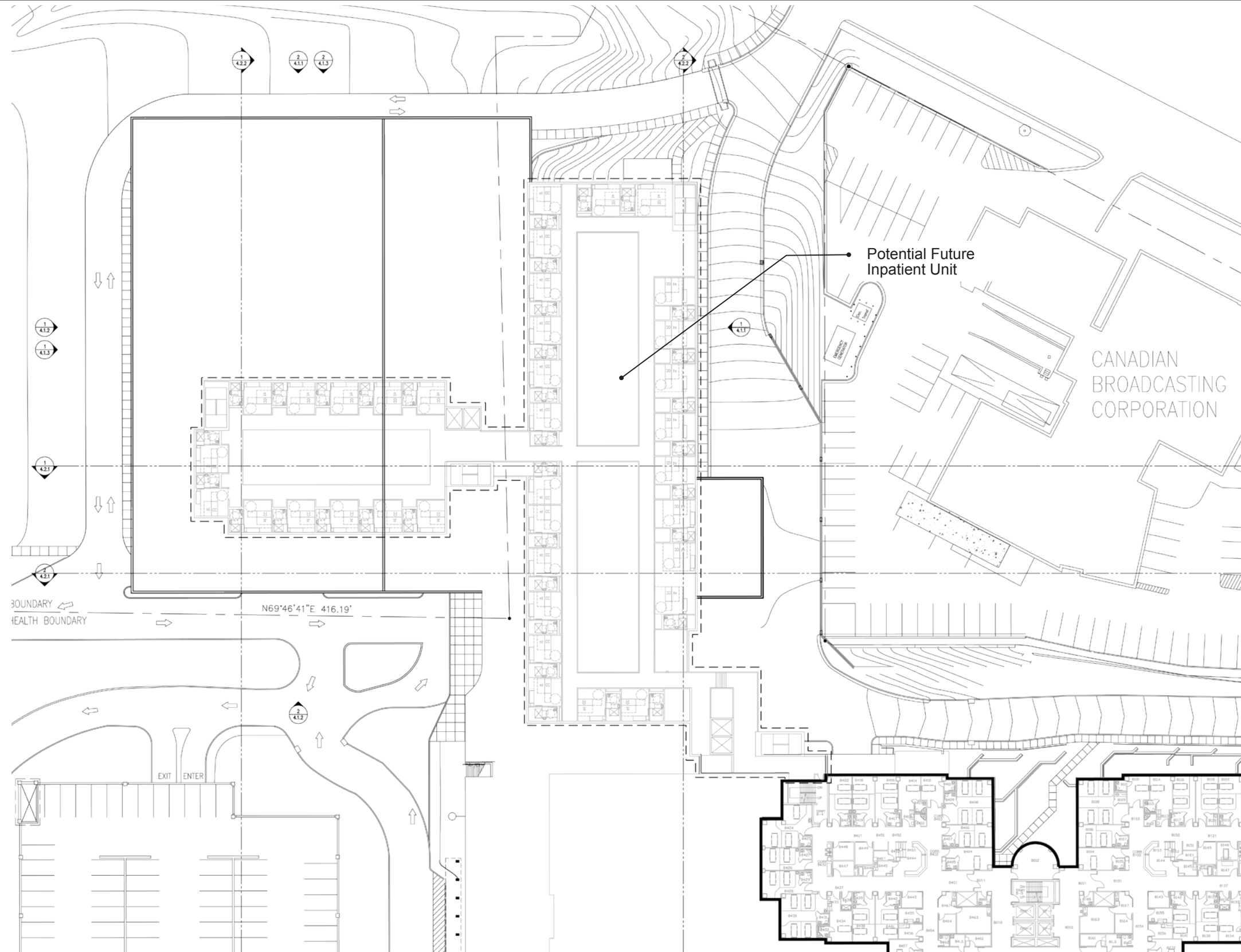
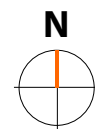
Drawing Title:  
Halifax Infirmary Addition  
Part C - 16 ORs  
Level 6, Plan





PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 16 ORS  
Level 7, Plan



LEGEND

- |  |   |
|--|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Public                             | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> General Services/ Support |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Ancillary/ Diagnostic Services | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Parking                   |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> Surgery Circulation             | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Green Roof            |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Ambulatory Care                | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> MEP                    |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Patient Room                    | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Existing MEP           |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Patient Room Circulation        | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Elevators                    |
| <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Stairs                               | <span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> CSPD                         |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Renovation                         |   |

Level 8  
Level BGSF = 0 SF

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 16 ORS  
Level 8, Plan





CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

Costs

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) HALIFAX INFIRMARY - PART C CONCEPT (16 ORs, 24-BED INPATIENT UNIT)			Type	Reno Level	Aug 2013 Drawing Areas (SF)	\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 10.0%	Phasing for Renovated Work 3.0%	LEED Allowance 2.5%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 23.2%	Healthcare Commissioning 0.5%	Moving Allowance 4.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
																						Const Mid-Point	Yrs	Escalation 3.0%	per annum	
SECOND FLOOR																										
Central Sterile Processing Department (CSPD)	New		18,551	cgsf																						
Elevator & Tunnel Connection	New		1,351	cgsf																						
Building Gross	New		6,930	bgsf																						
Sub-total	New		26,832	bgsf																						
THIRD FLOOR																										
3rd Floor Food Court	Shell		10,602	cgsf																						
Clinical Facility Support	New		13,068	cgsf																						
Public Lobby	New		4,900	cgsf																						
Elevator & Public Connection	New		1,238	cgsf																						
Building Gross	New		7,547	bgsf																						
Sub-total	New		37,355	bgsf																						
FOURTH FLOOR																										
4th Floor MEP Interstitial Space	New		37,912	cgsf																						
New Public Lobby/Retail	Shell		10,114	cgsf																						
Penthouse - Existing	New		6,135	cgsf																						
Elevator & Public Connection	New		1,687	cgsf																						
Building Gross	New		12,238	bgsf																						
Sub-total	New		68,086	bgsf																						
FIFTH FLOOR																										
Operating Room Suite	New		37,985	cgsf																						
Surgical Prep/Recovery	New		12,810	cgsf																						
12-Bed ICU	New		14,315	cgsf																						
Day Surgery	New		6,978	cgsf																						
Public Lobby	New		8,826	cgsf																						
Elevator & Public Connection	New		1,926	cgsf																						
Building Gross	New		8,583	bgsf																						
Sub-total	New		91,423	bgsf																						
SIXTH FLOOR																										
6th Floor Nursing Inpatient Area	New		26,059	cgsf																						
Elevator & Public Connection	New		2,990	cgsf																						
Building Gross	New		2,365	bgsf																						
Sub-total	New		31,414	bgsf																						
New Building Construction					255,110	bgsf																				
FIRST FLOOR																										
Reassignment/Relocation of Displaced Office Space	Reno	1	7,900	dgsf																						
SECOND FLOOR																										
Convert Extg Wms Locker Rm to New Corridor	Reno	2	1,400	dgsf																						
Renovation for Expanded Storage	Reno	1	1,693	dgsf																						
New Corridor under Extg Construction	Reno	4	1,200	dgsf																						
Convert Cafeteria & Servery to Pharmacy	Reno	3	9,200	dgsf																						
Convert Pharmacy to Women's Lockers	Reno	3	4,800	dgsf																						
Expand Men's Lockers into Cardiac Offices	Reno	2	1,500	dgsf																						
Retain/Modify/Expand Pharmacy Offices	Reno	1	3,400	dgsf																						
Convert Offices to Body Holding	Reno	2	400	dgsf																						
Convert Lockers to Sleep Rooms	Reno	2	1,215	dgsf																						
THIRD FLOOR																										
Renovations above Level Two Connection	Reno	4	2,740	dgsf																						
Expand Diagnostic Imaging into Film Holding	Reno	3	6,500	dgsf																						
Renovated Ambulance Bay	Reno	4	1,022	dgsf																						
FOURTH FLOOR																										
Renovate for Connection to New Addition	Reno	3	1,600	dgsf																						
FIFTH FLOOR																										
Renovate Prep for Connection to New Addition	Reno	3	1,000	dgsf																						
SIXTH FLOOR																										
Renovate Food & Nutrition for Expanded Clinical Lab	Reno	3	2,000	dgsf																						
Renovate Heart/ED for Expanded Clinical Lab	Reno	3	400	dgsf																						
Renovated Building Construction					47,970	dgsf																				
Allowance for Site Works					303,080	dgsf																				
Site Work			1	Sum																						
Additional Cost Items / Allowances					1	Sum																				
New Pneumatic Tube System for New Addition - Tie into Existing			7	Stns																						
Demolition of Centennial & Victoria Bldgs - NIC			1	NIC																						
HALIFAX INFIRMARY - PART C CONCEPT (16 ORs, 24-BED INPATIENT UNIT)					303,080	bgsf																				

Program

Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne nonseque idis

HALIFAX INFIRMARY

EXPANSION PROJECT - 16 ORs, 12-BED ICU and 24-Bed Inpatient Unit

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

First Floor
1st Floor Parking
Second Floor
2nd Floor Parking
2nd floor CSPD
Building Services
Elevator Lobbies
Third Floor
3rd Floor Food Court
** Clinical/Facility Support
Public Lobby
Fourth Floor
4th Floor Interstitial MEP space
Fifth Floor
Operating Room Suite
Recovery
Day Surgery
*** Public Waiting / Lobby / Registration
12-bed ICU
Sixth Floor
6th Floor Nursing
Research/Education Space
Seventh Floor
7th Floor Nursing
Research/Education Space
Eight Floor
8th Floor Nursing
Research/Education Space
SUBTOTAL: DGSF

NSF	CIRC	STRUCT	DGSF	DGSF Sub
0				
0	0%	10%	-	
22,256				
0	0%	10%	-	
15,200	10%	10%	18,392	
1,575	10%	10%	1,890	
1,645	10%	10%	1,974	
28,819				
8,632	15%	10%	10,919	
			13,000	
			4,900	
59,674				
54,249	0%	10%	59,674	
79,401				
23,800	40%	10%	36,652	
8,269	40%	10%	12,734	
4,438	40%	10%	6,835	
			8,823	
9,323	40%	10%	14,357	
27,365				
16,698	40%	10%	25,715	
1,100	40%	10%	1,650	
0				
0	40%	10%	-	
			-	
0				
0	40%	10%	-	
			-	
144,929			217,516	

Drawing BGSF		
FLOOR BGSF	Part B	PART C, 16 ORs
0	63,944	0
25,594	65,221	26,832
33,142	33,024	36,117
68,625	59,266	68,086
91,311	93,025	91,423
31,470	54,165	31,414
0	54,165	0
0	54,165	0
250,143	476,975	253,872

BUILDING GROSSING FACTOR*	15%	32,627
---------------------------	-----	--------

TOTAL BUILDING GROSS SQ. FT.	250,143
------------------------------	---------

Note:

- \* Building Grossing Factor includes: stairs, elevators, mechanical shafts, exterior wall and corridors not within specific departments
- \*\* Third Level Clinical/Facility Support includes education, research and support requirements as yet unidentified.
- \*\*\* Public Waiting / Lobby to support all fifth floor functions

DRAFT - FOR INTERNAL REVIEW



HALIFAX INFIRMARY

Department: 1st Floor Parking

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Parking				
1.01	Parking spaces				
1.02	Elevator Lobby				
2.00	Support				
2.01	Storage/Mechanical				
SUBTOTAL					
Circulation Factor (Included in building circulation factor)					
Structure Factor					
TOTAL PROGRAM DGSF REQUIRED:					

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					0
		0	135	0	
		0	1	0	
					0
		0	1	0	
					0
				0%	0
				10%	0
					0

REMARKS

NOTES:

HALIFAX INFIRMARY

Department: 2nd Floor Parking  
Date: August 16, 2013  
STATUS: Part C Submittal  
Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Parking				
1.01	Parking spaces				
1.02	Elevator Lobby				
2.00	Support				
2.01	Storage/Mechanical				
SUBTOTAL					
Circulation Factor (Includes speed ramp , elevators and stairs)					
Structure Factor					
TOTAL PROGRAM DGSF REQUIRED:					

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					0
		0	90	0	
		0	1	0	
					0
		0	1	0	
					0
				0%	0
				10%	0
					0

REMARKS

NOTES:



Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

\_\_\_\_\_

**TOTAL PROGRAM DGSF REQUIRED:**

\_\_\_\_\_

REMARKS

Waste bins, recycle bins, linen bins, hopper/flusher, desk, work table, PPE
Triple sink, tables, sonic cleaners, equipment washers
If carts are to be used
Consider a separate room for scope reprocessing

HALIFAX INFIRMARY

Department: 2nd floor CSPD

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required		PROGRAM						REMARKS
				m <sup>2</sup>	SF	#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL	
					11							

NOTES:

- 1

**General**

**10.7.1.1**

A centralized system provides service to multiple areas within an HCF or to HCF's located external to the MDRD  
Decentralized systems can be located in areas such as:  
(a) endoscopy units  
(b) operating rooms and  
(c) diagnostic imaging
- 2

**Functional Relationships**

**10.7.2.2**

The decontamination receiving area shall be located at one entrance to the service. The dedicated (soiled) elevator for carrying contaminated devices from the OR and/or other HCF areas shall offload into this soiled receiving area
- 3

**Functional Relationships**

**10.7.2.4**

The dedicated (clean) elevator MDRD, if provided, should be located in or near the sterile storage area.
- 4

**Functional Relationships**

**10.7.2.5**

The staff locker room should be readily accessible to the MDRD
- 5

**Recommended size**

**10.2**

Average sizes shown above based on the largest category - 75-88 procedures a day (with 20 OR's that equals 3.75 to 4.4 cases per OR per day)
- 6

Excludes ethylene oxide sterilizers



HALIFAX INFIRMARY

Department: 3rd Floor Food Court

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required		PROGRAM	REMARKS
				m <sup>2</sup>	SF		
					11		
1.00	1,2 Dining					4,760	
1.01	Dining Room Seating					170284,76014,760	
2.00	Cafeteria Servery					1,435	
2.01	Cafeteria, Cooking Area			450	1	450	
2.02	Serving Area, Soda/Ice Room			50	1	50	
2.03	Serving Area, Beverage Counter			150	1	150	
2.04	Serving Area, Salad/Sandwich Bar			250	1	250	
2.05	Serving Area, Deli Station			165	1	165	
2.06	Serving Area, Pizza Service			165	1	165	
2.07	Work Area, Cashier			60	3	180	
2.08	Alcove, Amenities Utensils, Condiments			25	1	25	
3.00	Vending Area					240	
3.01	Alcove, Vending Machines			20	6	120	
3.02	Alcove, Amenities, Counter / Trash			60	2	120	
4.00	Cafeteria Prep					750	
4.01	Storage, Refrigerator, Walk-in			110	2	220	
4.02	Storage, Freezer, Walk-In			40	2	80	
4.03	Storage, Dry Food			150	1	150	
4.04	Storage, Paper Goods			150	1	150	
4.05	Work Area, Foor Prep, Salad			150	1	150	
5.00	Dishwashing					1,060	
5.01	Work Area, Soiled Tray Drop			60	4	240	
5.02	Work Area, Dishwasher, Automatic			200	1	200	
5.03	Storage, Trash Hold			60	4	240	
5.04	Alcove, Cart, Clean Dish Rack			15	12	180	
5.05	Alcove, Cart, Pots/Pans Rack			15	10	150	
5.06	EVS Closet			50	1	50	

HALIFAX INFIRMARY

Department: 3rd Floor Food Court

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
6.00	Support				
6.01	Office				
6.02	Workroom, Cash Count Room				
6.03	Lockers				
6.04	Staff Toilet				
6.05	EVS Closet				
6.06	Elevator Lobby				
SUBTOTAL					
Circulation Factor					
Structure Factor					
TOTAL PROGRAM DGSF REQUIRED:					

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					387
		100	1	100	
		75	1	75	
		2.5	20	50	
		56	2	112	
		50	1	50	
				0	
					8,632
			15%	1,295	
			10%	993	
			1.27		10,919
				As drawn	10,600

REMARKS

- NOTES:
- 1

This program is for a cafeteria and vending space only. Patient food service will be provided from the VMB. Retherm and nourishment rooms are provided within the nursing unit programs
- 2

Subsequent to the program being prepared for a cafeteria, direction was received to cost this space as base-building only in anticipation of retail foodservice fitup. Program left as is for reference if strategy changes in future.



HALIFAX INFIRMARY

Department: 4th Floor Interstitial MEP space

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Existing Mechanical Penthouse				
1.01	Existing Mechanical Penthouse				
2.00	Mechanical /Electrical / Plumbing / Data				
2.01	MEP and Data space, Over existing ED				
4.00	Public Space				
4.08	Public / Lobby / Waiting				
SUBTOTAL					
Circulation Factor					
Structure Factor					
TOTAL PROGRAM DGSF REQUIRED:					

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					6,150
		6,150	1	6,150	
					37,912
		37,912	1	37,912	
					10,187
		10,187	1	10,187	
					54,249
			0%	0	
			10%	5,425	
			1.10		59,674

REMARKS

NOTES:

HALIFAX INFIRMARY

Department: **Operating Room Suite**

Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Operating Rooms				
1.01	General Operating Rooms	9.5.3.1.1	9.5/1	55.00	592
1.02	Special Operating Rooms	9.5.3.1.1	9.5/2	60.00	646
1.03	Scrub Stations	9.5.3.4.4	9.5/5	0.80	9
1.04	Substerile	9.5.3.4.8	11.1/46	1.20	13
1.05	Emergency (flash) sterilization	9.5.3.4.9			
2.00	Clinical Support Space				
2.01	Control Station	9.5.3.4.2	9.5/13	4.60	50
2.02	Frozen section	9.5.3.3.2			
2.03	Medication station /Satellite pharmacy	9.5.3.4.5	11.1/32	9.50	102
2.04	Dispensing style ice machine	9.5.3.4.6			
2.05	Patient holding	9.5.3.4.7			
2.06	1 Sterile Supply Storage	9.5.3.4.10(a)	9.5/10	varies	
2.07	Clean Workroom	9.5.3.4.10			
2.08	Soiled workroom, small	9.5.3.4.11	11.1/40	12.00	129
2.09	Anesthesia workroom	9.5.3.4.12			
2.10	Blood storage	9.5.3.4.13			
2.11	Specimen storage	9.5.3.4.14			
2.12	Equipment storage	9.5.3.4.15		4.65	50
2.13	Reserve Medical Gas Storage	9.5.3.4.15			
2.14	Housekeeping	9.5.3.4.16	11.1/21	7.00	75
2.15	Trash Holding				
2.16	Physician/Image workstation		9.5/14	4.60	50
2.17	Imaging/Equipment alcove		9.5/15	4.60	50
2.18	Satellite Respiratory		9.5/16	4.60	50
2.19	Medical device reprocessing				
2.20	Staff Toilet				
2.21	Clean Elevator	12.2.6.4.3			
2.22	Dirty Elevator	12.2.6.4.3			
2.23	Soiled Cart Holding at Soiled Elevators				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					11,460
		600	12	7,200	
		700	4	2,800	
		8	20	160	
		100	8	800	
		100	5	500	
					7,640
6	50	300	1	300	
		200	1	200	
		200	1	200	
		30	2	60	
		140	2	280	
		190	16	3,040	
		130	2	260	
		130	2	260	
		130	1	130	
		130	1	130	
		50	1	50	
		50	16	800	
				0	
		80	2	160	
		80	1	80	
2	50	100	2	200	
2	50	100	2	200	
2	50	100	2	200	
		600	1	600	
		60	3	180	
		80	1	80	
		80	1	80	
		150	1	150	

REMARKS
Two stations for each OR - may be shared between 2 ORs if adjacent to each entry
May serve more than 1 OR. Warming cabinet, sterile supplies, sink (space is per cart)
May serve more than 1 OR.
Requirement is per workstation
Not required by CSA but may be included- Sized per HI staff survey
Sized per HI staff survey
Req'd with 2 or more OR's. Under visual control of staff
Separate from clean workroom
Fume hood, clinical sink,
Work counter, fume hood, separate storage for clean and soiled
Per CAN/CSA-Z902
Min. sf provided per OR
Enough to finish one day's procedures in accordance w/CSA Z305.12 - stored outside of suite
Per HI staff survey
Requirement is per workstaion - 1220m desk at minimum, 1 per every 4 Ors
As required by functional program
Small area for specialized instruments CAN/CSA-Z317.2 & CAN/CSA-Z314.8



Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

**TOTAL PROGRAM DGSF REQUIRED:**

NOTES:

- 1 Minimum storage:**  
2 case carts per OR  
Supplies  
Flash sterilizer  
anaesthetic supplies  
emergency carts  
blood fridge  
medication dispensing units

*As drawn*      37,985

REMARKS

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Per functional program

### Convenient access to Stage One recovery

Numbers per HI staff survey

*As drawn includes 30,946 sf for 12 OR's + 7,039 sf for 4 OR's*

**HALIFAX INFIRMARY**Department: **Recovery**

Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required m <sup>2</sup>	SF
					11
1.00	Stage One Recovery /PACU	9.5.3.2.2			
1.01	1 Stage One Recovery, Open		9.5/6	9.50	102
1.02	Stage One Recovery, Partial Walls		9.5/7	11.00	118
1.03	2 Stage One Recovery, Private		9.5/8	13.00	140
1.04	3 Stage One Recovery, Isolation		9.5/9	13.00	140
1.05	3 Isolation Anteroom		9.5/9	5.00	54
1.06	3 Isolation, Prep alcove		11.1/15	2.00	22
1.07	Isolation patient toilet				
1.08	Medication station	9.5.3.2.2 (a)(i)	11.1/32	9.50	102
1.09	Waterless Hand Hygiene Stations	9.5.3.2.2 (a)(ii)	11.1/20	NA	
1.10	Nurse Station / Charting	9.5.3.2.2 (a)(iii)	11.1/3	4.60	50
1.11	Soiled workroom, small		11.1/40	12.00	129
1.12	Clinical Sink	9.5.3.2.2 (a)(iv)			
1.13	Provisions for Bedpan Cleaning	9.5.3.2.2 (a)(v)			
1.14	Storage for stretchers, supplies, equip	9.5.3.2.2 (a)(vi)			
1.15	PACS workstation	9.5.3.2.2 (a)(vii)			
1.16	Hand Hygiene sinks	9.5.3.2.2 (d)(ii)	11.1/19	1.00	11
1.17	Staff toilet	9.5.3.2.2 (e)			
1.18	Isolation room (per ICRA)	9.5.3.2.2 (e/f)			
1.19	Crash cart				
1.20	Housekeeping		11.1/21	7.00	75
2.00	Stage Two Recovery	9.5.3.2.3			
2.01	Stage Two Recovery	9.5.3.2.3c	9.5/11	7.50	81
2.02	Stage Two Chair, Open/Curtained		9.5/11	9.50	102
2.03	Stage Two Stretcher, Open/Curtained		9.5/11	11.00	118
2.04	2 Stage Two, Three walls/private		9.5/11	13.00	140
2.05	Medication Station	9.5.3.2.3 (d)(i)	11.1/32	9.50	102
2.06	Waterless Hand Hygiene Station	9.5.3.2.3 (d)(ii)	11.1/20	NA	
2.07	Nurse Station with Charting	9.5.3.2.3 (d)(iii)	11.1/3	4.60	50
2.08	Soiled Workroom, small		11.1/40	12.00	129
2.09	Clinical Sink	9.5.3.2.3 (d)(iv)			
2.10	Provision for Bedpan Cleaning	9.5.3.2.3 (d)(v)			
2.11	Trash Hold				
2.12	Storage for Supplies and equipment	9.5.3.2.3 (d)(vi)			
2.13	Hand Hygiene Sinks	9.5.3.2.3 (e)	11.1/19	1.00	11
2.14	Staff Toilet	9.5.3.2.3 (f)			
2.15	Patient Toilet	9.5.3.2.3 (g)	11.1/25	5.60	60
2.16	Isolation Room (per ICRA)	9.5.3.2.3 (h/i)			
2.17	Nourishment Alcove		11.1/33	3.00	32
3.00	Non-Clinical Support				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					7,092
		110		0	
		130	22	2,860	
		160	0	0	
		160	2	320	
		60	2	120	
		25	2	50	
		50	2	100	
		120	2	240	
				0	
4	50	200	3	600	
		130	2	260	
				0	
				0	
		120	3	360	
2	50	100	2	200	
		12	6	72	
		60	3	180	
				0	
		25	2	50	
		80	2	160	
					1,897
		90		0	
		110		0	
		120		0	
		140	8	1,120	
		120	1	120	
				0	
3	50	150	1	150	
		130	1	130	
				0	
				0	
		80	1	80	
		120	1	120	
		11	2	22	
		60	1	60	
		60	1	60	
				0	
		35	1	35	
					440

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DRAFT - FOR INTERNAL REVIEW



HALIFAX INFIRMARY

Department: Recovery

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
3.01	Break Room				
3.02	Team Rooms				
4.00	Administration				
4.01	Office, desk, no meeting space	11.1/34	9.00	97	
4.04	Office, desk, two chairs	11.1/34	10.00	108	
4.05	Office, desk, small meeting area	11.1/34	11.00	118	
4.06	Office, desk, four-chair meeting space	11.1/34	14.00	151	
SUBTOTAL					
Circulation Factor					
Structure Factor					
TOTAL PROGRAM DGSF REQUIRED:					

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
	1	220	1	220	
		220	1	220	
					360
					0
					0
		120	3	360	
					0
					8,269
			40%	3,308	
			10%	1,158	
			1.54		12,734
			As drawn		12,660

REMARKS

NOTES:

1 Bed Clearances:

7.5.2.5

Inpatient beds:

0.0394

Non transfer side (wall)	1000 mm	40 inches	3'- 4
At foot of bed	1200 mm	48 inches	4'- 0
between beds (in rms w/more than 1)	1200 mm	48 inches	4'- 0
between centerlines	1800 mm	71 inches	5'- 11

Critical Care Beds

Non transfer side (wall)	1200 mm	48 inches	4'- 0
At foot of bed	1500 mm	60 inches	5'- 0
between beds (in rms w/more than 1)	1800 mm	71 inches	5'- 11
between centerlines	2400 mm	95 inches	7'- 11

Bed Size

Width (normal) - 7.5, Note 2	1000 mm	40 inches	3'- 4
Width (bariatric) - 7.5, Note 2	1200 mm	48 inches	4'- 0
Length	2400 mm	95 inches	7'- 11

2 Patient treatment places

4.5.4

All patient treatment places, whether intended for inpatient or outpatient use, shall be single occupancy unless the functional program demonstrates the necessity of multi-patient arrangement.

Single occupancy means that patients have a spatial separation and a physical barrier between them sufficient to provide privacy, protection from the spread of infection and adequate area to support clinical funtions.

3 Airborne Isolation Room

7.5.5.1

Class A HCF's shall provide at least one airborne isolation room (AIR) for each of the following services or areas:  
(d) endoscopy

Room Sizes

Length:

Bed	71
Clearance	60
	131
	13'

HALIFAX INFIRMARY

Department: 12-bed ICU

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Patient Rooms				
1.01	2 Inpatient bedroom	8.1.4	8.2/3	23.20	250
1.02	Inpatient bedroom - vestibule	8.1.4	8.1/1	5.00	54
1.03	Inpatient bedroom - supply alcove	8.1.4	8.1/1	1.40	15
1.04	Inpatient bedroom - washroom	8.1.4	8.1/1	5.60	60
1.05	PPE equipment alcove	8.2.3.3			
1.06	Inpatient bedroom, AIR		8.2/3	25.00	269
1.07	Inpatient bedroom, AIR, anteroom		8.2/3	7.50	81
1.08	Inpatient bedroom, AIR, supply alcove		8.2/3	1.00	11
1.09	Inpatient bedroom, AIR, washroom		8.2/3	5.60	60
1.10	Dictation/Review Station		11.1/12	1.40	15
2.00	Clinical Support				
2.01	Reception/control desk		8.2/1	4.60	50
2.02	Staff Work Area (nursing station)		8.2/2	4.60	50
2.03	Pneumatic Tube Station				
2.04	Point-of-care testing/Phlebotomy				
2.05	Family consult rooms	8.2.2.9	11.1/14	13.00	140
2.06	Crash Cart Alcove	8.2.2.10			
2.07	Equipment storage, small	8.2.3.6	11.1/9	12.00	129
2.08	Medication		11.1/31	9.50	102
2.09	Nourishment		11.1/33	10.00	108
2.10	Food Service Center				
2.11	Clean Linen				
2.12	Clean Workroom		11.1/8	11.00	118
2.13	Soiled Workroom		11.1/40	12.00	129
2.14	Soiled Dietary Cart Storage				
2.15	Housekeeping		11.1/21	7.00	75
2.16	Stretcher/Wheelchair storage				
2.17	Family lounge	8.2.2.8			
2.18	RT cleaning/testing	8.2.3.5			
2.19	RT storage	8.2.3.5			
2.20	Mobility Aid Storage				
2.21	Rehab Medicine treatment				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					5,075
		250	10	2,500	
		55	10	550	
		15	10	150	
		60	10	600	
		5	10	50	
		270	2	540	
		80	2	160	
		15	2	30	
		60	2	120	
		15	25	375	
					2,484
2	50	100	1	100	
8	50	400	1	400	
		25	1	25	
		120	1	120	
		140	1	140	
		25	1	25	
		130	1	130	
		130	1	130	
		100	1	100	
		244	1	244	
		35	1	35	
		130	1	130	
		130	1	130	
		35	1	35	
		80	1	80	
		120	1	120	
10	28	280	1	280	
		130	1	130	
		130	1	130	
		120	0	0	
		400	0	0	

REMARKS
Adjacent to each inpatient room entrance
Sized for three piece washroom
Per HI staff survey
Per HI staff survey
Scooter access
Per HI staff survey
Per HI staff survey
Per HI staff survey



Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

67

PROGRAM	#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
						1,324
			168	1	168	
			100	1	100	
			168	1	168	
			60	1	60	
			220	1	220	
			120	1	120	
			120	0	0	
			120	1	120	
			140	0	0	
			168	1	168	
			120	1	120	
			80	1	80	
						440
			150	1	150	
			60	1	60	
			80	1	80	
			150	1	150	
						9,323
				40%	3,729	
				10%	1,305	
				1.54		14,357
				As drawn		14,315

REMARKS

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

NOTES:

- |          |                                   |                |
|----------|-----------------------------------|----------------|
| <b>1</b> | <b>Conference / teaching room</b> | <b>8.2.2.4</b> |
|----------|-----------------------------------|----------------|

*NOTE: A mock-up ICU set-up should be considered for research or teaching.*

- ## 2 Patient treatment places 4.5.4

All patient treatment places, whether intended for inpatient or outpatient use, shall be single occupancy unless the functional program demonstrates the necessity of multi-patient arrangement.

*Single occupancy means that patients have a spatial separation and a physical barrier between them sufficient to provide privacy, protection from the spread of infection and adequate area to support clinical functions.*

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## Version 3

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
20	30	600	0	0	
3	50	150	0	0	
		60	0	0	
		35	0	0	
					3,900
				0	
		140	2	280	
				0	
				0	
				0	
				0	
				0	
		90	8	720	
		140	8	1,120	
20	8	160	1	160	
		60	3	180	
		60	3	180	
				0	
		120	1	120	
		80	2	160	
				0	
		35	2	70	
				0	
4	50	200	1	200	
		11	3	33	
				130	
		130	1	130	
		130	1	130	
		130	1	130	
		80	1	80	
		60	1	60	
		25	1	25	

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Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

SUBTOTAL  
Circulation Factor  
Structure Factor  
**TOTAL PROGRAM DGSF REQUIRED:**

REMARKS

NOTES:

## 1 Patient treatment places

#### 4.5.4

All patient treatment places, whether intended for inpatient or outpatient use, shall be single occupancy unless the functional program demonstrates the necessity of multi-patient arrangement.

*Single occupancy means that patients have a spatial separation and a physical barrier between them sufficient to provide privacy, protection from the spread of infection and adequate area to support clinical functions.*

## 2 Waiting area clearances

### 7.5.2.7

Waiting rooms and holding areas where multiple patients occupy the same room, shall comply with the following precautions and minimum distances for separation:

a: Unscreened patients - minimum of 1000mm or physical barrier (e.g., pod design)

b: screened patients -(i.e. symptoms have been assessed through triage or self-screening) distance between chairs may be less than 1000mm, depending on facility type, patient population and degree of risk

c: symptomatic patients (e.g., coughing) - minimum distance of 2000 mm or physical barrier.

### 3 Accommodations of bariatric persons

### 7.8.8.1.2

Door widths in lounges and waiting areas shall be a minimum of 1220mm wide.

HALIFAX INFIRMARY

Department: 6th Floor Nursing

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Patient Rooms				
1.01	2 Inpatient bedroom	8.1.4	8.2/3	23.20	250
1.02	Inpatient bedroom - vestibule	8.1.4	8.1/1	5.00	54
1.03	Inpatient bedroom - supply alcove	8.1.4	8.1/1	1.40	15
1.04	Inpatient bedroom - washroom	8.1.4	8.1/1	5.60	60
1.05	PPE equipment alcove	8.2.3.3			
1.06	Inpatient bedroom, AIR		8.2/3	25.00	269
1.07	Inpatient bedroom, AIR, anteroom		8.2/3	7.50	81
1.08	Inpatient bedroom, AIR, supply alcove		8.2/3	1.00	11
1.09	Inpatient bedroom, AIR, washroom		8.2/3	5.60	60
1.10	Dictation/Review Station		11.1/12	1.40	15
2.00	Clinical Support				
2.01	Reception/control desk		8.2/1	4.60	50
2.02	Staff Work Area (nursing station)		8.2/2	4.60	50
2.03	Pneumatic Tube Station				
2.04	Point-of-care testing/Phlebotomy				
2.05	Family consult rooms	8.2.2.9	11.1/14	13.00	140
2.06	Crash Cart Alcove	8.2.2.10			
2.07	Equipment storage, small	8.2.3.6	11.1/9	12.00	129
2.08	Medication		11.1/31	9.50	102
2.09	Nourishment		11.1/33	10.00	108
2.10	Food Service Center				
2.11	Clean Linen				
2.12	Clean Workroom		11.1/8	11.00	118
2.13	Soiled Workroom		11.1/40	12.00	129
2.14	Soiled Dietary Cart Storage				
2.15	Housekeeping		11.1/21	7.00	75
2.16	Stretcher/Wheelchair storage				
2.17	Family lounge	8.2.2.8			
2.18	RT cleaning/testing	8.2.3.5			
2.19	RT storage	8.2.3.5			
2.20	Mobility Aid Storage				
2.21	Rehab Medicine treatment				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					9,680
		250	22	5,500	
		55	22	1,210	
		15	22	330	
		60	22	1,320	
		5	22	110	
		270	2	540	
		80	2	160	
		15	2	30	
		60	2	120	
		15	24	360	
					4,334
1	50	50	2	100	
8	50	400	2	800	
		25	2	50	
		120	2	240	
		140	2	280	
		25	2	50	
		130	2	260	
		130	2	260	
		130	2	260	
		244	1	244	
		35	4	140	
		130	2	260	
		130	2	260	
		35	2	70	
		80	2	160	
		120	2	240	
10	28	280	1	280	
		130	1	130	
		130	1	130	
		120	1	120	
		400	0	0	

REMARKS

Sized for critical care

Adjacent to each inpatient room entrance

Sized for three piece washroom

Per HI staff survey

Per HI staff survey

Scooter access

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey



Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					2,184
		168	1	168	
		100	1	100	
		168	2	336	
		60	2	120	
		220	1	220	
		120	2	240	
		120	1	120	
		120	1	120	
		140	1	140	
		220	1	220	
		120	2	240	
		80	2	160	
					500
		150	1	150	
		60	2	120	
		80	1	80	
		150	1	150	
					16,698
			40%	6,679	
			10%	2,338	
			1.54		25,715
As drawn					26,060

[illegible]

NOTES:

- |          |                                   |                |
|----------|-----------------------------------|----------------|
| <b>1</b> | <b>Conference / teaching room</b> | <b>8.2.2.4</b> |
|----------|-----------------------------------|----------------|

*NOTE: A mock-up ICU set-up should be considered for research or teaching.*

- ## 2 Patient treatment places 4.5.4

All patient treatment places, whether intended for inpatient or outpatient use, shall be single occupancy unless the functional program demonstrates the necessity of multi-patient arrangement.

*Single occupancy means that patients have a spatial separation and a physical barrier between them sufficient to provide privacy, protection from the spread of infection and adequate area to support clinical functions.*

DRAFT - FOR INTERNAL REVIEW

HALIFAX INFIRMARY

Department: 7th Floor Nursing

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Patient Rooms				
1.01	Inpatient bedroom	8.1.4	8.2/3	23.20	250
1.02	Inpatient bedroom - vestibule	8.1.4	8.1/1	5.00	54
1.03	Inpatient bedroom - supply alcove	8.1.4	8.1/1	1.40	15
1.04	Inpatient bedroom - washroom	8.1.4	8.1/1	5.60	60
1.05	PPE equipment alcove	8.2.3.3			
1.06	Inpatient bedroom, AIR		8.2/3	25.00	269
1.07	Inpatient bedroom, AIR, anteroom		8.2/3	7.50	81
1.08	Inpatient bedroom, AIR, supply alcove		8.2/3	1.00	11
1.09	Inpatient bedroom, AIR, washroom		8.2/3	5.60	60
1.10	Dictation/Review Station		11.1/12	1.40	15
2.00	Clinical Support				
2.01	Reception/control desk		8.2/1	4.60	50
2.02	Staff Work Area (nursing station)		8.2/2	4.60	50
2.03	Pneumatic Tube Station				
2.04	Point-of-care testing/Phlebotomy				
2.05	Family consult rooms	8.2.2.9	11.1/14	13.00	140
2.06	Crash Cart Alcove	8.2.2.10			
2.07	Equipment storage, small	8.2.3.6	11.1/9	12.00	129
2.08	Medication		11.1/31	9.50	102
2.09	Nourishment		11.1/33	10.00	108
2.10	Food Service Center				
2.11	Clean Linen				
2.12	Clean Workroom		11.1/8	11.00	118
2.13	Soiled Workroom		11.1/40	12.00	129
2.14	Soiled Dietary Cart Storage				
2.15	Housekeeping		11.1/21	7.00	75
2.16	Stretcher/Wheelchair storage				
2.17	Family lounge	8.2.2.8			
2.18	RT cleaning/testing	8.2.3.5			
2.19	RT storage	8.2.3.5			
2.20	Mobility Aid Storage				
2.21	Rehab Medicine treatment				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					0
		250	0	0	
		55	0	0	
		15	0	0	
		60	0	0	
		5	0	0	
		270	0	0	
		80	0	0	
		15	0	0	
		60	0	0	
		15	0	0	
					0
2	50	100	0	0	
8	50	400	0	0	
		25	0	0	
		120	0	0	
		140	0	0	
		25	0	0	
		130	0	0	
		130	0	0	
		130	0	0	
		244	0	0	
		35	0	0	
		130	0	0	
		130	0	0	
		35	0	0	
		80	0	0	
		120	0	0	
10	28	280	0	0	
		130	0	0	
		130	0	0	
		120	0	0	
		400	0	0	

REMARKS
Adjacent to each inpatient room entrance
Sized for three piece washroom
Per HI staff survey
Per HI staff survey
Scooter access
Per HI staff survey
Per HI staff survey
Per HI staff survey



Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

## Innovative Care Flexible Facilities Part C Report, 23 August 2013

3

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
		168	0	0	
		100	0	0	
		168	0	0	
		60	0	0	
		220	0	0	
		120	0	0	
		120	0	0	
		120	0	0	
		140	0	0	
		220	0	0	
		120	0	0	
		80	0	0	
		150	0	0	
		60	0	0	
		80	0	0	
		150	0	0	
			40%	0	
			10%	0	
			#DIV/0!		

REMARKS

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

0

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0

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0

#DIV/0!

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**0**

NOTES:

- |          |                                   |                |
|----------|-----------------------------------|----------------|
| <b>1</b> | <b>Conference / teaching room</b> | <b>8.2.2.4</b> |
|----------|-----------------------------------|----------------|

NOTE: A mock-up ICU set-up should be considered for research or teaching.

- ## 2 Patient treatment places 4.5.4

All patient treatment places, whether intended for inpatient or outpatient use, shall be single occupancy unless the functional program demonstrates the necessity of multi-patient arrangement.

*Single occupancy means that patients have a spatial separation and a physical barrier between them sufficient to provide privacy, protection from the spread of infection and adequate area to support clinical functions.*

DRAFT - FOR INTERNAL REVIEW

HALIFAX INFIRMARY

Department: 8th Floor Nursing

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Patient Rooms				
1.01	Inpatient bedroom	8.1.4	8.2/3	23.20	250
1.02	Inpatient bedroom - vestibule	8.1.4	8.1/1	5.00	54
1.03	Inpatient bedroom - supply alcove	8.1.4	8.1/1	1.40	15
1.04	Inpatient bedroom - washroom	8.1.4	8.1/1	5.60	60
1.05	PPE equipment alcove	8.2.3.3			
1.06	Inpatient bedroom, AIR		8.2/3	25.00	269
1.07	Inpatient bedroom, AIR, anteroom		8.2/3	7.50	81
1.08	Inpatient bedroom, AIR, supply alcove		8.2/3	1.00	11
1.09	Inpatient bedroom, AIR, washroom		8.2/3	5.60	60
1.10	Dictation/Review Station		11.1/12	1.40	15
2.00	Clinical Support				
2.01	Reception/control desk		8.2/1	4.60	50
2.02	Staff Work Area (nursing station)		8.2/2	4.60	50
2.03	Pneumatic Tube Station				
2.04	Point-of-care testing/Phlebotomy				
2.05	Family consult rooms	8.2.2.9	11.1/14	13.00	140
2.06	Crash Cart Alcove	8.2.2.10			
2.07	Equipment storage, small	8.2.3.6	11.1/9	12.00	129
2.08	Medication		11.1/31	9.50	102
2.09	Nourishment		11.1/33	10.00	108
2.10	Food Service Center				
2.11	Clean Linen				
2.12	Clean Workroom		11.1/8	11.00	118
2.13	Soiled Workroom		11.1/40	12.00	129
2.14	Soiled Dietary Cart Storage				
2.15	Housekeeping		11.1/21	7.00	75
2.16	Stretcher/Wheelchair storage				
2.17	Family lounge	8.2.2.8			
2.18	RT cleaning/testing	8.2.3.5			
2.19	RT storage	8.2.3.5			
2.20	Mobility Aid Storage				
2.21	Rehab Medicine treatment				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					0
		250	0	0	
		55	0	0	
		15	0	0	
		60	0	0	
		5	0	0	
		270	0	0	
		80	0	0	
		15	0	0	
		60	0	0	
		15	0	0	
					0
2	50	100	0	0	
8	50	400	0	0	
		25	0	0	
		120	0	0	
		140	0	0	
		25	0	0	
		130	0	0	
		130	0	0	
		130	0	0	
		244	0	0	
		35	0	0	
		130	0	0	
		130	0	0	
		35	0	0	
		80	0	0	
		120	0	0	
10	28	280	0	0	
		130	0	0	
		130	0	0	
		120	0	0	
		400	0	0	

REMARKS
Adjacent to each inpatient room entrance
Sized for three piece washroom
Per HI staff survey
Per HI staff survey
Scooter access
Per HI staff survey
Per HI staff survey
Per HI staff survey



Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
		168	0	0	0
		100	0	0	
		168	0	0	
		60	0	0	
		220	0	0	
		120	0	0	
		120	0	0	
		120	0	0	
		140	0	0	
		220	0	0	
		120	0	0	
		80	0	0	
		150	0	0	0
		60	0	0	
		80	0	0	
		150	0	0	
			40%	0	0
			10%	0	
			#DIV/0!		0

REMARKS

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

Per HI staff survey

C

40%	0
-----	---

10%	0
-----	---

#DIV/0! 0

NOTES:

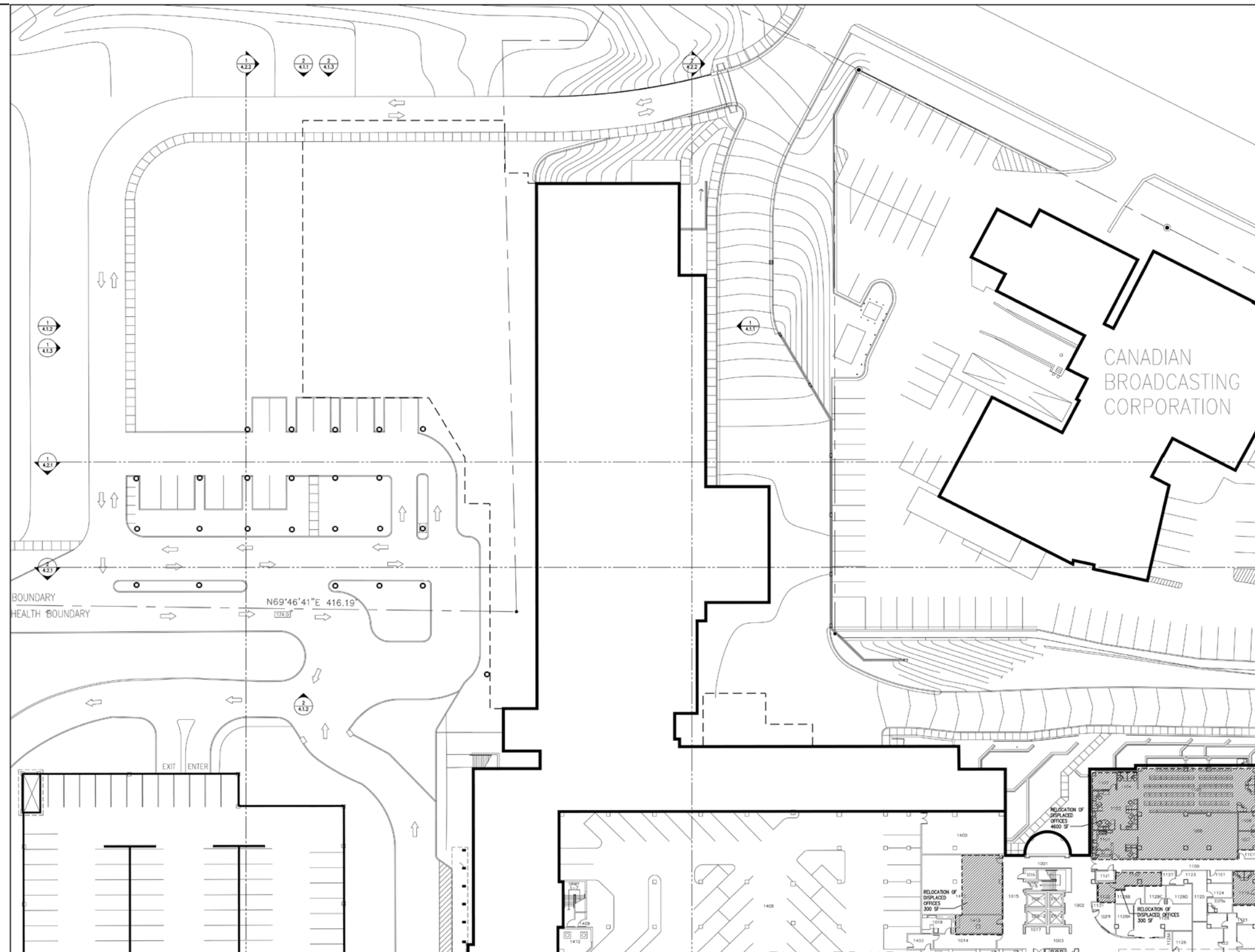
- 1 Conference / teaching room** **8.2.2.4**

*NOTE: A mock-up ICU set-up should be considered for research or teaching.*

- ## 2 Patient treatment places 4.5.4

All patient treatment places, whether intended for inpatient or outpatient use, shall be single occupancy unless the functional program demonstrates the necessity of multi-patient arrangement.

*Single occupancy means that patients have a spatial separation and a physical barrier between them sufficient to provide privacy, protection from the spread of infection and adequate area to support clinical functions.*



## LEGEND

Public	General Services/ Support
Ancillary/ Diagnostic Services	Parking
Surgery Circulation	Green Roof
Ambulatory Care	MEP
Patient Room	Existing MEP
Patient Room Circulation	Elevators
Stairs	CSPD
Renovation	

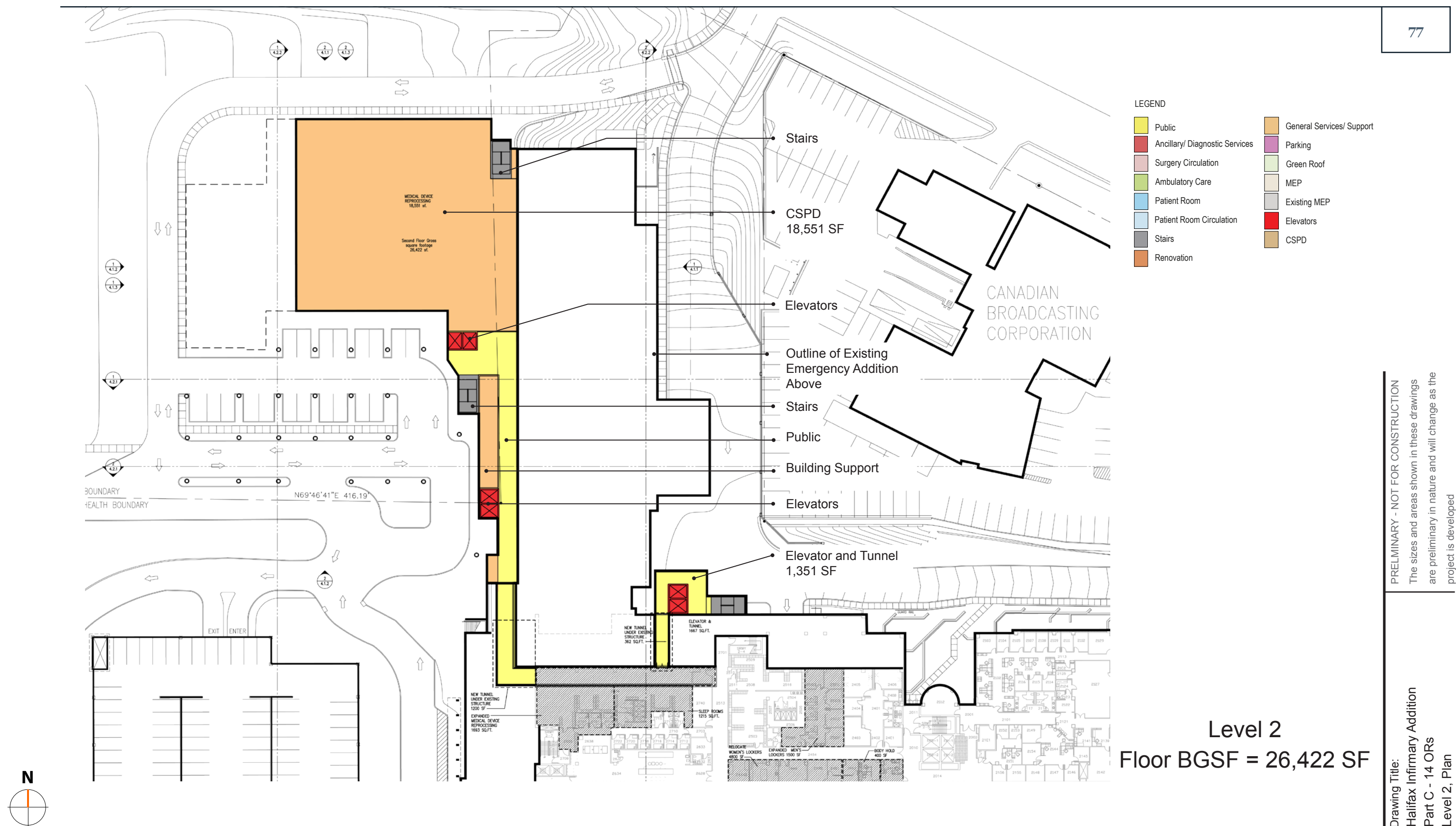
CANADIAN  
BROADCASTING  
CORPORATIONLevel 1  
BGSF = 0 SF

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 14 ORS  
Level 1, Plan

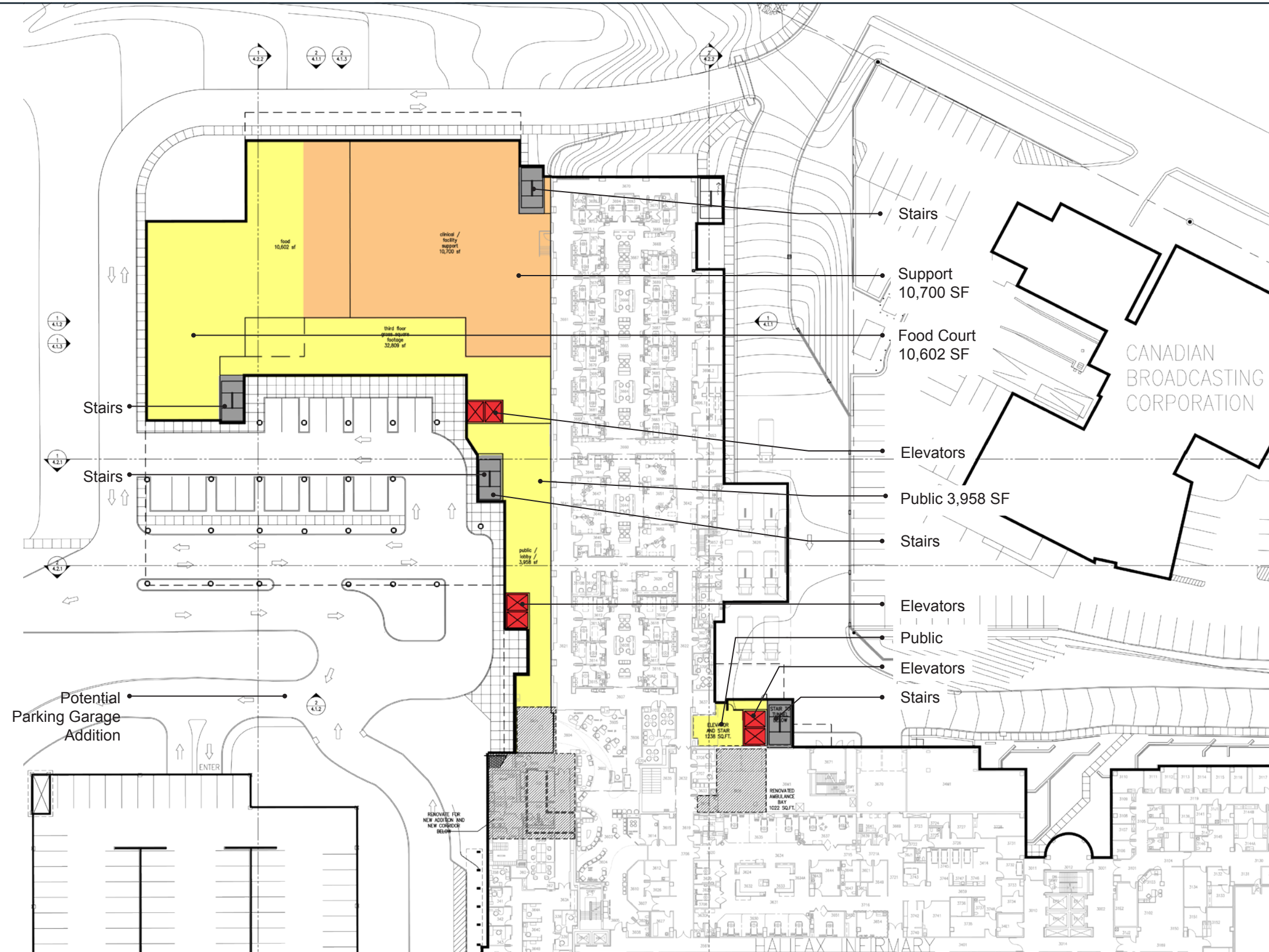
Drawing  
Number  
**A.61**




















PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 14 ORs  
Level 2, Plan



### LEGEND

- |   |                                |   |                           |
|---|--------------------------------|---|---------------------------|
|  | Public                         |  | General Services/ Support |
|  | Ancillary/ Diagnostic Services |  | Parking                   |
|  | Surgery Circulation            |  | Green Roof                |
|  | Ambulatory Care                |  | MEP                       |
|  | Patient Room                   |  | Existing MEP              |
|  | Patient Room Circulation       |  | Elevators                 |
|  | Stairs                         |  | CSPD                      |
|  | Renovation                     |   |                           |

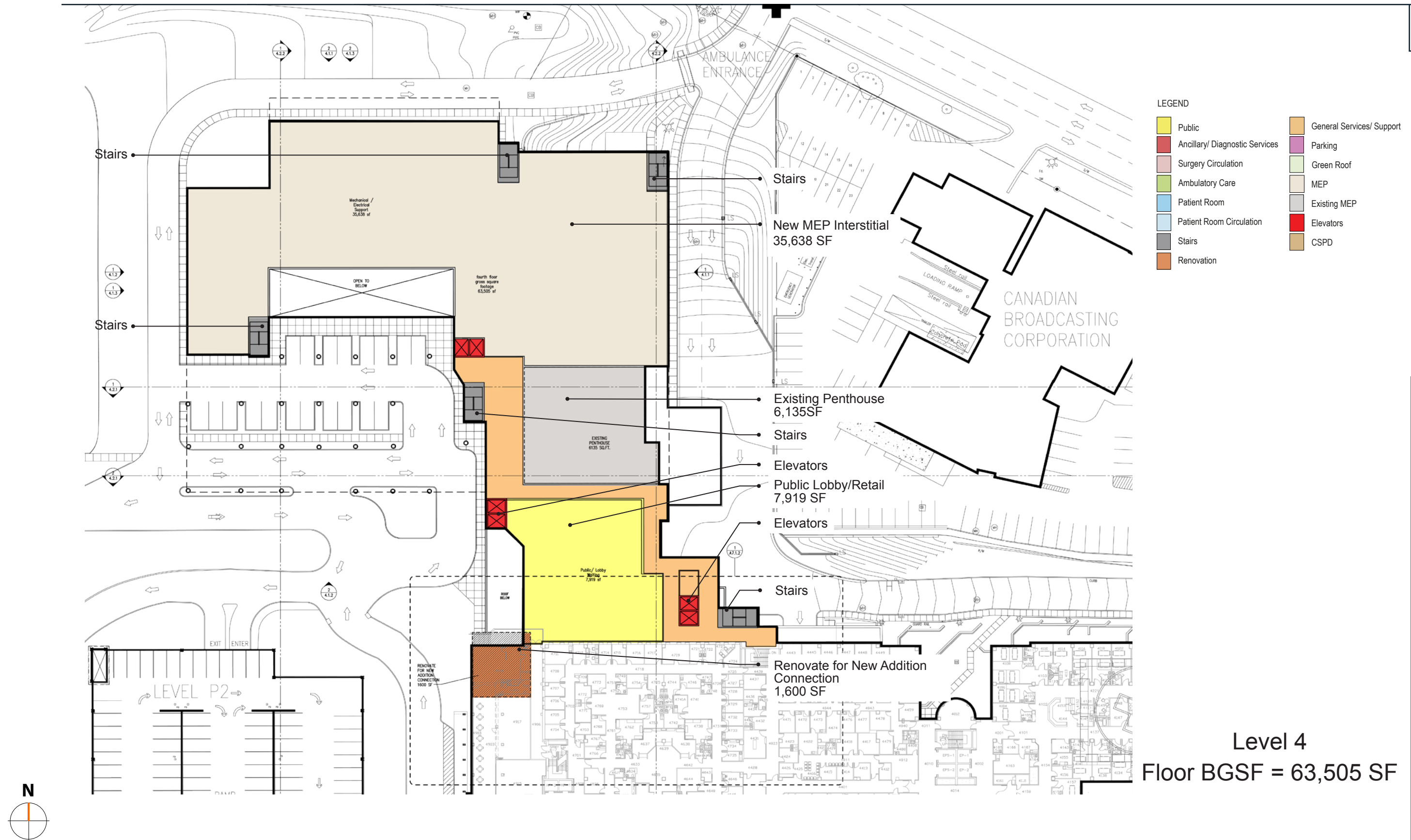
Level 3  
Floor BGSF = 32,809 SF

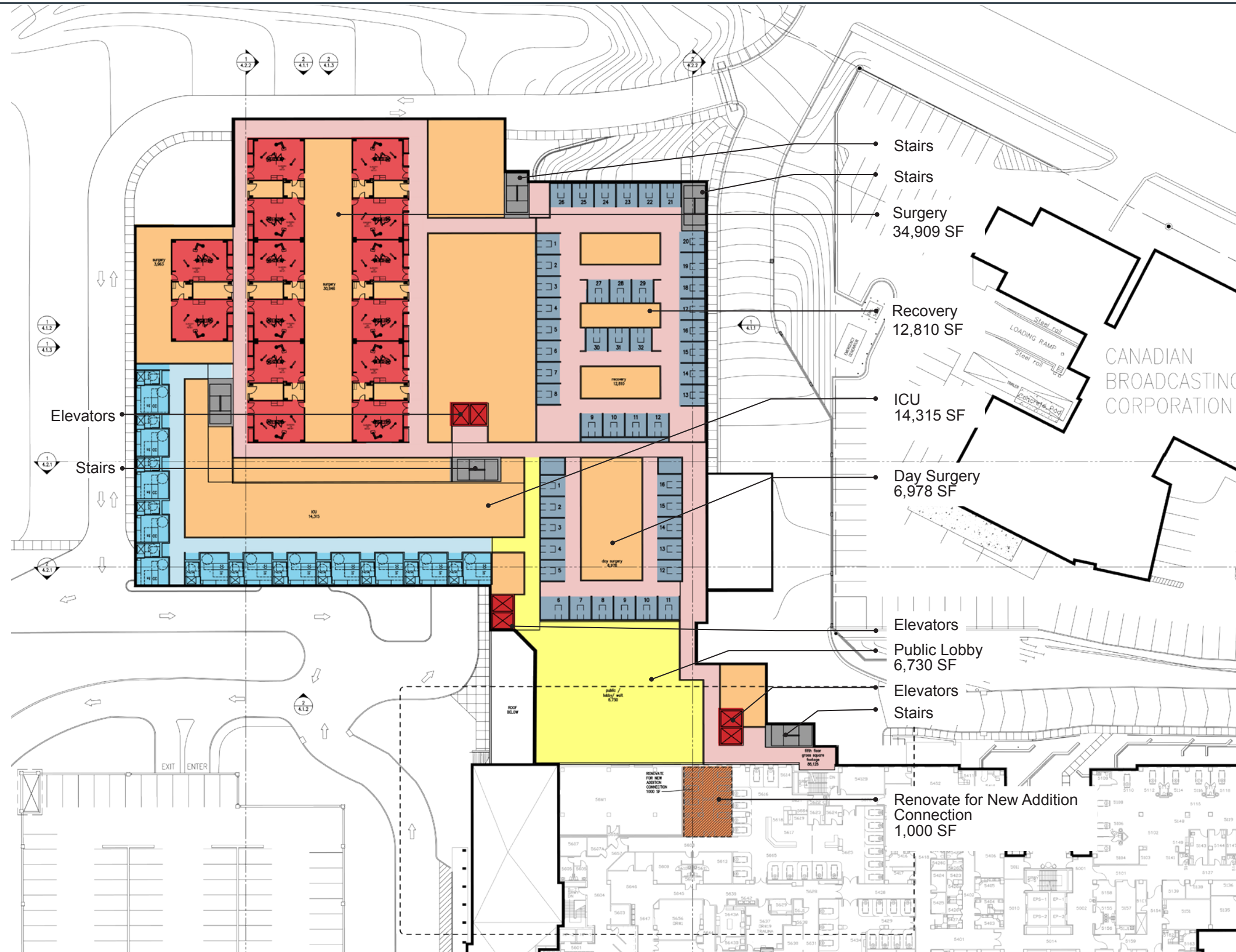
PRELIMINARY - NOT FOR CONSTRUCTION

The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 14 ORs  
Level 3, Plan

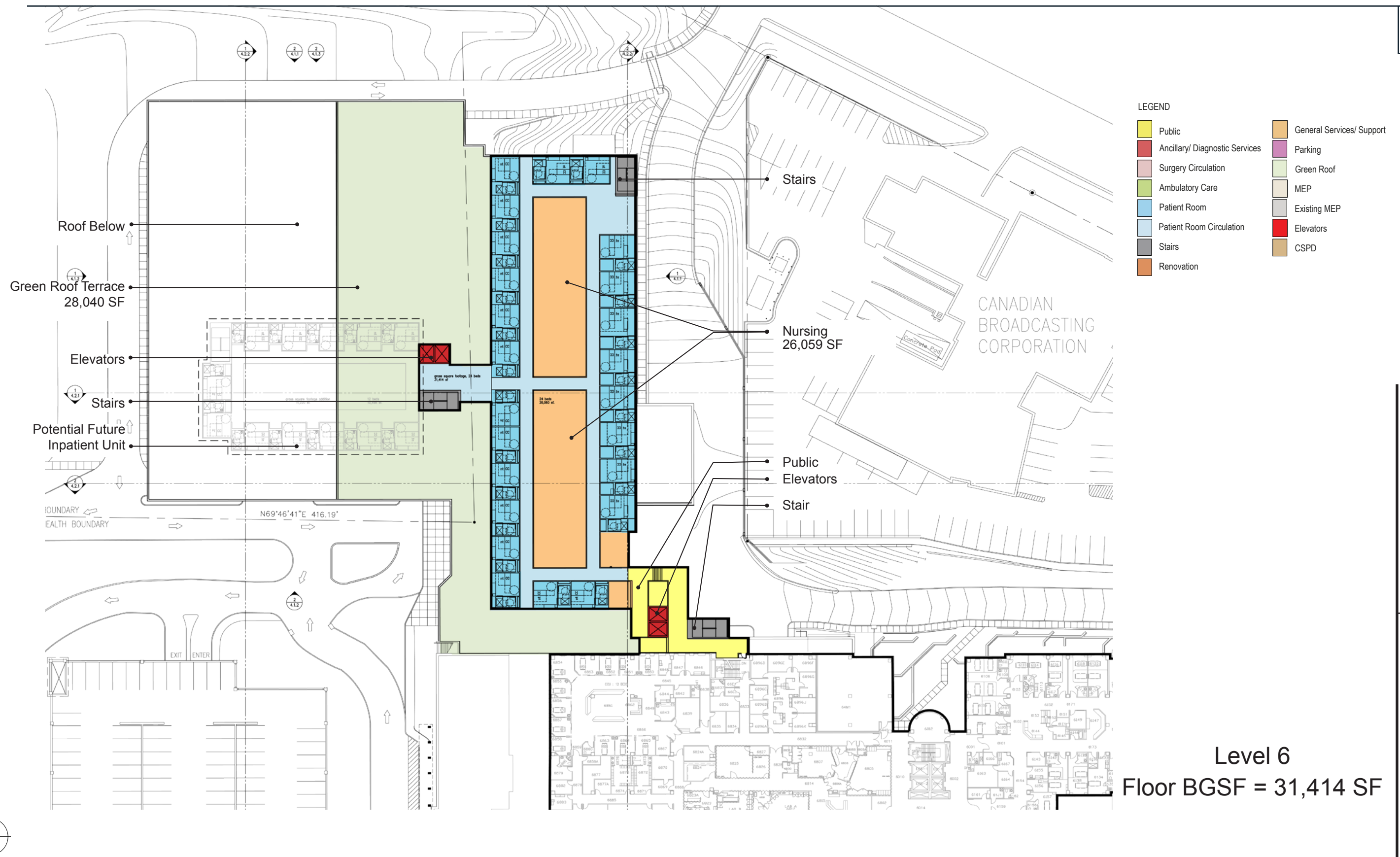
Drawing  
Number  
**A.63**





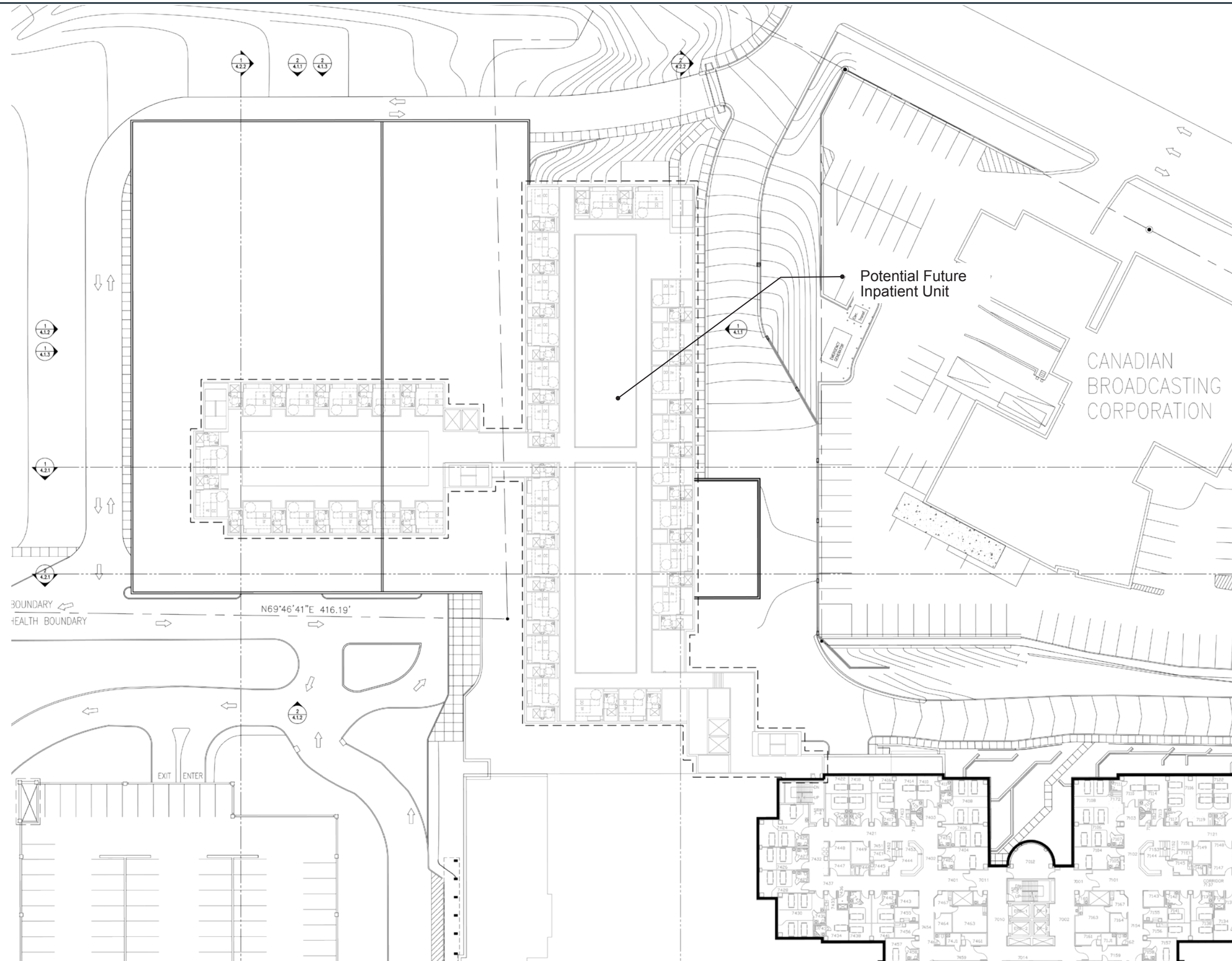
PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 14 ORs  
Level 5, Plan



PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 14 ORs  
Level 6, Plan



Level 7  
Level BGSF = 0 SF

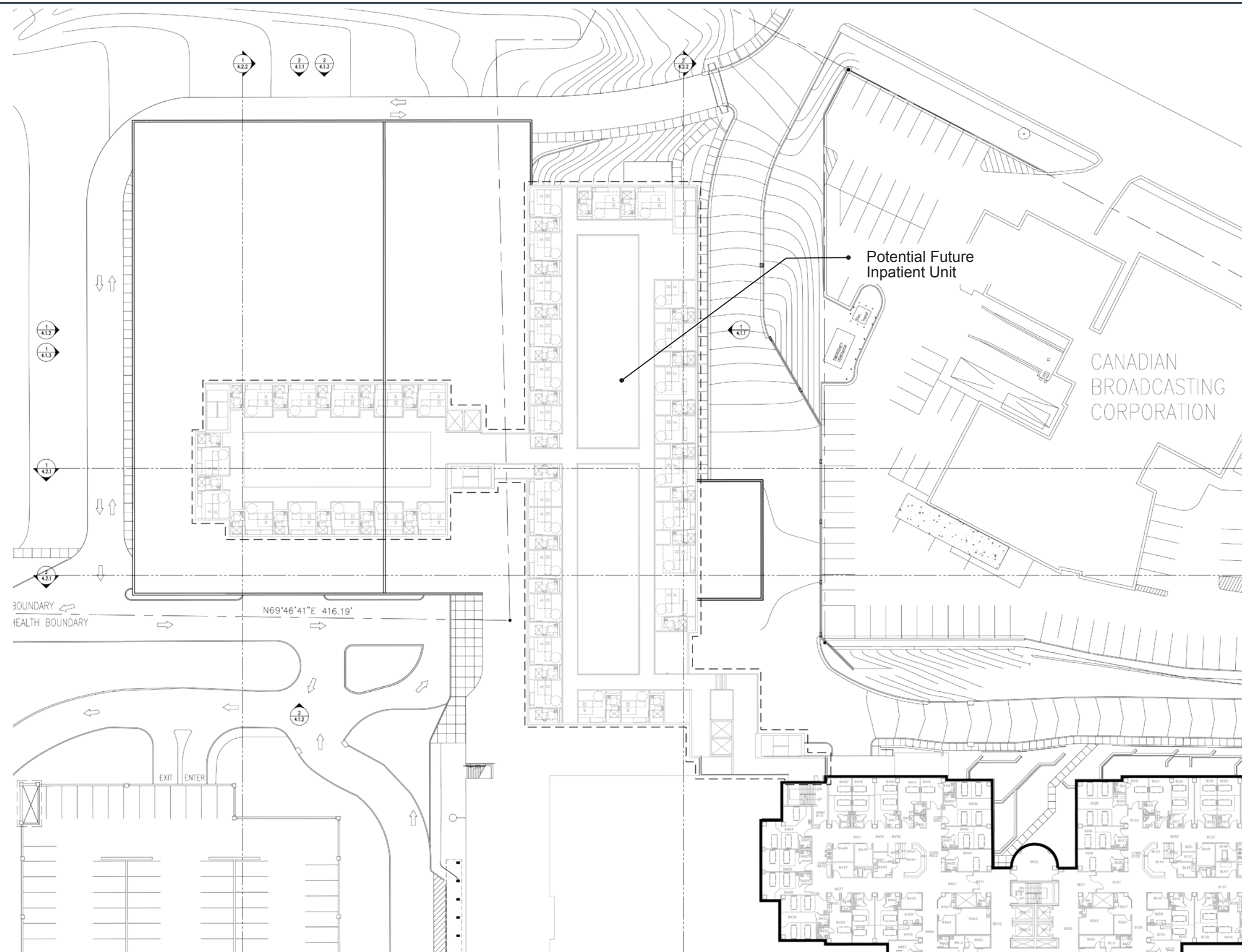
PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 14 ORS  
Level 7, Plan

Drawing  
Number  
**A.67**

## LEGEND

Public	General Services/ Support
Ancillary/ Diagnostic Services	Parking
Surgery Circulation	Green Roof
Ambulatory Care	MEP
Patient Room	Existing MEP
Patient Room Circulation	Elevators
Stairs	CSPD
Renovation	



Level 8  
Level BGSF = 0 SF

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

Drawing Title:  
Halifax Infirmary Addition  
Part C - 14 ORS  
Level 8, Plan

Drawing  
Number  
**A.68**



CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
HALIFAX INFIRMARY - PART C CONCEPT (14 ORs, NO INPATIENT UNITS)

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) HALIFAX INFIRMARY - PART C CONCEPT (14 ORs, NO INPATIENT UNITS)	Type	Reno Level	Aug 2013 Drawing Areas (SF)	\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 10.0%	Phasing for Renovated Work 3.0%	LEED Allowance 2.5%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 23.2%	Healthcare Commissioning 0.5%	Moving Allowance 4.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
SECOND FLOOR																								
Central Sterile Processing Department (CSPD)	New		18,551 cgsf																					
Elevator & Tunnel Connection	New		1,351 cgsf																					
Building Gross	New		6,520 bgsf																					
Sub-total	New		26,422 bgsf																					
THIRD FLOOR																								
3rd Floor Food Court	Shell		10,602 cgsf																					
Clinical Facility Support	New		10,700 cgsf																					
Public Lobby	New		3,958 cgsf																					
Elevator & Public Connection	New		1,238 cgsf																					
Building Gross	New		6,311 bgsf																					
Sub-total	New		32,809 bgsf																					
FOURTH FLOOR																								
4th Floor MEP Interstitial Space	New		35,638 cgsf																					
New Public Lobby/Retail	Shell		7,919 cgsf																					
Penthouse - Existing	New		6,135 cgsf																					
Elevator & Public Connection	New		1,687 cgsf																					
Building Gross	New		12,126 bgsf																					
Sub-total	New		63,505 bgsf																					
FIFTH FLOOR																								
Operating Room Suite	New		34,909 cgsf																					
Surgical Prep/Recovery	New		12,810 cgsf																					
12-Bed ICU	New		14,315 cgsf																					
Day Surgery	New		6,978 cgsf																					
Public Lobby	New		6,730 cgsf																					
Elevator & Public Connection	New		1,926 cgsf																					
Building Gross	New		8,458 bgsf																					
Sub-total	New		86,126 bgsf																					
New Building Construction			208,862 bgsf																					
FIRST FLOOR																								
Reassignment/Relocation of Displaced Office Space	Reno	1	7,900 dgsf																					
SECOND FLOOR																								
Convert Extg Wms Locker Rm to New Corridor	Reno	2	1,400 dgsf																					
Renovation for Expanded Storage	Reno	1	1,693 dgsf																					
New Corridor under Extg Construction	Reno	4	1,200 dgsf																					
Convert Cafeteria & Servery to Pharmacy	Reno	3	9,200 dgsf																					
Convert Pharmacy to Women's Lockers	Reno	3	4,800 dgsf																					
Expand Men's Lockers into Cardiac Offices	Reno	2	1,500 dgsf																					
Retain/Modify/Expand Pharmacy Offices	Reno	1	3,400 dgsf																					
Convert Offices to Body Holding	Reno	2	400 dgsf																					
Convert Lockers to Sleep Rooms	Reno	2	1,215 dgsf																					
THIRD FLOOR																								
Renovations above Level Two Connection	Reno	4	2,740 dgsf																					
Expand Diagnostic Imaging into Film Holding	Reno	3	6,500 dgsf																					
Renovated Ambulance Bay	Reno	4	1,022 dgsf																					
FOURTH FLOOR																								
Renovate for Connection to New Addition	Reno	3	1,600 dgsf																					
FIFTH FLOOR																								
Renovate Prep for Connection to New Addition	Reno	3	1,000 dgsf																					
SIXTH FLOOR																								
Renovate Food & Nutrition for Expanded Clinical Lab	Reno	3	2,000 dgsf																					
Renovate Heart/ED for Expanded Clinical Lab	Reno	3	400 dgsf																					
Renovated Building Construction			47,970 dgsf																					
Allowance for Site Works			256,832 dgsf																					
Site Work			1 Sum																					
Additional Cost Items / Allowances			1 Sum																					
New Pneumatic Tube System for New Addition - Tie into Existing			7 Stns																					
Demolition of Centennial & Victoria Bldgs - NIC			1 NIC																					
HALIFAX INFIRMARY - PART C CONCEPT (14 ORs, NO INPATIENT UNITS)			256,832 bgsf																					



HALIFAX INFIRMARY

EXPANSION PROJECT - 14 ORs and 12-BED ICU; No New Med/Surg Inpatient Units

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

	NSF	CIRC	STRUCT	DGSF	DGSF Sub	FLOOR BGSF	Part B	PART C, 14 ORs
First Floor	0					0	63,944	0
1st Floor Parking	0	0%	10%	-				
Second Floor	22,256					25,594	65,221	26,422
2nd Floor Parking	0	0%	10%	-				
2nd floor CSPD	15,200	10%	10%	18,392				
Building Services	1,575	10%	10%	1,890				
Elevator Lobbies	1,645	10%	10%	1,974				
Third Floor	27,819					31,992	33,024	32,809
3rd Floor Food Court	8,632	15%	10%	10,919				
** Clinical/Facility Support				12,000				
Public Lobby				4,900				
Fourth Floor	55,165					63,440	59,266	63,505
4th Floor Interstitial MEP space	50,150	0%	10%	55,165				
Fifth Floor	75,152					86,425	93,025	86,126
Operating Room Suite	22,400	40%	10%	34,496				
Recovery	8,269	40%	10%	12,734				
Day Surgery	4,438	40%	10%	6,835				
*** Public Waiting / Lobby / Registration				6,730				
12-bed ICU	9,323	40%	10%	14,357				
Sixth Floor	1,650					1,898	54,165	0
6th Floor Nursing	0	40%	10%	-				
Research/Education Space	1,100	40%	10%	1,650				
Seventh Floor	0					0	54,165	0
7th Floor Nursing	0	40%	10%	-				
Research/Education Space				-				
Eight Floor	0					0	54,165	0
8th Floor Nursing	0	40%	10%	-				
Research/Education Space				-				
SUBTOTAL: DGSF	122,732			182,043		209,349	476,975	208,862

BUILDING GROSSING FACTOR\* 15% 27,306

TOTAL BUILDING GROSS SQ. FT. 209,349

Note:

- \* Building Grossing Factor includes: stairs, elevators, mechanical shafts, exterior wall and corridors not within specific departments
- \*\* Third Level Clinical/Facility Support includes space for relocated clinics and office space used to develop new Inpatient Units
- \*\*\* Public Waiting / Lobby to support all fifth floor functions

DRAFT - FOR INTERNAL REVIEW

HALIFAX INFIRMARY

Department: 1st Floor Parking  
Date: August 16, 2013  
STATUS: Part C Submittal  
Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Parking				
1.01	Parking spaces				
1.02	Elevator Lobby				
2.00	Support				
2.01	Storage/Mechanical				
SUBTOTAL					
Circulation Factor (Included in building circulation factor)					
Structure Factor					
TOTAL PROGRAM DGSF REQUIRED:					

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					0
		0	135	0	
		0	1	0	
					0
		0	1	0	
					0
				0%	0
				10%	0
					0

REMARKS

NOTES:



HALIFAX INFIRMARY

Department: **2nd Floor Parking**  
Date: August 16, 2013  
STATUS: **Part C Submittal**  
Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Parking				
1.01	Parking spaces				
1.02	Elevator Lobby				
2.00	Support				
2.01	Storage/Mechanical				
SUBTOTAL					
Circulation Factor (Includes speed ramp , elevators and stairs)					
Structure Factor					
TOTAL PROGRAM DGSF REQUIRED:					

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					0
		0	90	0	
		0	1	0	
					0
		0	1	0	
					0
				0%	0
				10%	0
					0

REMARKS

NOTES:

**HALIFAX INFIRMARY**Department: **2nd floor CSPD**

Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required m <sup>2</sup>	SF
					11
<b>1</b>					
1.00	<b>2</b> Decontam			247	
1.01	Soiled elevator				
1.02	<b>5</b> Decontamination work area	10.1/1	10.2	130.00	1,399
1.03	Receiving and case cart holding		10.2	37.00	398
1.04	Cart wash area	10.1/1	10.2	48.00	517
1.05	Equipment processing area		10.2	19.00	205
1.06	Chemical Storage	10.1/6	10.2	9.00	97
1.07	Housekeeping		10.2	4.00	43
2.00	Prep/Pack and Sterilization			498	
2.01	Work area		10.2	372.00	4,004
2.02	Sterilizer service area		10.2	53.00	570
2.03	<b>6</b> Low temperature sterilizer area		10.2	30.00	323
2.04	Personnel facilities		10.2	39.00	420
2.05	Housekeeping		10.2	4.00	43
3.00	Storage and distribution			572	
3.01	<b>3</b> Clean elevator		10.2		0
3.02	Case cart holding		10.2	74.00	797
3.03	Sterile storage		10.2	325.00	3,498
3.04	Clean equipment storage		10.2	56.00	603
3.05	Reprocessing supply storage		10.2	21.00	226
3.06	Dispatch		10.2	40.00	431
3.07	Receiving and breakout rooms		10.2	56.00	603
4.00	Administration/Staff Support				
4.01	<b>4</b> Staff Locker		11.1/29	20.00	215
4.02	Conference Room		10.2	19.00	205
4.03	Staff Toilet/Shower			7.00	75
4.04	Office- desk, small meeting area		11.1/34	11.00	118

SUBTOTAL  
Circulation Factor  
Structure Factor  
**TOTAL PROGRAM DGSF REQUIRED:**

PROGRAM					
#ITEMS	NSF/ITEM	NSF/EA	QTY	NSF TOTAL	SUBTOTAL
					2,770
	80	1		80	
	1400	1		1,400	
	400	1		400	
	525	1		525	
	215	1		215	
	100	1		100	
	50	1		50	
					5,365
	4,000	1		4,000	
	570	1		570	
	325	1		325	
	420	1		420	
	50	1		50	
					6,235
	80	1		80	
	800	1		800	
	3,500	1		3,500	
	600	1		600	
	225	1		225	
	430	1		430	
	600	1		600	
					830
	220	1		220	
	210	1		210	
	80	2		160	
	120	2		240	
					15,200
		10%		1,520	
		10%		1,672	
		1.21			18,392
					18,551

[illegible]

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HALIFAX INFIRMARY

Department: 2nd floor CSPD

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required		PROGRAM						REMARKS
				m <sup>2</sup>	SF	#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL	
					11							

NOTES:

- 1

**General**

**10.7.1.1**

A centralized system provides service to multiple areas within an HCF or to HCF's located external to the MDRD  
Decentralized systems can be located in areas such as:  
(a) endoscopy units  
(b) operating rooms and  
(c) diagnostic imaging
- 2

**Functional Relationships**

**10.7.2.2**

The decontamination receiving area shall be located at one entrance to the service. The dedicated (soiled) elevator for carrying contaminated devices from the OR and/or other HCF areas shall offload into this soiled receiving area
- 3

**Functional Relationships**

**10.7.2.4**

The dedicated (clean) elevator MDRD, if provided, should be located in or near the sterile storage area.
- 4

**Functional Relationships**

**10.7.2.5**

The staff locker room should be readily accessible to the MDRD
- 5

**Recommended size**

**10.2**

Average sizes shown above based on the largest category - 75-88 procedures a day (with 20 OR's that equals 3.75 to 4.4 cases per OR per day)
- 6

Excludes ethylene oxide sterilizers

HALIFAX INFIRMARY

Department: 3rd Floor Food Court

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	1,2 Dining				
1.01	Dining Room Seating				
2.00	Cafeteria Servery				
2.01	Cafeteria, Cooking Area				
2.02	Serving Area, Soda/Ice Room				
2.03	Serving Area, Beverage Counter				
2.04	Serving Area, Salad/Sandwich Bar				
2.05	Serving Area, Deli Station				
2.06	Serving Area, Pizza Service				
2.07	Work Area, Cashier				
2.08	Alcove, Amenities Utensils, Condiments				
3.00	Vending Area				
3.01	Alcove, Vending Machines				
3.02	Alcove, Amenities, Counter / Trash				
4.00	Cafeteria Prep				
4.01	Storage, Refrigerator, Walk-in				
4.02	Storage, Freezer, Walk-In				
4.03	Storage, Dry Food				
4.04	Storage, Paper Goods				
4.05	Work Area, Foor Prep, Salad				
5.00	Dishwashing				
5.01	Work Area, Soiled Tray Drop				
5.02	Work Area, Dishwasher, Automatic				
5.03	Storage, Trash Hold				
5.04	Alcove, Cart, Clean Dish Rack				
5.05	Alcove, Cart, Pots/Pans Rack				
5.06	EVS Closet				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					4,760
170	28	4,760	1	4,760	
					1,435
		450	1	450	
		50	1	50	
		150	1	150	
		250	1	250	
		165	1	165	
		165	1	165	
		60	3	180	
		25	1	25	
					240
		20	6	120	
		60	2	120	
					750
		110	2	220	
		40	2	80	
		150	1	150	
		150	1	150	
		150	1	150	
					1,060
		60	4	240	
		200	1	200	
		60	4	240	
		15	12	180	
		15	10	150	
		50	1	50	

REMARKS



HALIFAX INFIRMARY

Department: 3rd Floor Food Court

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
6.00	Support				
6.01	Office				
6.02	Workroom, Cash Count Room				
6.03	Lockers				
6.04	Staff Toilet				
6.05	EVS Closet				
6.06	Elevator Lobby				
SUBTOTAL					
Circulation Factor					
Structure Factor					
TOTAL PROGRAM DGSF REQUIRED:					

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					387
		100	1	100	
		75	1	75	
		2.5	20	50	
		56	2	112	
		50	1	50	
				0	
					8,632
				15%	1,295
				10%	993
				1.27	10,919
				As drawn	10,602

REMARKS

- NOTES:
- 1

This program is for a cafeteria and vending space only. Patient food service will be provided from the VMB. Retherm and nourishment rooms are provided within the nursing unit programs
- 2

Subsequent to the program being prepared for a cafeteria, direction was received to cost this space as base-building only in anticipation of retail foodservice fitup. Program left as is for reference if strategy changes in future.

HALIFAX INFIRMARY

Department: 4th Floor Interstitial MEP space

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Existing Mechanical Penthouse				
1.01	Existing Mechanical Penthouse				
2.00	Mechanical /Electrical / Plumbing / Data				
2.01	MEP and Data space, Over existing ED				
4.00	Public Space				
4.08	Public / Lobby / Waiting				
SUBTOTAL					
Circulation Factor					
Structure Factor					
TOTAL PROGRAM DGSF REQUIRED:					

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					6,150
		6,150	1	6,150	
					34,000
		34,000	1	34,000	
					10,000
		10,000	1	10,000	
					50,150
			0%	0	
			10%	5,015	
			1.10		55,165

REMARKS

NOTES:



Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required m <sup>2</sup>	SF
					11
1.00	Operating Rooms				
1.01	<b>General Operating Rooms</b>	<b>9.5.3.1.1</b>	<b>9.5/1</b>	<b>55.00</b>	<b>592</b>
1.02	<b>Special Operating Rooms</b>	<b>9.5.3.1.1</b>	<b>9.5/2</b>	<b>60.00</b>	<b>646</b>
1.03	Scrub Stations	9.5.3.4.4	9.5/5	0.80	9
1.04	Substerile	9.5.3.4.8	11.1/46	1.20	13
1.05	Emergency (flash) sterilization	9.5.3.4.9			
2.00	Clinical Support Space				
2.01	Control Station	9.5.3.4.2	9.5/13	4.60	50
2.02	Frozen section	9.5.3.3.2			
2.03	Medication station /Satellite pharmacy	9.5.3.4.5	11.1/32	9.50	102
2.04	Dispensing style ice machine	9.5.3.4.6			
2.05	Patient holding	9.5.3.4.7			
2.06	<b>1</b> Sterile Supply Storage	9.5.3.4.10(a)	9.5/10	varies	
2.07	Clean Workroom	9.5.3.4.10			
2.08	Soiled workroom, small	9.5.3.4.11	11.1/40	12.00	129
2.09	Anesthesia workroom	9.5.3.4.12			
2.10	Blood storage	9.5.3.4.13			
2.11	Specimen storage	9.5.3.4.14			
2.12	Equipment storage	9.5.3.4.15		4.65	50
2.13	Reserve Medical Gas Storage	9.5.3.4.15			
2.14	Housekeeping	9.5.3.4.16	11.1/21	7.00	75
2.15	Trash Holding				
2.16	Physician/Image workstation		9.5/14	4.60	50
2.17	Imaging/Equipment alcove		9.5/15	4.60	50
2.18	Satellite Respiratory		9.5/16	4.60	50
2.19	Medical device reprocessing				
2.20	Staff Toilet				
2.21	Clean Elevator	12.2.6.4.3			
2.22	Dirty Elevator	12.2.6.4.3			
2.23	Soiled Cart Holding at Soiled Elevators				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					10,060
		600	12	7,200	
		700	2	1,400	
		8	20	160	
		100	8	800	
		100	5	500	
					7,640
6	50	300	1	300	
		200	1	200	
		200	1	200	
		30	2	60	
		140	2	280	
		190	16	3,040	
		130	2	260	
		130	2	260	
		130	1	130	
		130	1	130	
		50	1	50	
		50	16	800	
					0
		80	2	160	
		80	1	80	
2	50	100	2	200	
2	50	100	2	200	
2	50	100	2	200	
		600	1	600	
		60	3	180	
		80	1	80	
		80	1	80	
		150	1	150	

REMARKS
Two stations for each OR - may be shared between 2 ORs if adjacent to each entry
May serve more than 1 OR. Warming cabinet, sterile supplies, sink (space is per cart)
May serve more than 1 OR.
Requirement is per workstation
Not required by CSA but may be included- Sized per HI staff survey
Sized per HI staff survey
Req'd with 2 or more OR's. Under visual control of staff
Separate from clean workroom
Fume hood, clinical sink,
Work counter, fume hood, separate storage for clean and soiled
Per CAN/CSA-Z902
Min. sf provided per OR
Enough to finish one day's procedures in accordance w/CSA Z305.12 - stored outside of suite
Per HI staff survey
Requirement is per workstaion - 1220m desk at minimum, 1 per every 4 Ors
As required by functional program
Small area for specialized instruments CAN/CSA-Z317.2 & CAN/CSA-Z314.8

## Version 3

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					4,70
					0
					0
					0
		4	120	480	
					0
6	50	300	1	300	
20	28	560	1	560	
		250	2	500	
100	8	800	2	1,600	
10	28	280	2	560	
		4	120	480	
		220	1	220	
					0
					22,40
				40%	8,960
				10%	3,136
				1.54	<b>34,49</b>
					<i>As drawn</i> 34,90

*As drawn includes 30,946 sf for 12 OR's + 3,963 sf for 2 OR's*

**1** Minimum storage:

- 2 case carts per OR
- Supplies
- Flash sterilizer
- anaesthetic supplies
- emergency carts
- blood fridge
- medication dispensing units

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Version 3

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					7,092
		110		0	
		130	22	2,860	
		160	0	0	
		160	2	320	
		60	2	120	
		25	2	50	
		50	2	100	
		120	2	240	
				0	
4	50	200	3	600	
		130	2	260	
				0	
				0	
		120	3	360	
2	50	100	2	200	
		12	6	72	
		60	3	180	
				0	
		25	2	50	
		80	2	160	
					1,897
		90		0	
		110		0	
		120		0	
		140	8	1,120	
		120	1	120	
				0	
3	50	150	1	150	
		130	1	130	
				0	
				0	
		80	1	80	
		120	1	120	
		11	2	22	
		60	1	60	
		60	1	60	
				0	
		35	1	35	
					440

REMARKS
<p><i>At least one door to access surgical suite directly (9.5.3.2.2)</i></p> <p>Medical gas terminals per Annex F</p> <p>Assumes 2 bariatric beds divided by curtain, walls on 1 side, critical care clearances</p> <p><b>Assumes bariatric bed, critical care clearances</b></p> <p><b>CAN/CSA-Z317.2 for pressure monitoring and alarm</b></p> <p>CAN/CSA-Z317.2 for HVAC and pressurization</p> <p>1 sink per 4 patient bays</p> <p>Not required in stage one recovery</p> <p><i>At least one door to access PACU suite directly: 9.5.3.2.3 (a)</i></p> <p>Medical gas terminals per Annex F</p> <p>1 sink per 4 patient bays</p> <p>2 piece, bariatric</p> <p>Not required in stage two recovery</p>

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HALIFAX INFIRMARY

Department: **Recovery**

Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
3.01	Break Room				
3.02	Team Rooms				
4.00	Administration				
4.01	Office, desk, no meeting space	11.1/34		9.00	97
4.04	Office, desk, two chairs	11.1/34		10.00	108
4.05	Office, desk, small meeting area	11.1/34		11.00	118
4.06	Office, desk, four-chair meeting space	11.1/34		14.00	151
SUBTOTAL					
Circulation Factor					
Structure Factor					
TOTAL PROGRAM DGSF REQUIRED:					

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
	1	220	1	220	
		220	1	220	
					360
					0
					0
		120	3	360	
					0
					8,269
			40%	3,308	
			10%	1,158	
			1.54		12,734
			As drawn		12,810

REMARKS

NOTES:

1 Bed Clearances:

7.5.2.5

Inpatient beds:

0.0394

Non transfer side (wall)	1000 mm	40 inches	3'- 4
At foot of bed	1200 mm	48 inches	4'- 0
between beds (in rms w/more than 1)	1200 mm	48 inches	4'- 0
between centerlines	1800 mm	71 inches	5'- 11

Critical Care Beds

Non transfer side (wall)	1200 mm	48 inches	4'- 0
At foot of bed	1500 mm	60 inches	5'- 0
between beds (in rms w/more than 1)	1800 mm	71 inches	5'- 11
between centerlines	2400 mm	95 inches	7'- 11

Bed Size

Width (normal) - 7.5, Note 2	1000 mm	40 inches	3'- 4
Width (bariatric) - 7.5, Note 2	1200 mm	48 inches	4'- 0
Length	2400 mm	95 inches	7'- 11

2 Patient treatment places

4.5.4

All patient treatment places, whether intended for inpatient or outpatient use, shall be single occupancy unless the functional program demonstrates the necessity of multi-patient arrangement.

Single occupancy means that patients have a spatial separation and a physical barrier between them sufficient to provide privacy, protection from the spread of infection and adequate area to support clinical funtions.

3 Airborne Isolation Room

7.5.5.1

Class A HCF's shall provide at least one airborne isolation room (AIR) for each of the following services or areas:  
(d) endoscopy

Room Sizes

Length:

Bed	71
Clearance	60
	131
	13'



HALIFAX INFIRMARY

Department: 12-bed ICU

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required m <sup>2</sup>	SF
					11
1.00	Patient Rooms				
1.01	<b>2 Inpatient bedroom</b>	8.1.4	8.2/3	<b>23.20</b>	<b>250</b>
1.02	Inpatient bedroom - vestibule	8.1.4	8.1/1	5.00	54
1.03	Inpatient bedroom - supply alcove	8.1.4	8.1/1	1.40	15
1.04	Inpatient bedroom - washroom	8.1.4	8.1/1	5.60	60
1.05	PPE equipment alcove	8.2.3.3			
1.06	<b>Inpatient bedroom, AIR</b>		<b>8.2/3</b>	<b>25.00</b>	<b>269</b>
1.07	Inpatient bedroom, AIR, anteroom		8.2/3	7.50	81
1.08	Inpatient bedroom, AIR, supply alcove		8.2/3	1.00	11
1.09	Inpatient bedroom, AIR, washroom		8.2/3	5.60	60
1.10	Dictation/Review Station		11.1/12	1.40	15
2.00	Clinical Support				
2.01	Reception/control desk		8.2/1	4.60	50
2.02	Staff Work Area (nursing station)		8.2/2	4.60	50
2.03	Pneumatic Tube Station				
2.04	Point-of-care testing/Phlebotomy				
2.05	Family consult rooms	8.2.2.9	11.1/14	13.00	140
2.06	Crash Cart Alcove	8.2.2.10			
2.07	Equipment storage, small	8.2.3.6	11.1/9	12.00	129
2.08	Medication		11.1/31	9.50	102
2.09	Nourishment		11.1/33	10.00	108
2.10	Food Service Center				
2.11	Clean Linen				
2.12	Clean Workroom		11.1/8	11.00	118
2.13	Soiled Workroom		11.1/40	12.00	129
2.14	Soiled Dietary Cart Storage				
2.15	Housekeeping		11.1/21	7.00	75
2.16	Stretcher/Wheelchair storage				
2.17	Family lounge	8.2.2.8			
2.18	RT cleaning/testing	8.2.3.5			
2.19	RT storage	8.2.3.5			
2.20	Mobility Aid Storage				
2.21	Rehab Medicine treatment				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					5,075
		250	10	2,500	
		55	10	550	
		15	10	150	
		60	10	600	
		5	10	50	
		270	2	540	
		80	2	160	
		15	2	30	
		60	2	120	
		15	25	375	
					2,484
2	50	100	1	100	
8	50	400	1	400	
		25	1	25	
		120	1	120	
		140	1	140	
		25	1	25	
		130	1	130	
		130	1	130	
		100	1	100	
		244	1	244	
		35	1	35	
		130	1	130	
		130	1	130	
		35	1	35	
		80	1	80	
		120	1	120	
10	28	280	1	280	
		130	1	130	
		130	1	130	
		120	0	0	
		400	0	0	

REMARKS
Adjacent to each inpatient room entrance
Sized for three piece washroom
Per HI staff survey
Per HI staff survey
Scooter access
Per HI staff survey
Per HI staff survey
Per HI staff survey

## Version 3

PROGRAM	#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
						1,324
			168	1	168	
			100	1	100	
			168	1	168	
			60	1	60	
			220	1	220	
			120	1	120	
			120	0	0	
			120	1	120	
			140	0	0	
			168	1	168	
			120	1	120	
			80	1	80	
						440
			150	1	150	
			60	1	60	
			80	1	80	
			150	1	150	
						9,323
			40%		3,729	
			10%		1,305	
			1.54			14,357
					As drawn	14,315

Per HI staff survey

*Single occupancy means that patients have a spatial separation and a physical barrier between them sufficient to provide privacy, protection from the spread of infection and adequate area to support clinical functions.*

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Date: August 16, 2013

STATUS: **Part C Submittal**

Version 3

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
20	30	600	0	0	0
3	50	150	0	0	
		60	0	0	
		35	0	0	
					3,908
					0
			140	2	280
					0
					0
					0
					0
					0
			90	8	720
			140	8	1,120
20	8	160	1	160	
		60	3	180	
		60	3	180	
					0
			120	1	120
			80	2	160
					0
			35	2	70
					0
4	50	200	1	200	
		11	3	33	
					130
			130	1	130
			130	1	130
			130	1	130
			80	1	80
			60	1	60
			25	1	25

[illegible]

## Version 3

**TOTAL PROGRAM DGSF REQUIRED:**REMARKS

Door widths in lounges and waiting areas shall be a minimum of 1220mm wide.

DRAFT - FOR INTERNAL REVIEW



HALIFAX INFIRMARY

Department: 6th Floor Nursing

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required m <sup>2</sup>	SF
					11
1.00	Patient Rooms				
1.01	2 Inpatient bedroom	8.1.4	8.2/3	23.20	250
1.02	Inpatient bedroom - vestibule	8.1.4	8.1/1	5.00	54
1.03	Inpatient bedroom - supply alcove	8.1.4	8.1/1	1.40	15
1.04	Inpatient bedroom - washroom	8.1.4	8.1/1	5.60	60
1.05	PPE equipment alcove	8.2.3.3			
1.06	Inpatient bedroom, AIR		8.2/3	25.00	269
1.07	Inpatient bedroom, AIR, anteroom		8.2/3	7.50	81
1.08	Inpatient bedroom, AIR, supply alcove		8.2/3	1.00	11
1.09	Inpatient bedroom, AIR, washroom		8.2/3	5.60	60
1.10	Dictation/Review Station		11.1/12	1.40	15
2.00	Clinical Support				
2.01	Reception/control desk		8.2/1	4.60	50
2.02	Staff Work Area (nursing station)		8.2/2	4.60	50
2.03	Pneumatic Tube Station				
2.04	Point-of-care testing/Phlebotomy				
2.05	Family consult rooms	8.2.2.9	11.1/14	13.00	140
2.06	Crash Cart Alcove	8.2.2.10			
2.07	Equipment storage, small	8.2.3.6	11.1/9	12.00	129
2.08	Medication		11.1/31	9.50	102
2.09	Nourishment		11.1/33	10.00	108
2.10	Food Service Center				
2.11	Clean Linen				
2.12	Clean Workroom		11.1/8	11.00	118
2.13	Soiled Workroom		11.1/40	12.00	129
2.14	Soiled Dietary Cart Storage				
2.15	Housekeeping		11.1/21	7.00	75
2.16	Stretcher/Wheelchair storage				
2.17	Family lounge	8.2.2.8			
2.18	RT cleaning/testing	8.2.3.5			
2.19	RT storage	8.2.3.5			
2.20	Mobility Aid Storage				
2.21	Rehab Medicine treatment				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					0
		250	0	0	
		55	0	0	
		15	0	0	
		60	0	0	
		5	0	0	
		270	0	0	
		80	0	0	
		15	0	0	
		60	0	0	
		15	0	0	
					0
1	50	50	0	0	
8	50	400	0	0	
		25	0	0	
		120	0	0	
		140	0	0	
		25	0	0	
		130	0	0	
		130	0	0	
		130	0	0	
		244	0	0	
		35	0	0	
		130	0	0	
		130	0	0	
		35	0	0	
		80	0	0	
		120	0	0	
10	28	280	0	0	
		130	0	0	
		130	0	0	
		120	0	0	
		400	0	0	

REMARKS
Sized for critical care
Adjacent to each inpatient room entrance
Sized for three piece washroom
Per HI staff survey
Per HI staff survey
Scooter access
Per HI staff survey
Per HI staff survey
Per HI staff survey

## Version 3

PROGRAM	#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
			168	0	0	
			100	0	0	
			168	0	0	
			60	0	0	
			220	0	0	
			120	0	0	
			120	0	0	
			120	0	0	
			140	0	0	
			220	0	0	
			120	0	0	
			80	0	0	
			150	0	0	
			60	0	0	
			80	0	0	
			150	0	0	
				40%	0	
				10%	0	
				#DIV/0!		

Per HI staff survey

*Single occupancy means that patients have a spatial separation and a physical barrier between them sufficient to provide privacy, protection from the spread of infection and adequate area to support clinical functions.*

DRAFT - FOR INTERNAL REVIEW



HALIFAX INFIRMARY

Department: 7th Floor Nursing

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required m <sup>2</sup>	SF
					11
1.00	Patient Rooms				
1.01	Inpatient bedroom	8.1.4	8.2/3	23.20	250
1.02	Inpatient bedroom - vestibule	8.1.4	8.1/1	5.00	54
1.03	Inpatient bedroom - supply alcove	8.1.4	8.1/1	1.40	15
1.04	Inpatient bedroom - washroom	8.1.4	8.1/1	5.60	60
1.05	PPE equipment alcove	8.2.3.3			
1.06	Inpatient bedroom, AIR		8.2/3	25.00	269
1.07	Inpatient bedroom, AIR, anteroom		8.2/3	7.50	81
1.08	Inpatient bedroom, AIR, supply alcove		8.2/3	1.00	11
1.09	Inpatient bedroom, AIR, washroom		8.2/3	5.60	60
1.10	Dictation/Review Station		11.1/12	1.40	15
2.00	Clinical Support				
2.01	Reception/control desk		8.2/1	4.60	50
2.02	Staff Work Area (nursing station)		8.2/2	4.60	50
2.03	Pneumatic Tube Station				
2.04	Point-of-care testing/Phlebotomy				
2.05	Family consult rooms	8.2.2.9	11.1/14	13.00	140
2.06	Crash Cart Alcove	8.2.2.10			
2.07	Equipment storage, small	8.2.3.6	11.1/9	12.00	129
2.08	Medication		11.1/31	9.50	102
2.09	Nourishment		11.1/33	10.00	108
2.10	Food Service Center				
2.11	Clean Linen				
2.12	Clean Workroom		11.1/8	11.00	118
2.13	Soiled Workroom		11.1/40	12.00	129
2.14	Soiled Dietary Cart Storage				
2.15	Housekeeping		11.1/21	7.00	75
2.16	Stretcher/Wheelchair storage				
2.17	Family lounge	8.2.2.8			
2.18	RT cleaning/testing	8.2.3.5			
2.19	RT storage	8.2.3.5			
2.20	Mobility Aid Storage				
2.21	Rehab Medicine treatment				

PROGRAM						REMARKS
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL	
					0	
		250	0	0		
		55	0	0		
		15	0	0		
		60	0	0		
		5	0	0		Adjacent to each inpatient room entrance
		270	0	0		
		80	0	0		
		15	0	0		
		60	0	0		Sized for three piece washroom
		15	0	0		
					0	
2	50	100	0	0		
8	50	400	0	0		
		25	0	0		Per HI staff survey
		120	0	0		Per HI staff survey
		140	0	0		Scooter access
		25	0	0		
		130	0	0		
		130	0	0		
		130	0	0		
		244	0	0		Per HI staff survey
		35	0	0		
		130	0	0		
		130	0	0		
		35	0	0		
		80	0	0		
		120	0	0		Per HI staff survey
10	28	280	0	0		
		130	0	0		
		130	0	0		
		120	0	0		Per HI staff survey
		400	0	0		Per HI staff survey





HALIFAX INFIRMARY

Department: 8th Floor Nursing

Date: August 16, 2013

STATUS: Part C Submittal

Version 3

NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	CSA required	
				m <sup>2</sup>	SF
					11
1.00	Patient Rooms				
1.01	Inpatient bedroom	8.1.4	8.2/3	23.20	250
1.02	Inpatient bedroom - vestibule	8.1.4	8.1/1	5.00	54
1.03	Inpatient bedroom - supply alcove	8.1.4	8.1/1	1.40	15
1.04	Inpatient bedroom - washroom	8.1.4	8.1/1	5.60	60
1.05	PPE equipment alcove	8.2.3.3			
1.06	Inpatient bedroom, AIR		8.2/3	25.00	269
1.07	Inpatient bedroom, AIR, anteroom		8.2/3	7.50	81
1.08	Inpatient bedroom, AIR, supply alcove		8.2/3	1.00	11
1.09	Inpatient bedroom, AIR, washroom		8.2/3	5.60	60
1.10	Dictation/Review Station		11.1/12	1.40	15
2.00	Clinical Support				
2.01	Reception/control desk		8.2/1	4.60	50
2.02	Staff Work Area (nursing station)		8.2/2	4.60	50
2.03	Pneumatic Tube Station				
2.04	Point-of-care testing/Phlebotomy				
2.05	Family consult rooms	8.2.2.9	11.1/14	13.00	140
2.06	Crash Cart Alcove	8.2.2.10			
2.07	Equipment storage, small	8.2.3.6	11.1/9	12.00	129
2.08	Medication		11.1/31	9.50	102
2.09	Nourishment		11.1/33	10.00	108
2.10	Food Service Center				
2.11	Clean Linen				
2.12	Clean Workroom		11.1/8	11.00	118
2.13	Soiled Workroom		11.1/40	12.00	129
2.14	Soiled Dietary Cart Storage				
2.15	Housekeeping		11.1/21	7.00	75
2.16	Stretcher/Wheelchair storage				
2.17	Family lounge	8.2.2.8			
2.18	RT cleaning/testing	8.2.3.5			
2.19	RT storage	8.2.3.5			
2.20	Mobility Aid Storage				
2.21	Rehab Medicine treatment				

PROGRAM						REMARKS
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL	
					0	
		250	0	0		
		55	0	0		
		15	0	0		
		60	0	0		
		5	0	0		Adjacent to each inpatient room entrance
		270	0	0		
		80	0	0		
		15	0	0		
		60	0	0		Sized for three piece washroom
		15	0	0		
					0	
2	50	100	0	0		
8	50	400	0	0		
		25	0	0		Per HI staff survey
		120	0	0		Per HI staff survey
		140	0	0		Scooter access
		25	0	0		
		130	0	0		
		130	0	0		
		130	0	0		
		244	0	0		Per HI staff survey
		35	0	0		
		130	0	0		
		130	0	0		
		35	0	0		
		80	0	0		
		120	0	0		Per HI staff survey
10	28	280	0	0		
		130	0	0		
		130	0	0		
		120	0	0		Per HI staff survey
		400	0	0		Per HI staff survey





## Nova Scotia Rehab Building

### Building Description

Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne nonseque idis

### Options Summary

Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne nonseque idis

### Drawings

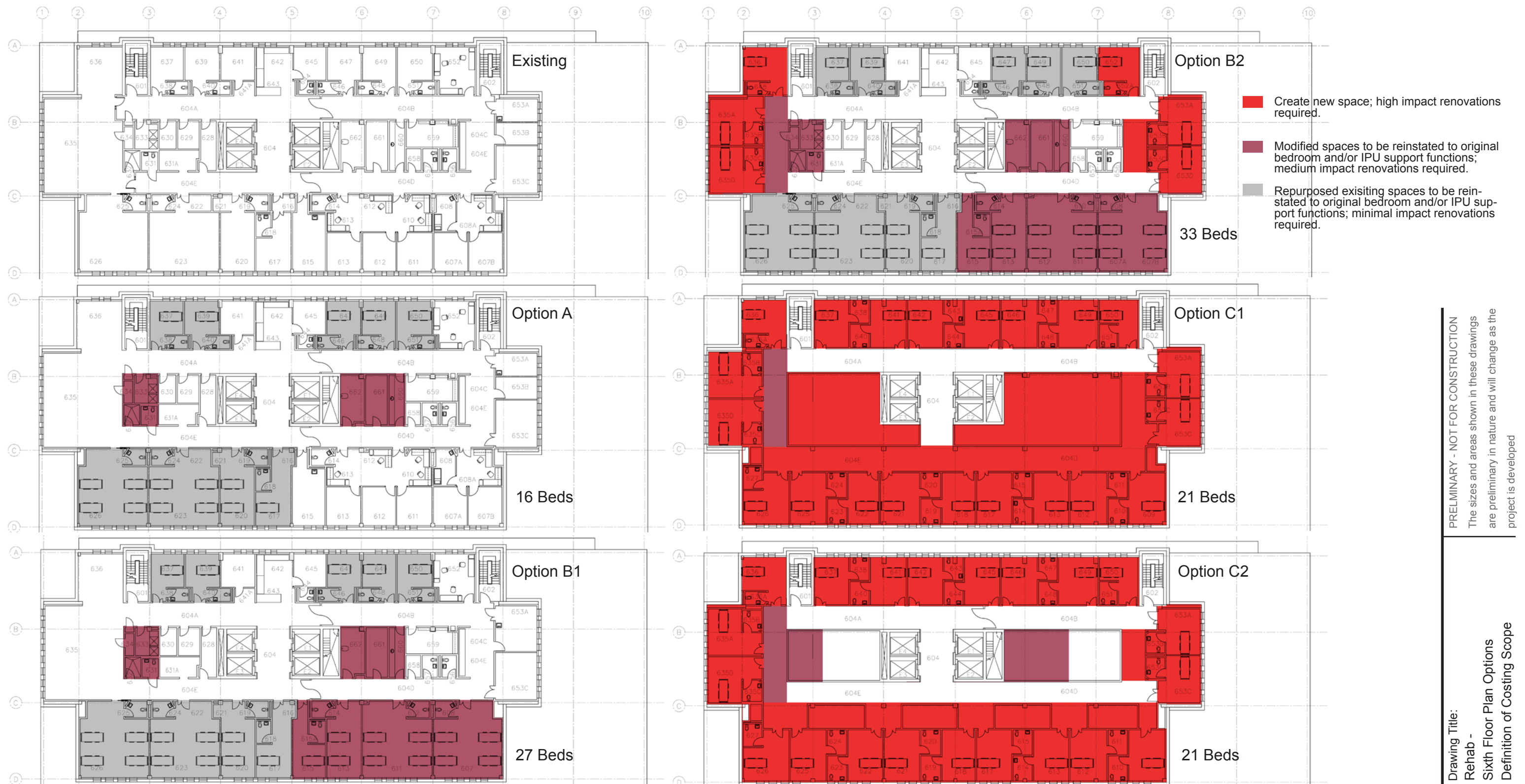
See the following pages.



PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Rehab -  
Sixth Floor Plan Options





CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
NS REHAB - LEVEL 6 RENOVATION - OPTION A

Hanscomb  
AUGUST 16, 2013

C - 1

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) NS REHAB - LEVEL 6 RENOVATION - OPTION A		Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION	
																							Const Mid-Point	Yrs	Escalation 3.0%	per annum	
LEVEL 6 RENOVATIONS																											
Inpatient & Support Areas - Minor Renovations		Reno	2	2,843	dgsf																						
Inpatient & Support Areas - Moderate Renovations		Reno	3	590	dgsf																						
Inpatient & Support Areas - High Impact Renovations		Reno	4	-	dgsf																						
Remaining Areas on Floor - Finishes Upgrade		Reno	1	8,393	dgsf																						
Renovated Building Construction				11,826	dgsf																						
NS REHAB - LEVEL 6 RENOVATION - OPTION A				11,826	bgsf																						

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
NS REHAB - LEVEL 6 RENOVATION - OPTION B1

Hanscomb  
AUGUST 16, 2013

C - 2

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) NS REHAB - LEVEL 6 RENOVATION - OPTION B1		Type	Reno Level	Aug 2013 Drawing Areas (SF)			\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
																							Const Mid-Point	Yrs	Escalation 3.0%	per annum	
LEVEL 6 RENOVATIONS																											
	Inpatient & Support Areas - Minor Renovations	Reno	2	2,843	dgsf																						
	Inpatient & Support Areas - Moderate Renovations	Reno	3	2,292	dgsf																						
	Inpatient & Support Areas - High Impact Renovations	Reno	4	-	dgsf																						
	Remaining Areas on Floor - Finishes Upgrade	Reno	1	6,691	dgsf																						
	Renovated Building Construction			11,826	dgs																						
	NS REHAB - LEVEL 6 RENOVATION - OPTION B1			11,826	bgs																						

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
NS REHAB - LEVEL 6 RENOVATION - OPTION B2

Hanscomb  
AUGUST 16, 2013

C - 3

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) NS REHAB - LEVEL 6 RENOVATION - OPTION B2	Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
			Const Mid-Point	Yrs																	Escalation 3.0% per annum				
LEVEL 6 RENOVATIONS																									
Inpatient & Support Areas - Minor Renovations	Reno	2	2,843	dgsf																					
Inpatient & Support Areas - Moderate Renovations	Reno	3	2,557	dgsf																					
Inpatient & Support Areas - High Impact Renovations	Reno	4	1,741	dgsf																					
Remaining Areas on Floor - Finishes Upgrade	Reno	1	4,685	dgsf																					
Renovated Building Construction				11,826	dgsf																				
NS REHAB - LEVEL 6 RENOVATION - OPTION B2				11,826	bgsf																				



CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
NS REHAB - LEVEL 6 RENOVATION - OPTION C1

Hanscomb  
AUGUST 16, 2013

C - 4

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) NS REHAB - LEVEL 6 RENOVATION - OPTION C1		Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction			PROJECT COST INCLUDING ESCALATION
LEVEL 6 RENOVATIONS																									
Inpatient & Support Areas - Minor Renovations		Reno	2	-	dgsf																				
Inpatient & Support Areas - Moderate Renovations		Reno	3	265	dgsf																				
Inpatient & Support Areas - High Impact Renovations		Reno	4	8,774	dgsf																				
Remaining Areas on Floor - Finishes Upgrade		Reno	1	2,787	dgsf																				
Renovated Building Construction				11,826	dgsf																				
NS REHAB - LEVEL 6 RENOVATION - OPTION C1				11,826	bgsf																				

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
NS REHAB - LEVEL 6 RENOVATION - OPTION C2

Hanscomb  
AUGUST 16, 2013

C - 5

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) NS REHAB - LEVEL 6 RENOVATION - OPTION C2		Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction			PROJECT COST INCLUDING ESCALATION
LEVEL 6 RENOVATIONS																									
Inpatient & Support Areas - Minor Renovations		Reno	2	-	dgsf																				
Inpatient & Support Areas - Moderate Renovations		Reno	3	855	dgsf																				
Inpatient & Support Areas - High Impact Renovations		Reno	4	6,758	dgsf																				
Remaining Areas on Floor - Finishes Upgrade		Reno	1	4,213	dgsf																				
Renovated Building Construction				11,826	dgsf																				
NS REHAB - LEVEL 6 RENOVATION - OPTION C2				11,826	bgsf																				

## Dartmouth General Addition & Renovations

### Building Description

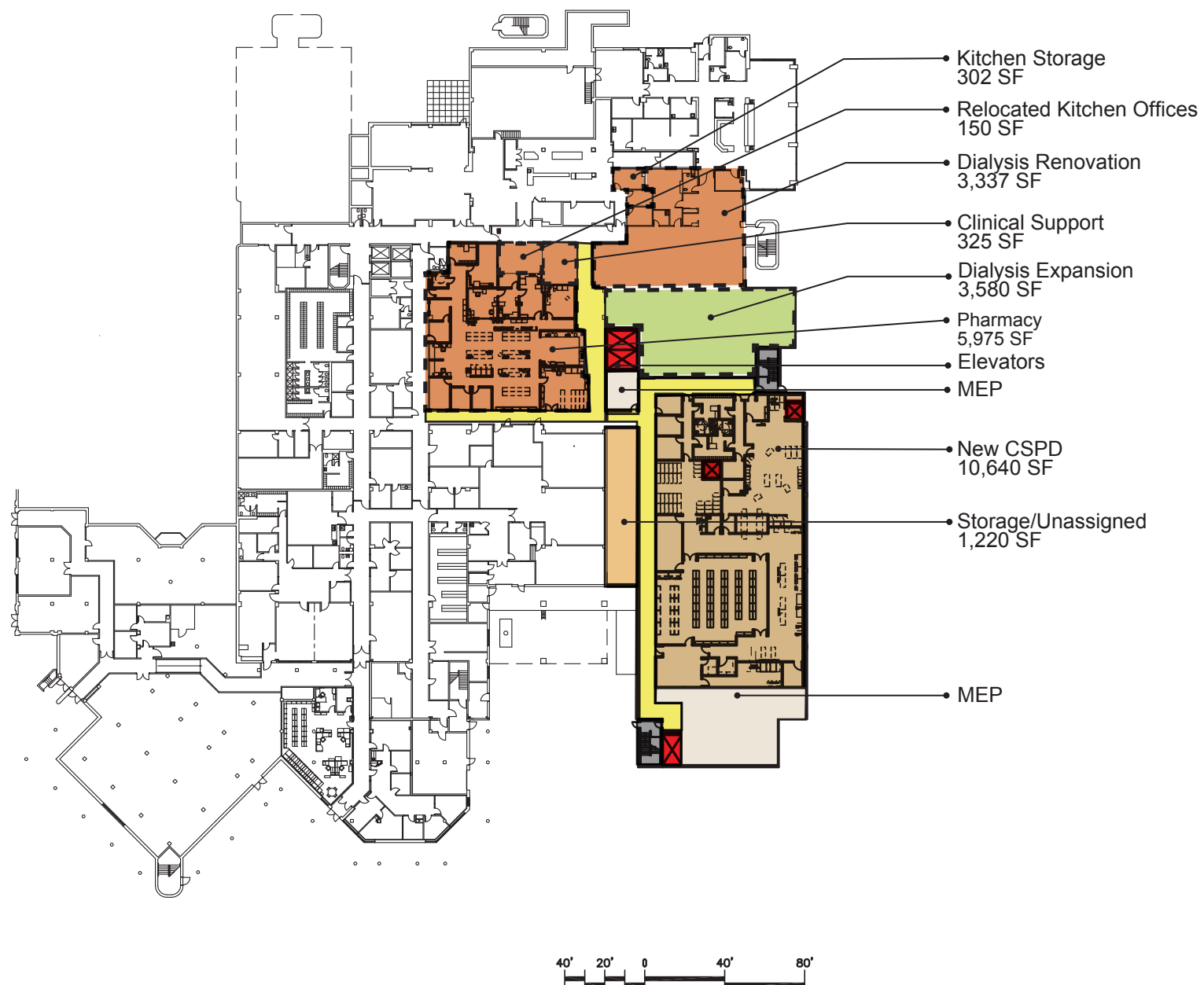
Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne

### Options Summary

Sa int peliquissi ommolen imuscius dunt quas imosa verio conse consedipsam, occus a vel ipsam as reste sum ipicim hicto qui dolorerunt qui autemperum repelicae is maiorum aut restrum volorit, sam, qui con rem ne nonseque idis

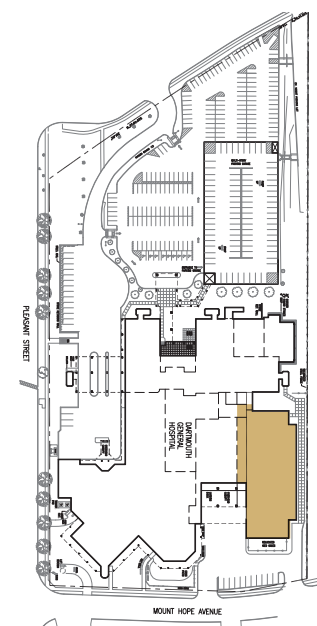
### Drawings

See the following pages.



## LEGEND

Public	General Services/ Support
Ancillary/ Diagnostic Services	Parking
Surgery Circulation	Green Roof
Ambulatory Care	MEP
Patient Room	Existing MEP
Patient Room Circulation	Elevators
Stairs	CSPD
Renovation	

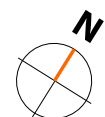


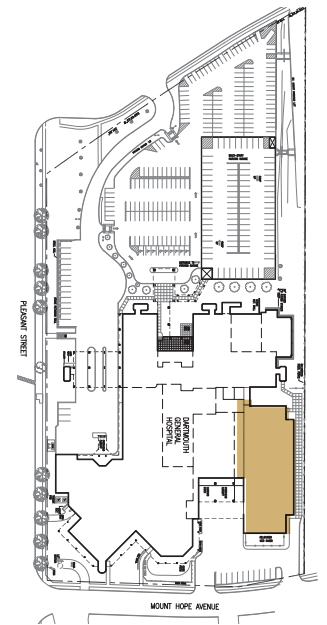
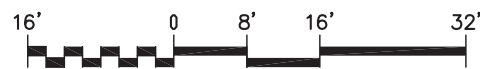
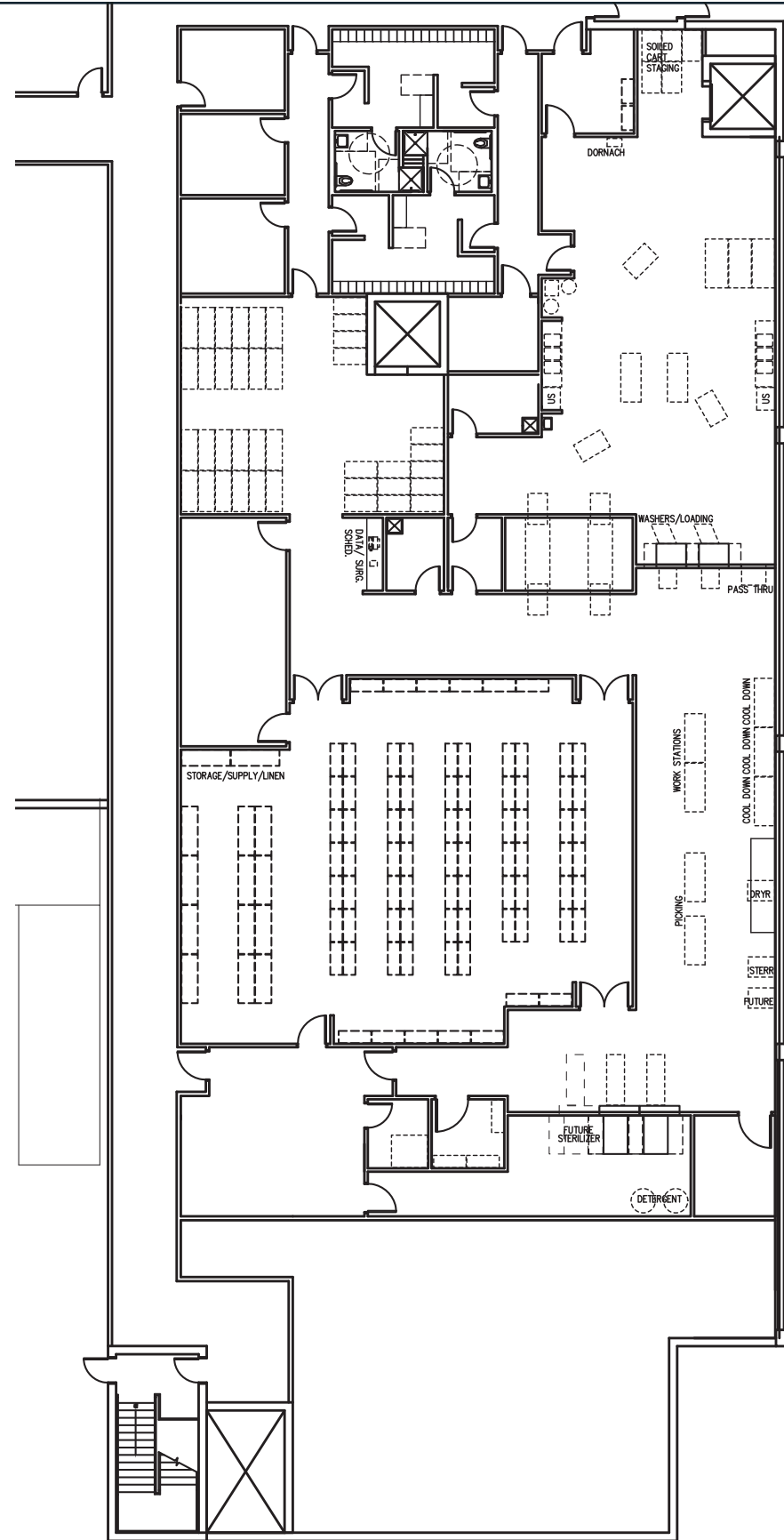
KEY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings  
are preliminary in nature and will change as the  
project is developed

Drawing Title:  
**Dartmouth Concept Part 3  
First Floor Plan**

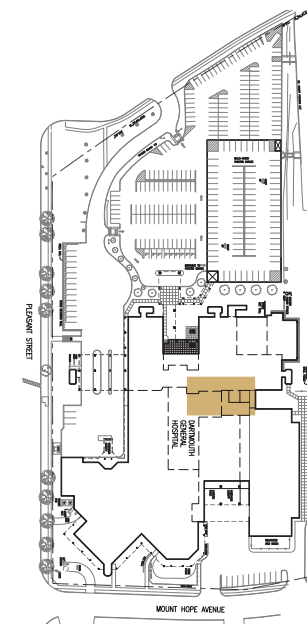
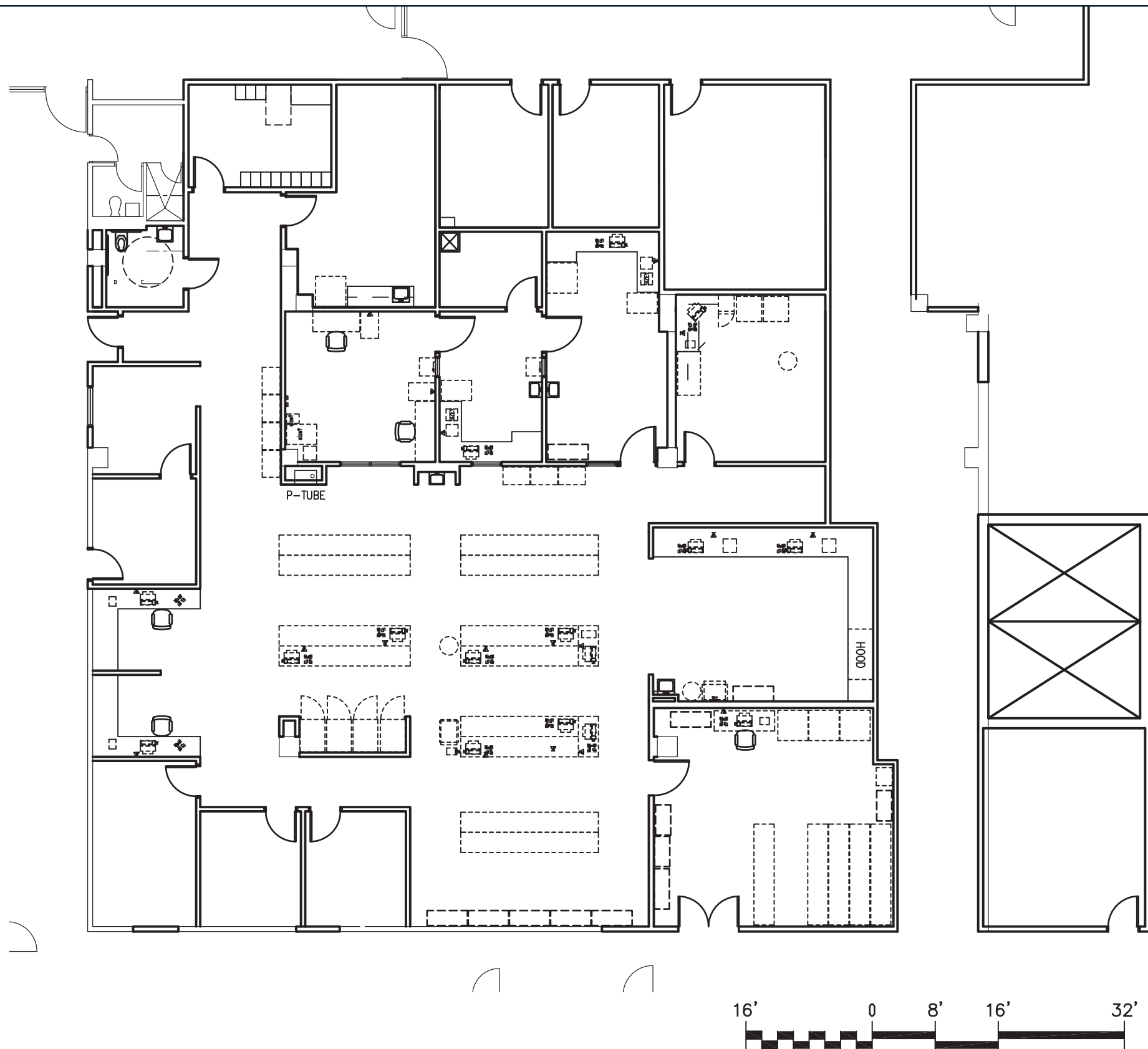
Drawing  
Number  
**D.01**





KEY PLAN





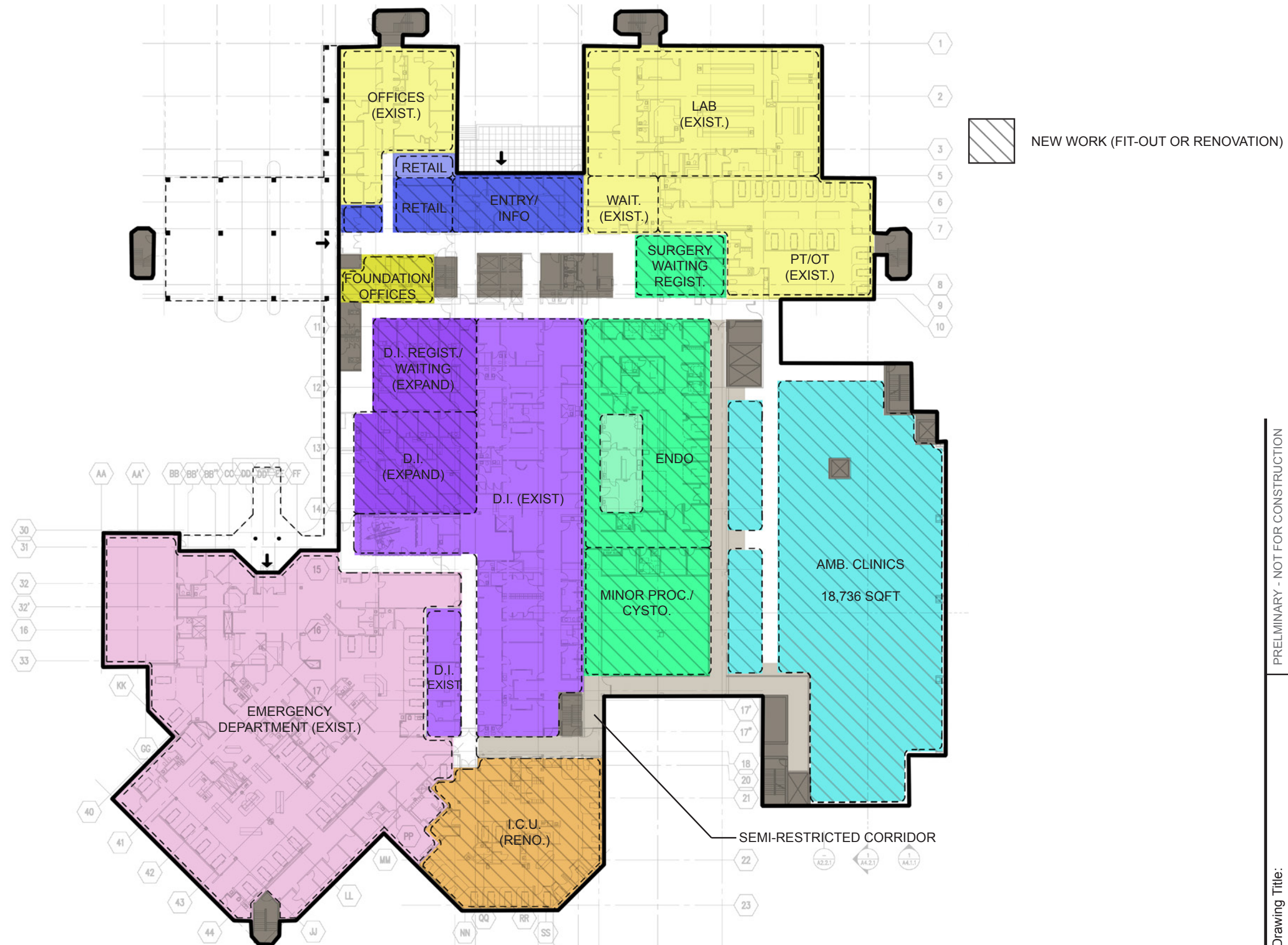
KEY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
**Dartmouth Concept Part C  
Enlarged Pharmacy**

Drawing  
Number  
**D.03**

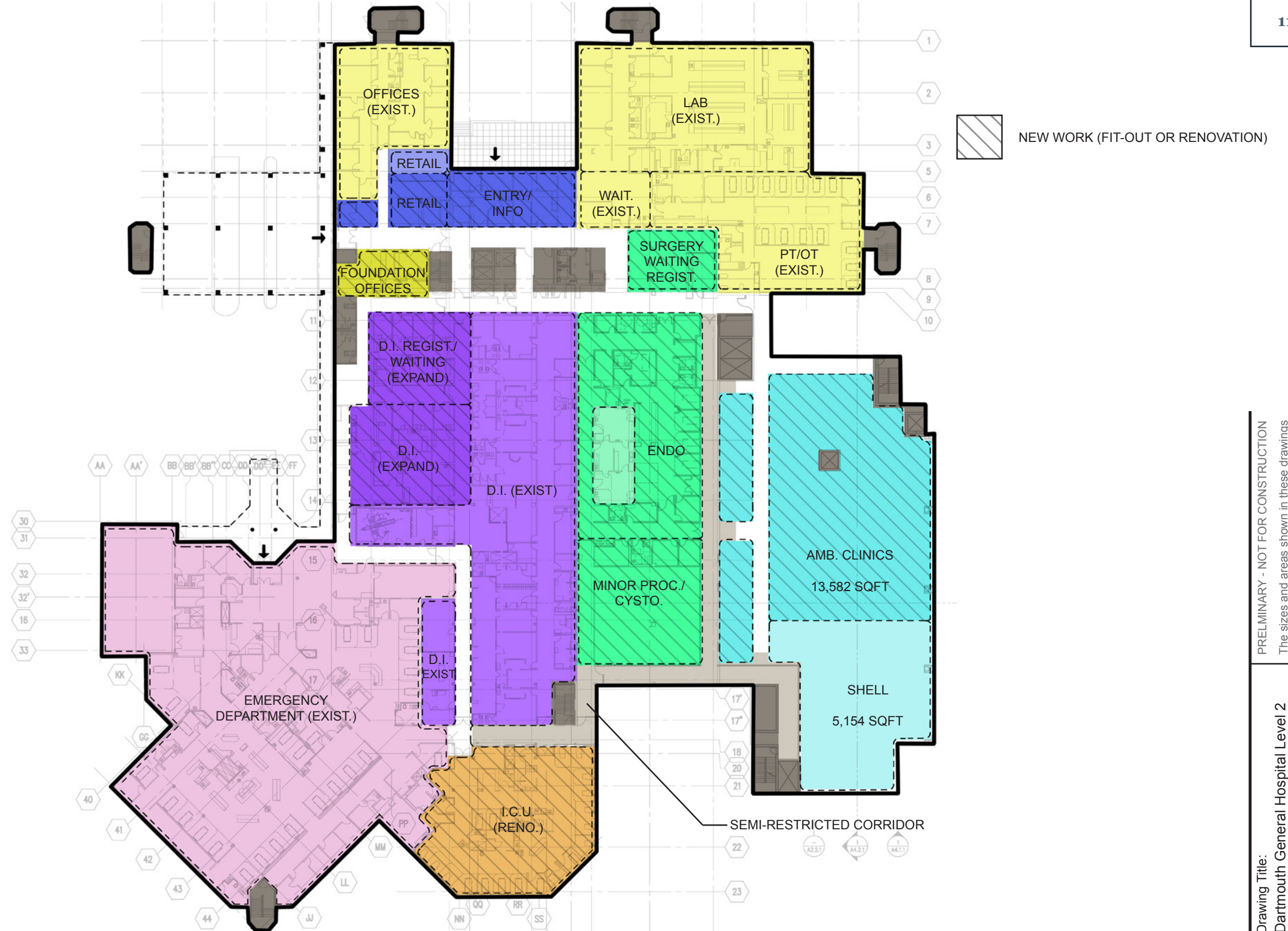




PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Dartmouth General Hospital Level 2  
Planning / Organization Sketch  
Option 1

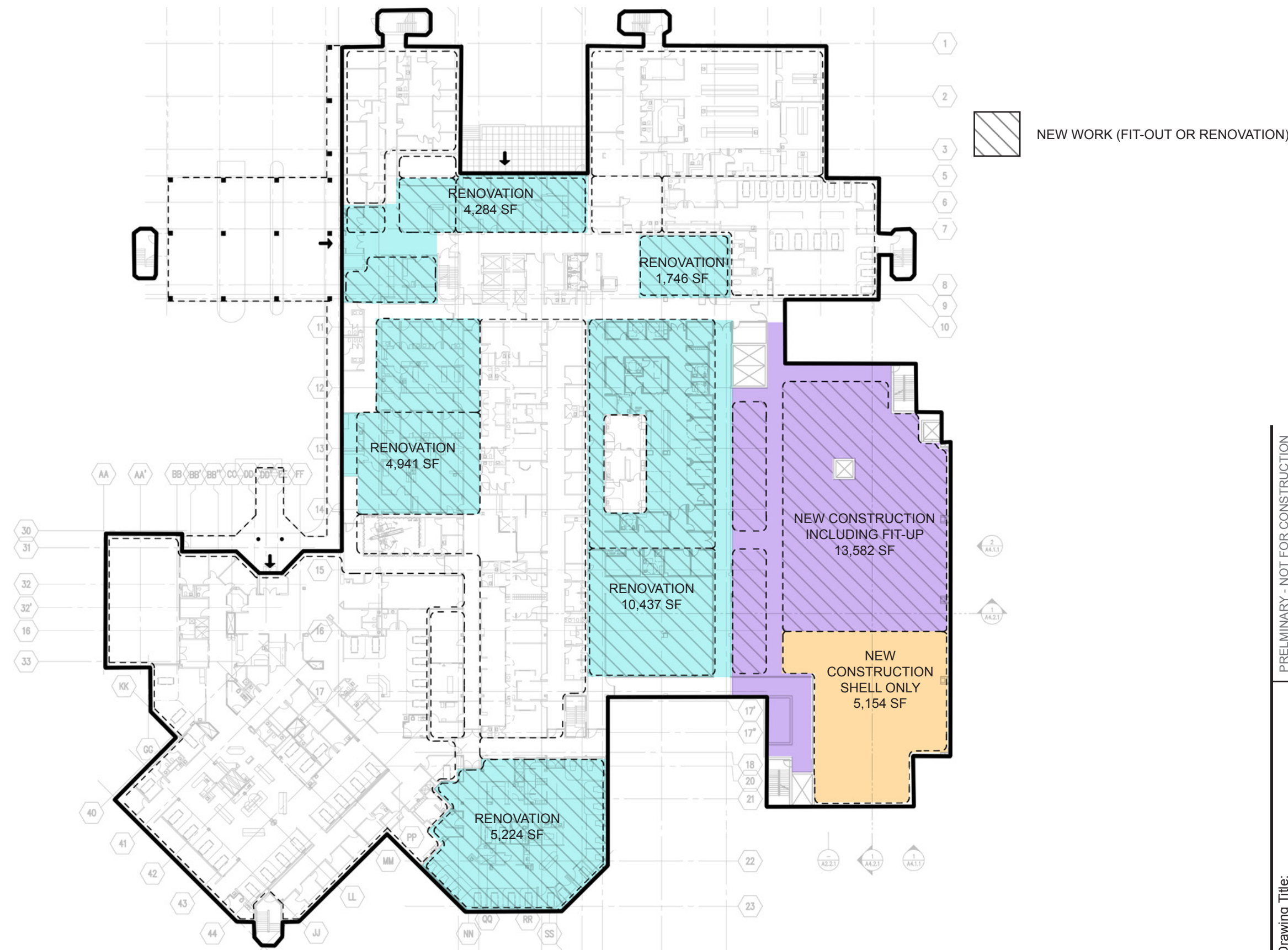




PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Dartmouth General Hospital Level 2  
Planning / Organization Sketch  
Option 2





PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Dartmouth General Hospital Level 2  
Planning / Organization Sketch  
Definition of Costing Scope



Project 1214:

Capital Health Innovative Care Flexible Facilities

Date: August 12, 2013  
Scale: NTS  
Drawn: Nycum Staff

Drawing Number  
**K.03**

**DRAFT - FOR INTERNAL REVIEW**



Costs

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
DGH - CONCEPT OR's LEVEL 3, FULL FIT-OUT OF AMBULATORY CLINIC

Hanscomb  
AUGUST 16, 2013

F - 1

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) DGH - CONCEPT OR's LEVEL 3, FULL FIT-OUT OF AMBULATORY CLINIC		Type	Reno Level	Aug 2013 Drawing Areas (SF)	\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 10.0%	Phasing for Renovated Work 3.0%	LEED Allowance 2.5%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 23.2%	Healthcare Commissioning 0.5%	Moving Allowance 4.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
																					Const Mid-Point	Yrs	Escalation 3.0%	per annum	
FIRST FLOOR																									
Pharmacy	New			-	cgsf																				
Medical Device Reprocessing	New			10,640	cgsf																				
Building Support - Shell Space	New	Shell		1,220	cgsf																				
Dialysis Expansion	New			3,446	cgsf																				
New MEP Space	New			2,072	cgsf																				
Building Gross	New			5,734	bgsf																				
Sub-total	New			23,112	bgsf																				
SECOND FLOOR																									
Ambulatory Clinic	New			18,736	cgsf																				
Building Gross	New			1,951	bgsf																				
Sub-total	New			20,687	bgsf																				
THIRD FLOOR																									
Surgery Suite	New			18,592	cgsf																				
Recovery	New			6,719	cgsf																				
Day Surgery	New			4,929	cgsf																				
Elevator Core and Lobby	New			524	cgsf																				
Building Gross	New			3,246	bgsf																				
Sub-total	New			34,010	bgsf																				
FOURTH FLOOR																									
Elevator Core and Lobby	New			832	cgsf																				
New Mechanical Penthouse	New			5,500	cgsf																				
Building Gross	New			425	cgsf																				
Sub-total	New			6,757	bgsf																				
FIFTH FLOOR																									
Elevator Core and Lobby	New			1,257	cgsf																				
Sub-total	New			1,257	bgsf																				
New Building Construction				85,823	bgsf																				
FIRST FLOOR																									
Renovate Old CSPD for New Pharmacy	Reno	3		5,472	dgsf																				
Renovate Old Pharmacy for Dietary Offices	Reno	2		308	dgsf																				
Renovate Dietary Offices to Storage	Reno	3		259	dgsf																				
Renovate Old Pharmacy for Clinical Support	Reno	2		325	dgsf																				
Renovate for Dialysis Expansion	Reno	3		3,511	dgsf																				
SECOND FLOOR																									
Renovate Surgery/Endo for Endo & Ambul. Procedures	Reno	3		10,437	dgsf																				
Renovate Exist. Ambulatory for Diagnostic Imaging	Reno	3		4,940	dgsf																				
Renovate Exist Entry for Offices/Retail & New Entry	Reno	2		4,285	dgsf																				
Renovate Day Surgery for ICU	Reno	3		5,224	dgsf																				
Renovate Existing Space for Surgery Waiting/Reg.	Reno	2		1,746	dgsf																				
THIRD FLOOR																									
Renovate Patient Room for New Access Corridor	Reno	3		275	dgsf																				
FOURTH FLOOR																									
Renovate Patient Room for New Access Corridor	Reno	3		260	dgsf																				
Renovate ICU to New Inpatient Unit	Reno	3		5,013	dgsf																				
FIFTH FLOOR																									
Part of 5th Floor Fit-Out Costs																									
Renovated Building Construction				42,055	dgsf																				
Allowance for Site Works				127,878	dgsf																				
Site Work				1	Sum																				
Additional Cost Items / Allowances				1	Sum																				
Premium to strengthen existing structure below DI				1	Sum																				
New Pneumatic Tube System for New Addition - Tie into Existing				8	Stns																				
DGH - CONCEPT OR's LEVEL 3, FULL FIT-OUT OF AMBULATORY CLINIC				127,878	bgsf																				

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
DGH - CONCEPT OR's LEVEL 3, PARTIAL FIT-OUT OF AMBULATORY CLINIC

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) DGH - CONCEPT OR's LEVEL 3, PARTIAL FIT-OUT OF AMBULATORY CLINIC		Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 10.0%	Phasing for Renovated Work 3.0%	LEED Allowance 2.5%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 23.2%	Healthcare Commissioning 0.5%	Moving Allowance 4.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction				PROJECT COST INCLUDING ESCALATION
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Dialysis Expansion	New			3,446	cgsf																					
New MEP Space	New			2,072	cgsf																					
Building Gross	New			5,734	bgsf																					
Sub-total	New			23,112	bgsf																					
SECOND FLOOR																										
Ambulatory Clinic	New			13,582	cgsf																					
Ambulatory Clinic	New	Shell		5,154	cgsf																					
Building Gross	New			1,951	bgsf																					
Sub-total	New			20,687	bgsf																					
THIRD FLOOR																										
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Renovated Building Construction				42,055	dgsf																					
Allowance for Site Works				127,878	dgsf																					
Site Work				1	Sum																					
Additional Cost Items / Allowances				1	Sum																					
Premium to strengthen existing structure below DI				1	Sum																					
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DGH - CONCEPT OR's LEVEL 3, PARTIAL FIT-OUT OF AMBULATORY CLINIC				127,878	bgsf																					



### Inpatient Unit Infection Control & Patient Confidentiality Upgrades - Level 3 & 4

The Innovative Care Flexible Facilities Part B Report did not include work to levels 3 and 4 of the Dartmouth General Hospital beyond costing to support renovations to incorporate internal linkages between the existing building and proposed addition, and identifying costs to renovate the existing ICU on Level 4 to provide inpatient rooms.

Subsequently, Capital Health requested that work to review previously developed costing to address infection control and patient confidentiality concerns on levels 3 and 4 be added to the scope of the Innovative Care Flexible Facilities Work.

A 2012 tour of Dartmouth General Hospital by provincial infection control and infrastructure staff led to the development of a report with recommendations outlined by Capital Health's Infection Control department – the hospital was designed based on the Friesen model for inpatient units, and infection control and patient confidentiality practices have changed significantly since its construction in 1978. The current layout of the building presents major issues in infection control and patient confidentiality, identified by Capital Health as:

1. Shortage of appropriate soiled utility rooms
2. Outdated and inappropriate equipment for cleaning soiled bedpans (spray wands)
3. Shortage of hand hygiene sinks
4. Potential for general public to view patients' records

#### Summary

Cost review of Levels 3 and 4 included:

1. New hand hygiene sinks in corridors
2. Patient shower upgrade (flooring and impervious wall finish)
3. Patient room flooring & painting (already completed on Level 4 East)
4. New super nurse servers (to be co-located with team control centres)
5. New team control centres
6. New soiled utility rooms

Existing nurse servers were assumed to be redundant as the result of introducing new super nurse servers, so it is assumed that they will be demolished to provide space for hand hygiene sinks and equipment alcoves.

The timing of renovations will depend on the construction of the addition at Dartmouth General Hospital, which will free up the ICU, currently on Level 4, to be renovated to an inpatient unit. Once the new inpatient unit is constructed on Level 4, patients from a unit scheduled for infection control/patient confidentiality upgrades can be transferred. There is also the possibility of utilizing new inpatient beds on Level 5 to allow renovations to proceed with minimum impacts to bed counts.

#### Patient Rooms, Soiled Utility Rooms & Team Control Centres

Existing patient rooms are proposed to be renovated to become either team control centres or soiled utility rooms. Existing office/administrative/staff spaces will be renovated to become either team control centres or soiled utility rooms. Future design work will need to balance requirements for minimum areas with economizing on existing plumbing locations.

1. Potential efficiencies exist with respect to locating new soiled utility rooms, with hoppers, flusher-disinfectors and hand wash sinks where patient washrooms and toilets are currently located.
  1. Recommended area for soiled utility rooms in this application is 130 square feet, in keeping with the minimum size suggested in CSA Z-8000.
  2. Floor areas of patient rooms with associated toilet rooms is larger than required.
2. Current office/administrative staff spaces are close to 130 square feet, providing ideal sizes for conversion to soiled utility rooms, but do not appear to have plumbing currently capable of supporting hoppers and flusher-disinfectors.
  1. Review with Capital Health staff indicated that current office/administrative/staff spaces, typically co-located with Pyxis rooms, are likely not large enough to provide effective team control centres.

#### Bed Numbers

Some patient beds will be lost to provide new soiled utility rooms and team control centres, but the replacement of the ICU with an inpatient unit should result in a net increase of two beds for Levels 3 and 4. Bed counts may change as the result of design work.

#### Level 3

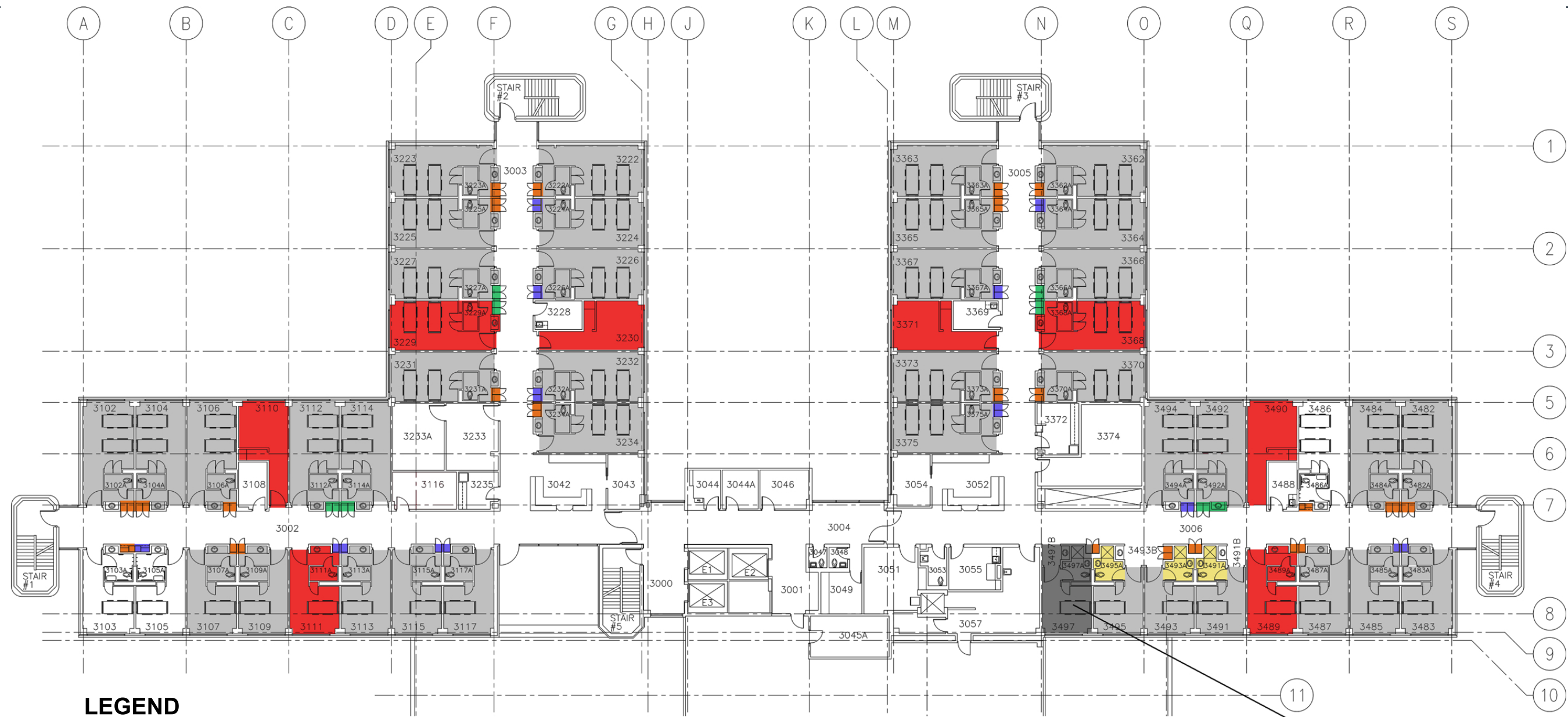
-2 double rooms	-4 beds
-3 single rooms	-3 beds (one single room deleted for new link connection)
	-7 beds

#### Level 4

-2x 1/2 ward rooms	-4 beds
-1 double room	-2 beds
-2 single rooms	-2 beds (one single room deleted for new link connection)
+5 double rooms	+10 beds (former ICU – may vary depending on design)
+7 single rooms	+7 beds (former ICU – may vary depending on design)
	+9 beds

#### Drawings

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## LEGEND

### HIGH INTENSITY RENOVATION

- Renovation to provide new Soiled Utility Room or Team Control Centre
- Renovation to provide new Handwash Sink
- Demolish nurse server, patch & make good
- Renovation - replace existing with new Super Nurse Server
- Renovation - upgrade to patient shower flooring & walls

### LOW INTENSITY RENOVATION

- Renovation - upgrade to patient flooring & paint
- NOT IN SCOPE
- Renovation, other (cost not included in this scope)

**NOTE:** This drawing summarizes renovations as per Capital Project Budget & Checklist - Dartmouth General Hospital Inpatient Unit Upgrades, as submitted to Department of Health and Wellness for funding (March 7/13).

Costs for renovations for new link captured elsewhere

PRELIMINARY - NOT FOR CONSTRUCTION  
The sizes and areas shown in these drawings are preliminary in nature and will change as the project is developed

Drawing Title:  
Dartmouth General Hospital Level 3  
Infection Control Renovations  
Definition of Costing Scope



## LEGEND

### HIGH INTENSITY RENOVATION

- Renovation to provide new Soiled Utility Room or Team Control Centre
- Renovation to provide new Handwash Sink
- Demolish nurse server, patch & make good
- Renovation - replace existing with new Super Nurse Server
- Renovation - upgrade to patient shower flooring & walls

### LOW INTENSITY RENOVATION

- Renovation - upgrade to patient flooring & paint

### NOT IN SCOPE

- Renovation, other (cost not included in this scope)

**NOTE:** This drawing summarizes renovations as per Capital Project Budget & Checklist - Dartmouth General Hospital Inpatient Unit Upgrades, as submitted to Department of Health and Wellness for funding (March 7/13).

PRELIMINARY - NOT FOR CONSTRUCTION  
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Drawing Title:  
Dartmouth General Hospital Level 4  
Infection Control Renovations  
Definition of Costing Scope

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
INNOVATIVE CARE FLEXIBLE FACILITIES  
HALIFAX & DARTMOUTH, NOVA SCOTIA

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)  
DGH - INFECTION CONTROL RENO'S LEVELS 3 & 4

Hanscomb  
AUGUST 16, 2013

A - 1

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) DGH - INFECTION CONTROL RENO'S LEVELS 3 & 4	Type	Reno Level	Aug 2013 Drawing Areas (SF)		\$/SF	Net Construction Cost	Asbestos Materials Abatement \$15.00	Infectious Control Measures 1.0%	In Contract Equipment Allowance 5.0%	Design & Pricing Allowance 15.0%	Phasing for Renovated Work 3.0%	LEED Allowance 0.0%	Construction Management Fee 5.0%	Total Construction Cost	Construction Contingency 5.0%	Project Ancillaries 15.0%	Healthcare Commissioning 0.5%	Moving Allowance 2.00	FF& E and IT % Allowance	TOTAL CURRENT PROJECT COST	Potential Impact of Escalation @ 3% p.a. to Mid-point of Construction			PROJECT COST INCLUDING ESCALATION
																					Const Mid-Point	Yrs	Escalation 3.0% per annum	
THIRD FLOOR																								
Renovate for New Soiled Utility Room or Control Centre	Reno	2	2,000	dgsf																				
Renovate to Add New Handwash Sinks	Reno	4	77	dgsf																				
Renovation - Upgrade to Patient Shower & WR's	Reno	2	136	dgsf																				
Renovation - Upgrade to Patient Flooring & Paint	Reno	1	11,004	dgsf																				
Renovate for New Super Nurse Server	Reno	3	56	dgsf																				
Demolish Nurse Server - Patch & Make Good	Reno	2	151	dgsf																				
FOURTH FLOOR																								
Renovate for New Soiled Utility Room or Control Centre	Reno	2	1,568	dgsf																				
Renovate to Add New Handwash Sinks	Reno	4	36	dgsf																				
Renovation - Upgrade to Patient Shower	Reno	2	405	dgsf																				
Renovation - Upgrade to Patient Flooring & Paint	Reno	1	2,395	dgsf																				
Renovate for New Super Nurse Server	Reno	3	42	dgsf																				
Demolish Nurse Server - Patch & Make Good	Reno	2	147	dgsf																				
Renovated Building Construction			18,017	dgsf																				
DGH - INFECTION CONTROL RENO'S LEVELS 3 & 4			18,017	bgsf																				