## 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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Mechanical	Consultant:

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Atlantic Business Interiors, with Nurture by Steelcase

# DRAFT - FOR INTERNAL REVIEW



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## **Related Reports**

(bound separately)

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

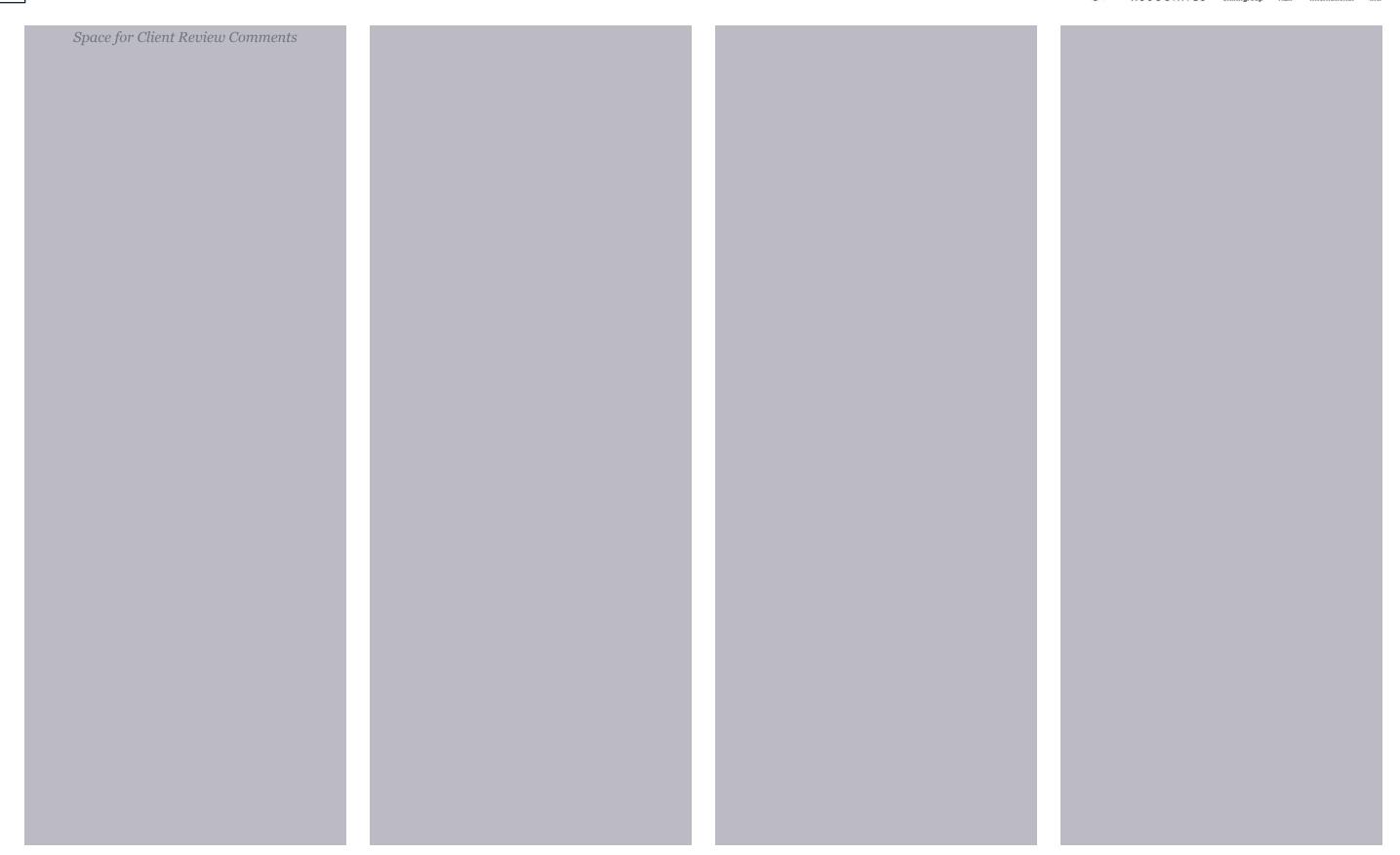
Business Case: Innovative Care Flexible Facilities, Version 1.1, Final June 21, 2013

Full Scale Part B Drawing Sets (bound separately)

Halifax Renovations & Addition 31/05/13

Dartmouth Renovations & Addition 31/05/13







## 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.

## NYCUM+ SMITHGROUP ASSOCIATES SMITHGROUP | AEIP | International | Inc.

#### 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

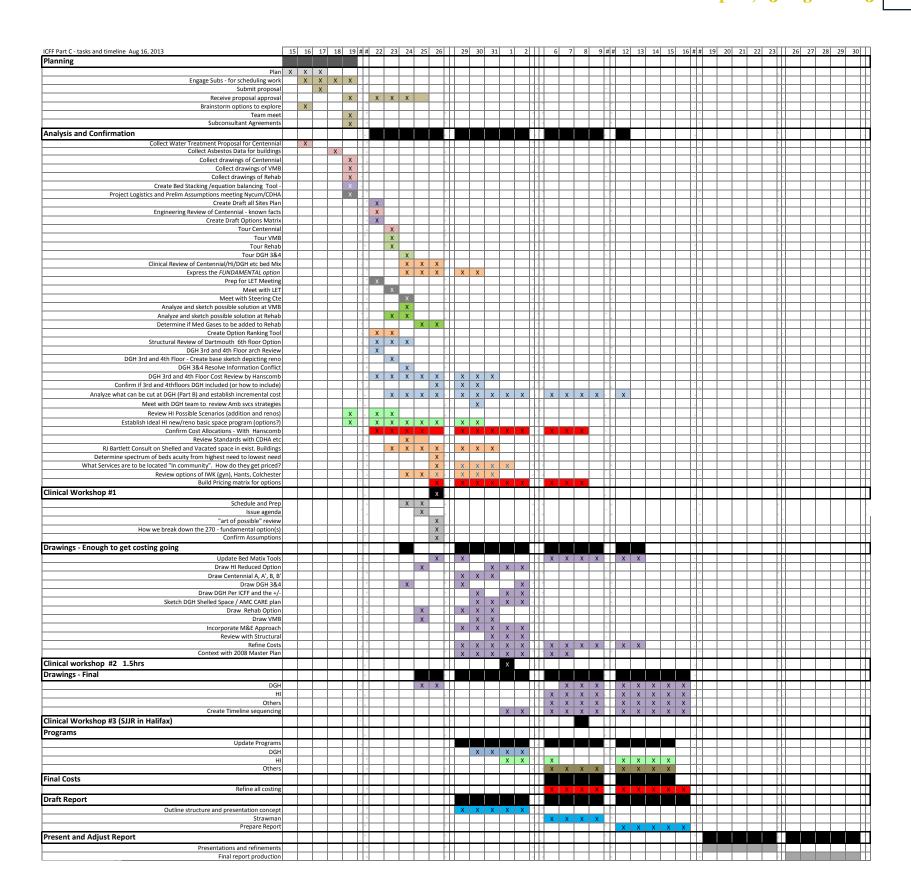
In Part B, the option of occupying The Centennial Building was ruled out because at its current capacity a renovation would be disruptive, costly and would take 10+ years. In this Part C report, vacating all but two or three floors has been considered. The vacated floors provide interstitial space to 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.



**Project Timeline** 



### **Innovative Care Flexible Facilities**

#### Part C Report, 23 August 2013



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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
- Lori-Anne Jones, CDHA
- David Kersey, CDHA
- Bill Levangie, CDHA
- Maggie Marwah, CDHA
- Shauna McMahon, CDHA
- Mike Meuse, CDHA
- Randi Monroe, CDHA
- Karen Mumford, CDHA
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- Jane Pryor, CDHA
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- Kevin Elliott
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- 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



**Project Steering Committee** 

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



Exempt section 21(1)



## **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.

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



#### **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

JS: Part G-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	
ennial Building Renovations									
L5 & 6: existing bed layout		100			1				
L5, 6 & 8: simple private rooms	· <b>-</b>	105			<b>-</b>   <u>-</u>   -	-			H
L5, 6 & 8: complete gut & redo	-	<del>103</del> - 114			-  <del>-</del>  -	-			
L3, 0 & 0. complete gut & redo	· <b>-</b>				-	-			
ans Memorial Building Renovations									
Existing floor plan as-is	_	153			1				
Existing floor plan, no shared patient w/c		129		1	2		-		
Scheme B, plus additional beds		171			3 3				
k Infirmary Renovation (Level 3, East)									
Best practice layout		24		1	1		-		
Same plan as Level 4		44			2		-		
x 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		<u>12</u> - <u>12</u> - <u>12</u> -			3 3				
16 ORs & ICU, no u/g parking 12 ORs, 4 shelled-in ORs, ICU, reduce surg wait/public, no u/g parking					2				
14 ORs, ICU, reduce surgery waiting/public, no u/g parking	. <b>_</b>	12 _			- <b>  <sup>1</sup>  </b> -				
Building Renovation									
16 beds, existing plan		16			- <b>  <sup>1</sup>  </b> -	-			
27 beds, replicate other floors	. <b>_</b>	27							
33 beds, B1 + additional rooms	· <b>-</b>	33 _			<u> </u>	-			
21 beds, Complete gut & renovation	· <b>-</b>	<del>21</del> -			-	-			
21 beds, Complete gut & renovation	-	2			- 4 -	-			
ddition & L5 Fit-Up		4.7		4			A /		
ORs L3, 46 inpatient beds L5, reno'ed Endo & bldg support services (Part B Report)		46			-		46_		
New DGH Parkade	-				-   -				
NTAI							200		
TAL TOTAL TO							208		

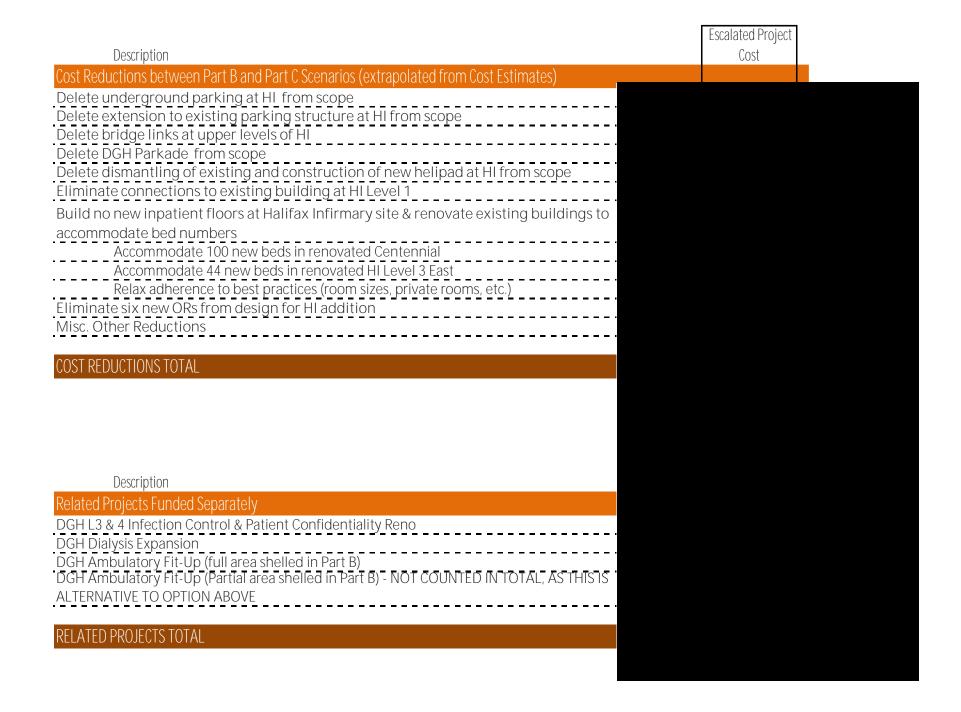
#### **Innovative Care Flexible Facilities**

Part C Report, 23 August 2013



#### **VALUES MATRIX**

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



## DRAFT - FOR INTERNAL REVIEW



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
	th 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
<u>Cent</u> enni	ial Building Renovations				
A1	L5 & 6: existing bed layout	0	95	2 floors	
A2	L5, 6 & 8: simple private rooms	0	105	Improved infection control and privacy, relatively low cost	Inefficient layout, requires reno of 3 floors
В	L5, 6 & 8: complete gut & redo	0	114	Aligns with current standards, good infection control and privacy	High Cost, requires reno of 3 floors
Veterans	' Memorial Building Renovations,				
A	Existing floor plan as-is	0	153	Inexpensive and fast renovations.	Shared washrooms create infection control issues
В	Existing floor plan, no shared patient w/c	0	129	Improved infection control and privacy	Lower bed counts, inefficient layout
С	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.
Halifax In Level 3 Ea	nfirmary Renovation ast				
1	Best practice layout	0	24	Infection Control, aligns with current standards	Low Bed Counts per unit. High cost per bed.
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
Halifax Ir	nfirmary – Addition				
1	16 ORs, ICU, 24 inpatient beds, no u/g parking	16	36	Replacement of ORs at 1:1 ratio.	Higher Cost
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
Rehab Bu	uilding Renovation, Level 6				
A	16 beds, existing plan	0	16	Low Cost	Low Bed Counts, Not to current standards
B1	27 beds, replicate other floors	0	27	Reasonable Bed Count, Low Cost	Not to current standards
B2	33 beds, B1 + additional rooms	0	33	Maximizing Bed Counts on Floor	Les Support Space, Not to current standards
C1	21 beds, Complete gut & renovation	0	21	Aligns with current standards	Lower Bed Count, High Cost
C2	21 beds, Complete gut & renovation	0	21	Aligns with current standards	Lower Bed Count, High Cost

Reason for Selecting (or not selecting)	Reference Drawings
N/A	Part B Report, D.01, D.02, D.03, K.01, K.02, K.03, J.01, J.02
Least money put into renovating a building with short life span.	Z-series
	Z-series
	Z-series
(Uncertainty around availability of VMB for CDHA inpatient use.)	V-series
(As Above)	V-series
(As Above)	V-series
	A.31, A.32
Bed Numbers and cost.	A.31, A.32
	A.51, A.52, A.53, A.54, A.55, A.56, A.57, A.58
Cost	A.61, A.62, A.63, A.64, A.65, A.66, A.67, A.68
	R.01, R.02

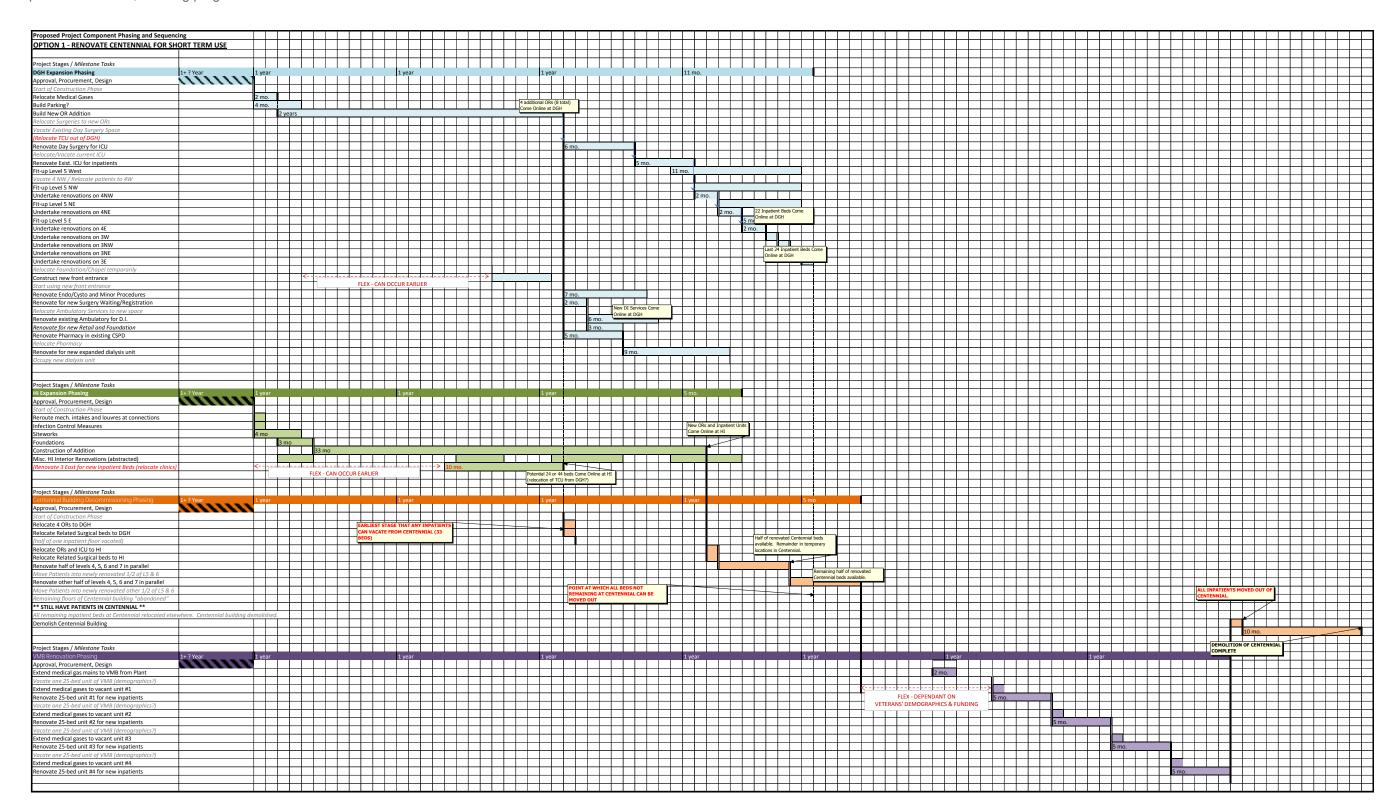
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Part C Report, 23 August 2013



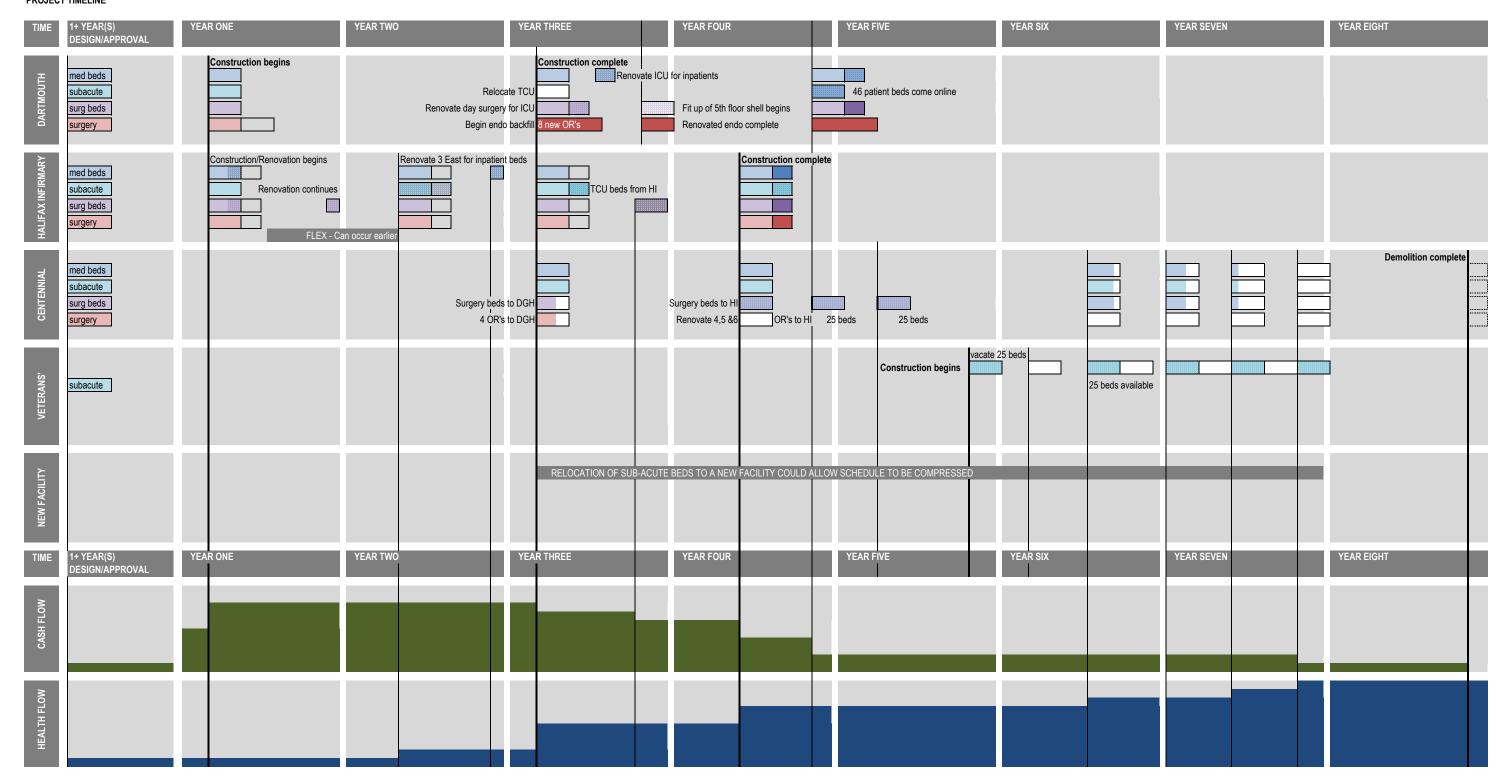
#### **Project Timeline**

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





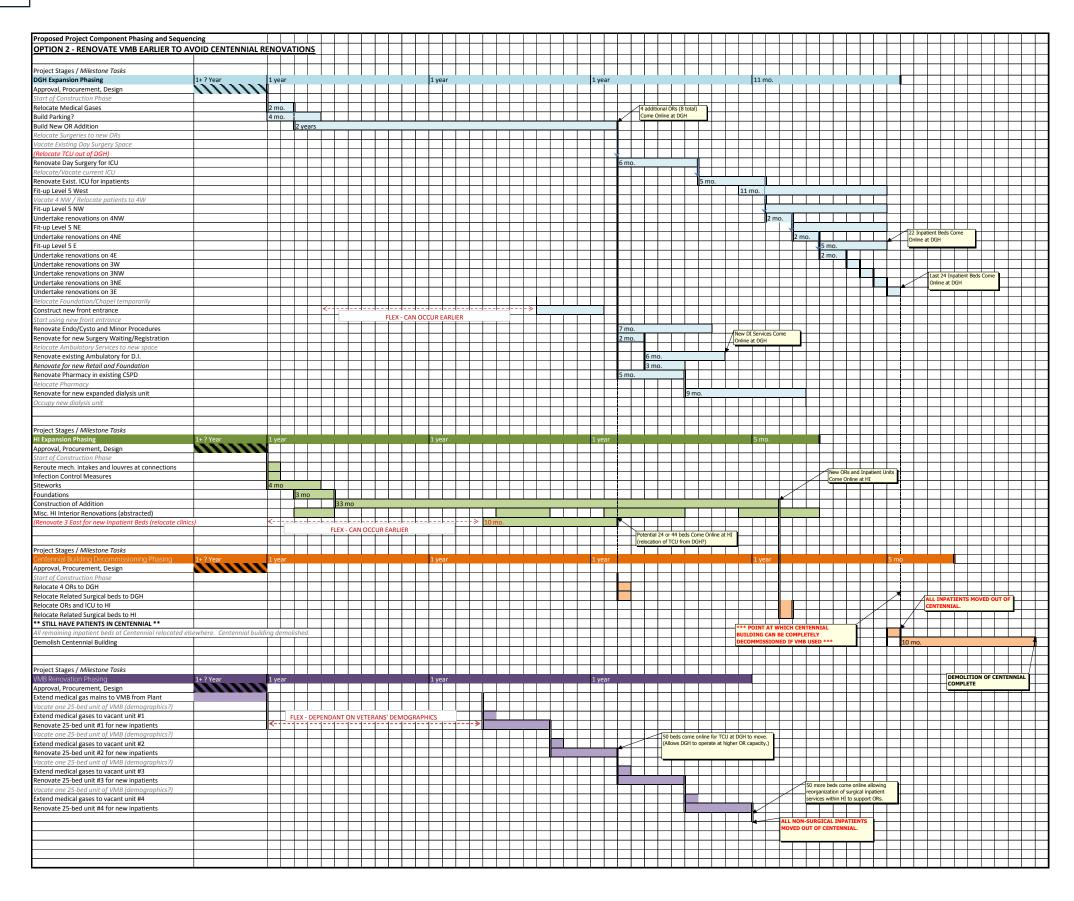
## OPTION ONE: RENOVATE CENTENNIAL FOR SHORT TERM USE



## Innovative Care Flexible Facilities

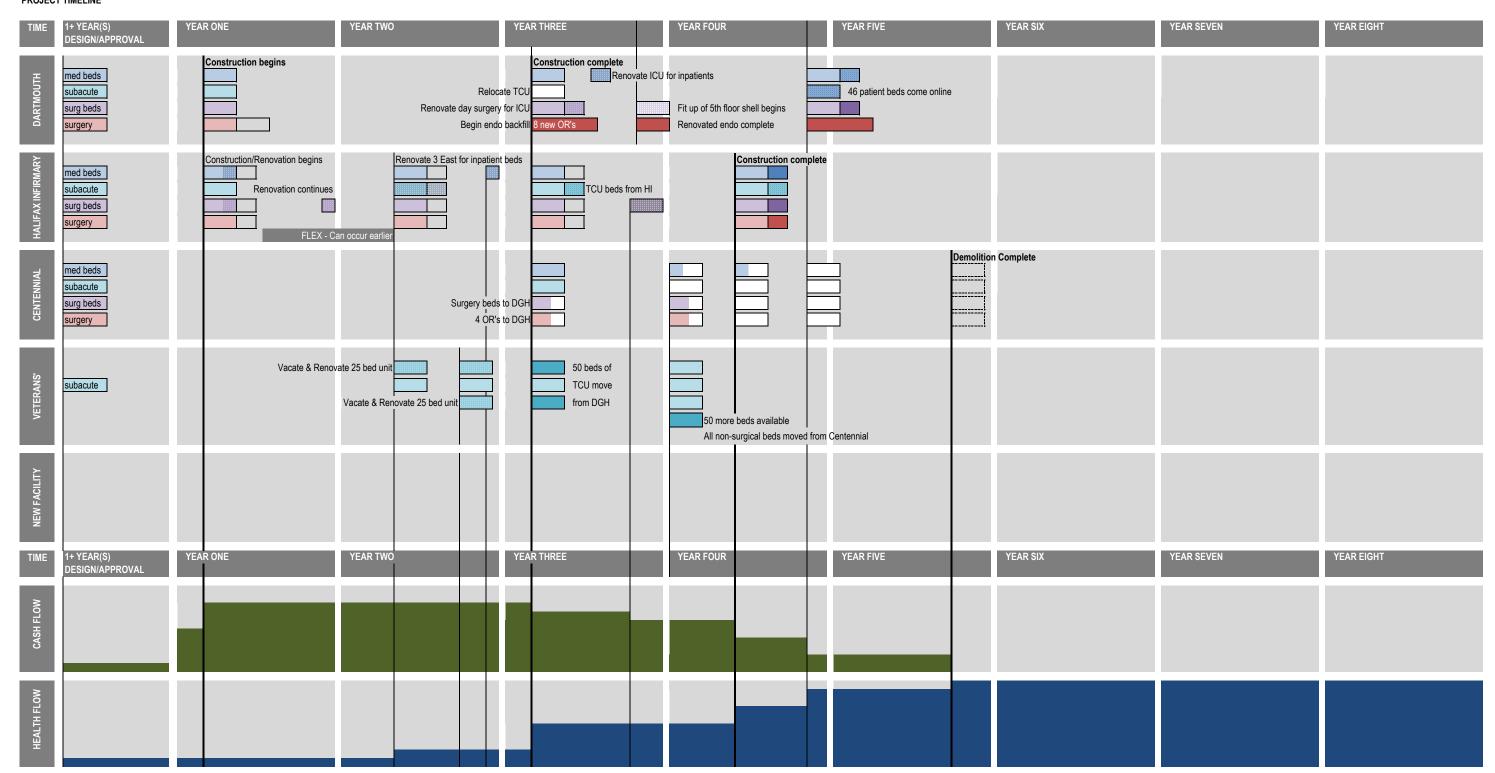
#### Part C Report, 23 August 2013







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



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## NYCUM+ SMITHGROUP ASSOCIATES Smithgroup AEIP International Inc.

## Appendices

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

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



## **Veterans Memorial 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.

Drawing Title:

Noterans Memorial Building 
Lypical, Floors 3 - 6 Plan Options

The sizes and areas

Project 1214:

Capital Health Innovative Care Flexible Facilities

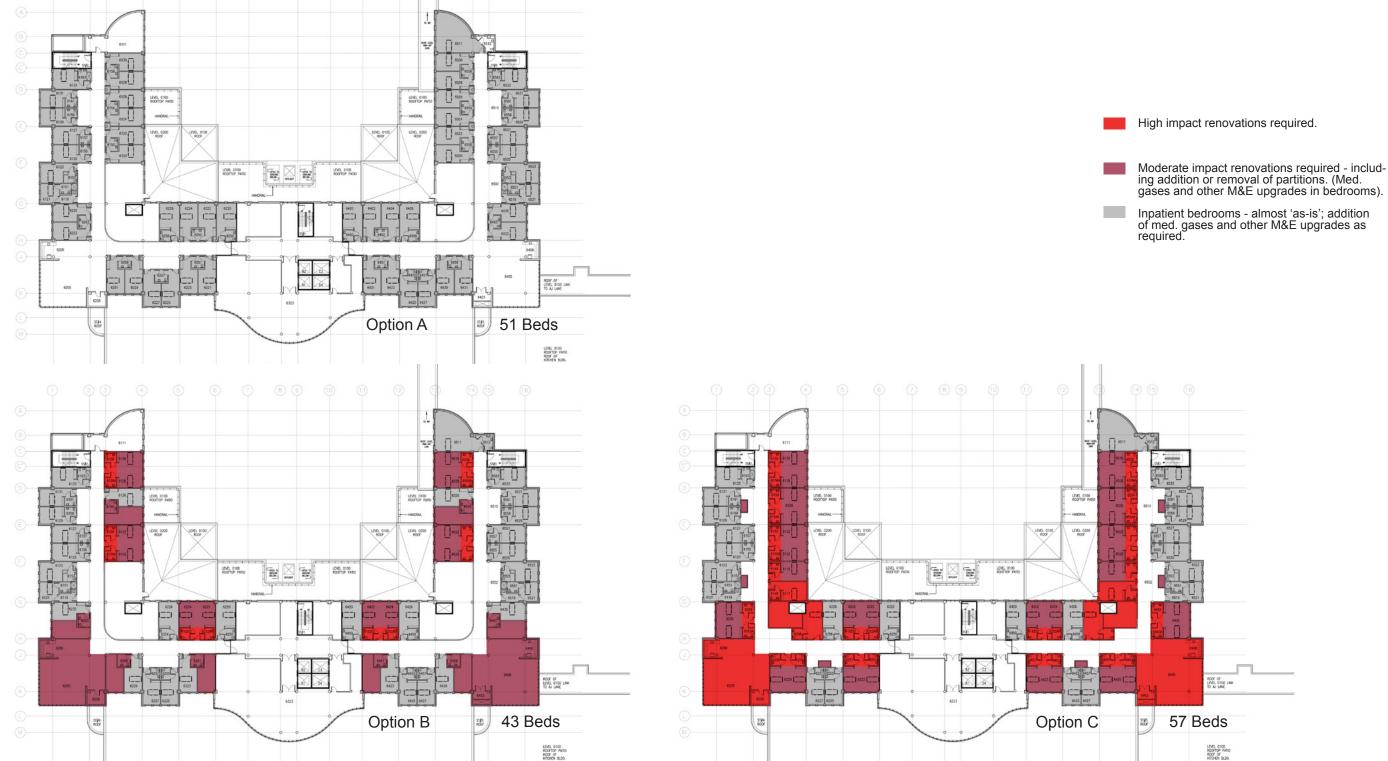
Date: August 01, 2013

Scale: NTS
Drawn: MTL

NYCUM-

WILLIAM NYCUM & ASSOCIATES LIMITED

WITH SMITHGROUP AEIP INTERNATIONAL, INC.



Drawing Title: Veterans Memorial Building -Typical, Floors 3 - 6 Plan Options Definition of Costing Scope 57 Beds LEVEL 0100 ROOFTOP PATIO ROOF OF KITCHEN BLDG.

August 01, 2013 Scale: NTS Drawn: MTL

Capital Health Innovative Care Flexible Facilities

Drawing Number

Project 1214:



nycum WILLIAM NYCUM & ASSOCIATES LIMITED WITH SMITHGROUP AEIP INTERNATIONAL, INC.

Patient Room Circulation

Patient Room

Elevators Stairs MEP

> Project 1214: Capital Health Innovative Care Flexible Facilities **DRAFT - FOR INTERNAL REVIEW**

August 01, 2013

Scale: 1/32" = 1'-0"

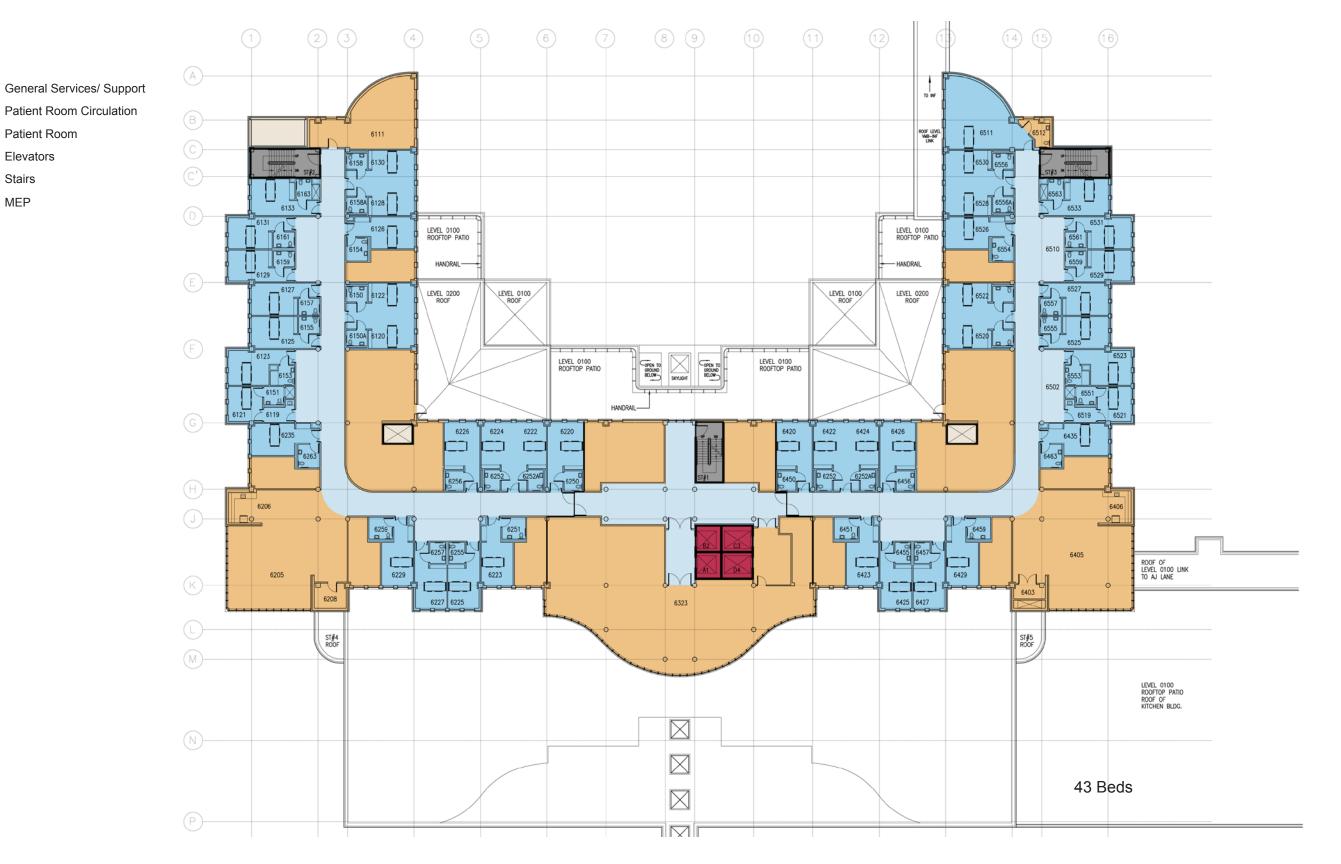
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The

Patient Room Circulation

Patient Room Elevators Stairs MEP







August 01, 2013

Scale: 1/32" = 1'-0"

Drawn: MTL







Patient Room

Elevators Stairs MEP



August 01, 2013

Scale: 1/32" = 1'-0"

Drawn: MTL



**Costs** 



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** 

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	to Mid-poi	t of Escalation int of Construction Escalation .0% per annum	PROJECT COST INCLUDING ESCALATION
FIRST TYPICAL LEVEL TO BE RENOVATED																							
Inpatient Areas - Minor Renovations, Add Gases, etc	Peno '	2 15	,436 dgs	·f																			
Inpatient Areas - Moderate Renovations	Reno 2		,430 dgs	of																			
Inpatient Areas - High Impact Renovations	Reno 4		,436 dgs - dgs - dgs ,971 dgs	of																			
Corridors, Common Areas, etc - Finishes Upgrade	Reno		.971 dgs	- F																			
Condors, Common Areas, etc - Finishes Opgrade	Relio	1 1/	,971 ags	61																			
SECOND TYPICAL LEVEL TO BE RENOVATED																							
Inpatient Areas - Minor Renovations, Add Gases, etc	Reno 2	2 13	,436 dgs	f																			
Inpatient Areas - Moderate Renovations	Reno :		- dgs	f																			
Inpatient Areas - High Impact Renovations	Reno 4		- dgs	f																			
Corridors, Common Areas, etc - Finishes Upgrade	Reno	1 17	,436 dgs - dgs - dgs ,971 dgs	sf																			
THIRD TYPICAL LEVEL TO BE RENOVATED																							
Inpatient Areas - Minor Renovations, Add Gases, etc	Reno 3 Reno 4	2 13	,436 dgs	f																			
Inpatient Areas - Moderate Renovations	Reno 3		- dgs	f																			
Inpatient Areas - High Impact Renovations	Reno 4		- dgs	f																			
Corridors, Common Areas, etc - Finishes Upgrade	Reno	1 17	,436 dgs - dgs - dgs - dgs	sf																			
FOURTH TYPICAL LEVEL TO BE RENOVATED																							
Inpatient Areas - Minor Renovations, Add Gases, etc	Reno 2	2 13	,436 dgs	sf																			
Inpatient Areas - Moderate Renovations	Reno 3		,436 dgs - dgs - dgs - dgs	sf																			
Inpatient Areas - High Impact Renovations	Reno 4		- dgs	sf																			
Corridors, Common Areas, etc - Finishes Upgrade	Reno	1 17	.971 das	sf																			

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

Renovated Building Construction

VETERANS MEMORIAL BUILDING - OPTION A

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

Hanscomb

**AUGUST 16, 2013** 

B - 2

VETERANS MEMORIAL BUILDING - OPTION B	Туре	Reno Lev	Aug 2013 Drawing Areas (SF)	\$/SF	Net Construction Cost	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 a	and IT  Allowance	TOTAL CURRENT PROJECT COST	p.a. to Mid-p	act of Escalation point of Construction Escalation 3.0% per annum	PROJECT COST INCLUDING ESCALATION
FIRST TYPICAL LEVEL TO BE RENOVATED																							
Inpatient Areas - Minor Renovations, Add Gases, etc	Reno	2	8,280 dg	of .																			
Inpatient Areas - Moderate Renovations	Reno	3	7,146 dg	of .																			
Inpatient Areas - High Impact Renovations	Reno	4	1,150 dg	of .																			
Corridors, Common Areas, etc - Finishes Upgrade	Reno	1	8,280 dg: 7,146 dg: 1,150 dg: 14,831 dg:	sf .																			
SECOND TYPICAL LEVEL TO BE RENOVATED																							
Inpatient Areas - Minor Renovations, Add Gases, etc	Reno	2	8.280 da	of T																			
Inpatient Areas - Moderate Renovations	Reno	3	7.146 dg	of I																			
Inpatient Areas - High Impact Renovations	Reno	4	1.150 da	of .																			
Corridors, Common Areas, etc - Finishes Upgrade	Reno	1	8,280 dg: 7,146 dg: 1,150 dg: 14,831 dg:	sf																			
THIRD TYPICAL LEVEL TO BE RENOVATED																							
Inpatient Areas - Minor Renovations, Add Gases, etc	Reno	2	8 280 da	sf																			
Inpatient Areas - Moderate Renovations	Reno	3	7 146 dg	of I																			
Inpatient Areas - High Impact Renovations	Reno	4	1 150 dg	of .																			
Corridors, Common Areas, etc - Finishes Upgrade	Reno	1	8,280 dg: 7,146 dg: 1,150 dg: 14,831 dg:	sf .																			
FOURTH TYPICAL LEVEL TO BE RENOVATED																							
Inpatient Areas - Minor Renovations, Add Gases, etc	Reno	2	8.280 da	sf																			
Inpatient Areas - Moderate Renovations	Reno Reno	3	7.146 dg	of I																			
Inpatient Areas - High Impact Renovations	Reno	4	1,150 dg	sf																			
Corridors, Common Areas, etc - Finishes Upgrade	Reno	1	8,280 dg: 7,146 dg: 1,150 dg: 14,831 dg:	sf																			
Renovated Building Construction			125,628 dg	sf																			
VETERANS MEMORIAL BUILDING - OPTION B			125,628 bg	st																			



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

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	TOTAL CURRENT PROJECT COST	tial Impact of Eso to Mid-point of C Escala s 3.0%	onstruction	PROJECT COST INCLUDING ESCALATION
FIRST TYPICAL LEVEL TO BE RENOVATED																						
Inpatient Areas - Minor Renovations, Add Gases, etc	Reno 2	6.410 dasf																				
Inpatient Areas - Moderate Renovations	Reno 2 Reno 3	5,220 dgsf																				
Inpatient Areas - High Impact Renovations	Reno 4	7,360 dgsf																				
Corridors, Common Areas, etc - Finishes Upgrade	Reno 1	6,410 dgsf 5,220 dgsf 7,360 dgsf 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	6,410 dgsf 5,220 dgsf 7,360 dgsf 12,417 dgsf																				
THIRD TYPICAL LEVEL TO BE RENOVATED																						
Inpatient Areas - Minor Renovations, Add Gases, etc	Reno 2	6.410 dasf																				
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	6,410 dgsf 5,220 dgsf 7,360 dgsf 12,417 dgsf																				
FOURTH TYPICAL LEVEL TO BE RENOVATED																						
Inpatient Areas - Minor Renovations, Add Gases, etc	Reno 2	6.410 dasf	-																			
Inpatient Areas - Moderate Renovations	Reno 2 Reno 3	5,220 dasf																				
Inpatient Areas - High Impact Renovations	Reno 4	7,360 dgsf																				
Corridors, Common Areas, etc - Finishes Upgrade	Reno 1	6,410 dgsf 5,220 dgsf 7,360 dgsf 12,417 dgsf																				
Demonstrat Delitation Construction		405 000 dust																				
Renovated Building Construction		125,628 dgsf																				
VETERANS MEMORIAL BUILDING - OPTION C		125,628 bgsf																				

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



## **Halifax Infimary Renovations**

#### **Building Description**

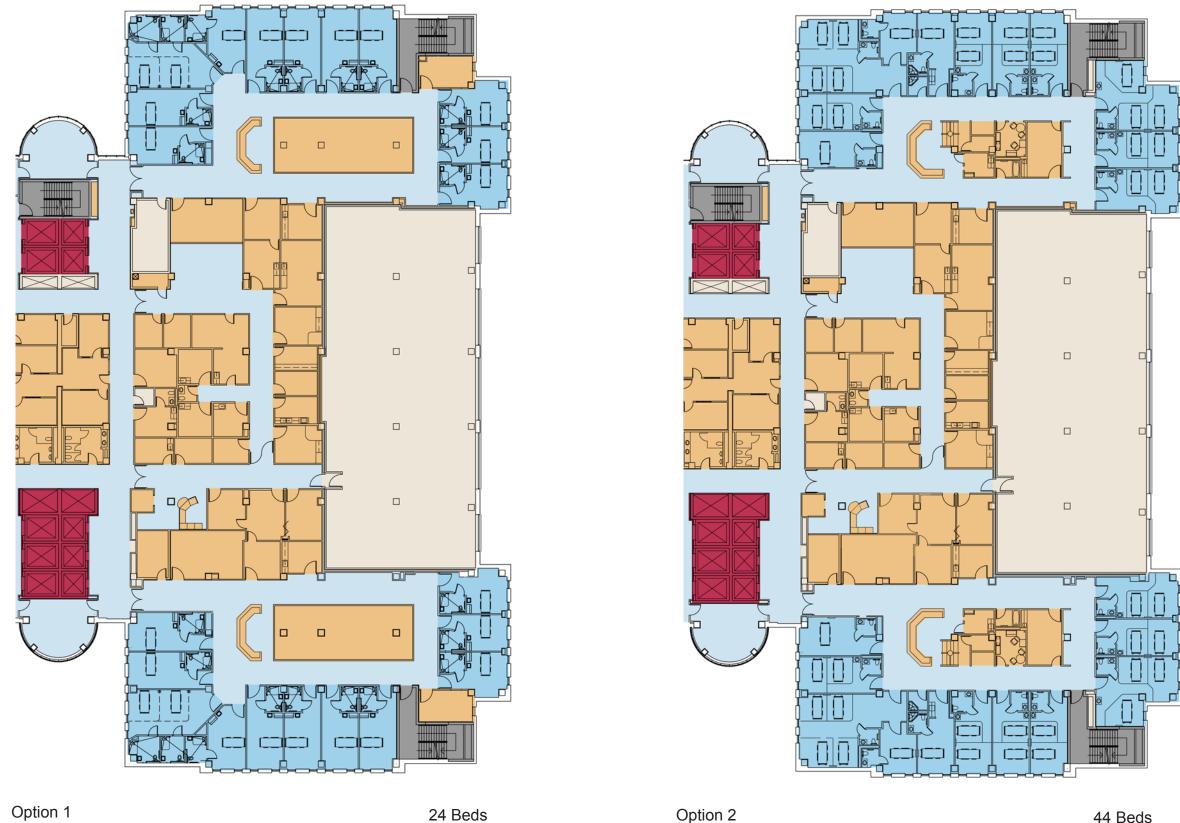
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#### **Options Summary**

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#### **Drawings**

See the following pages.



General Services/ Support Patient Room Circulation Patient Room Elevators Stairs MEP Drawing Title: Halifax Infimary Level 3 Option 1& 2 Layout 44 Beds

WILLIAM NYCUM & ASSOCIATES LIMITED WITH SMITHGROUP AEIP INTERNATIONAL, INC.

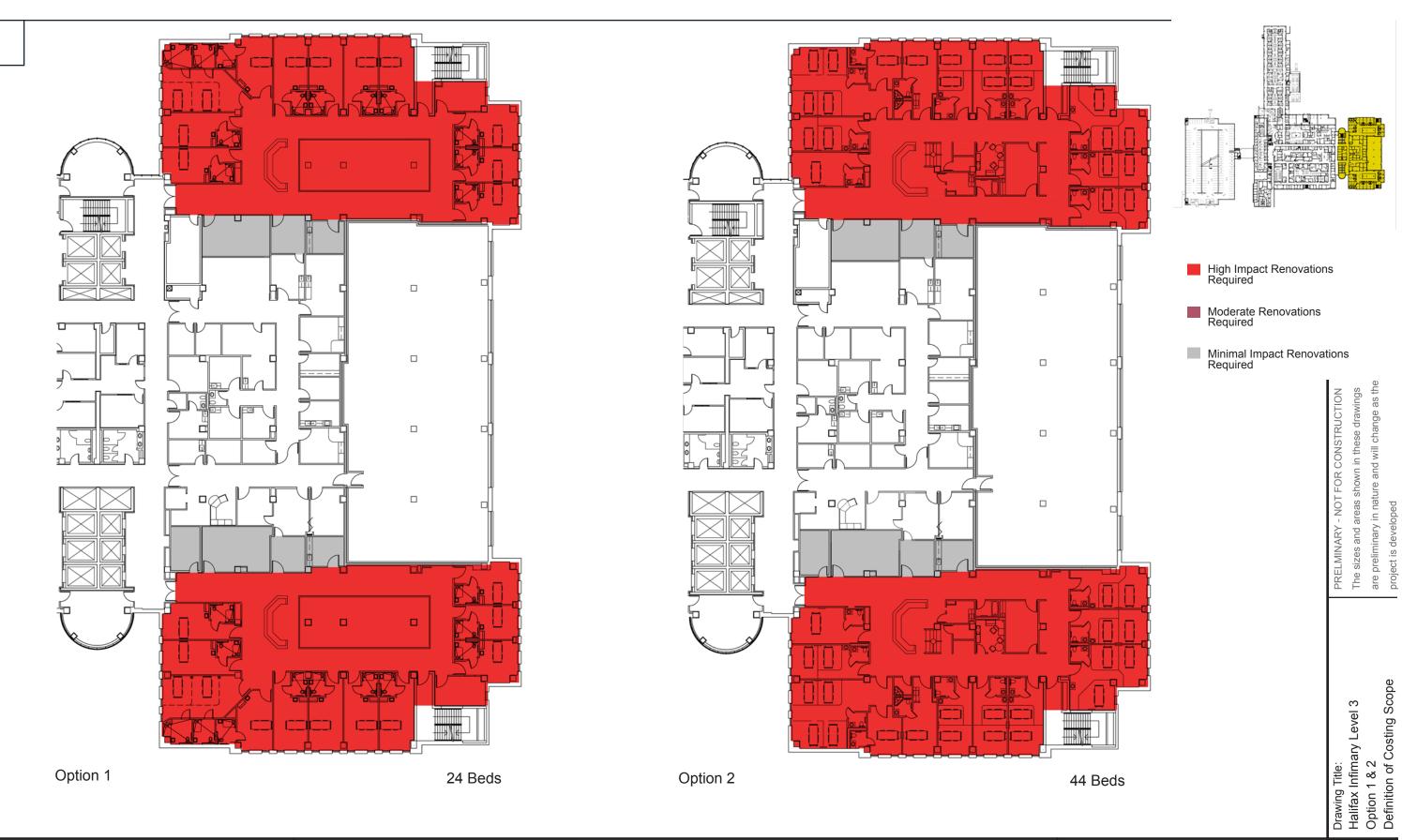
Project 1214:

Capital Health Innovative Care Flexible Facilities

August 06, 2013

Scale: 1/32" = 1'-0" Drawn: N. Epstein

Drawing







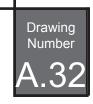
Project 1214:

Capital Health Innovative Care Flexible Facilities

Date: August 06, 2013

Scale: 1/32" = 1'-0"

Drawn: N. Epstein





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

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

Costs

Hanscomb

**AUGUST 16, 2013** 

D - 1

APITAL DISTRICT HEALTH AUTHORITY (CDHA) I LEVEL 3 RENOVATIONS - OPTION 1	Туре		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	% p.a. to Mi	npact of Escalation id-point of Construction Escalation 3.0% per annum	PROJECT COST INCLUDING ESCALATION
EVEL 3 RENOVATIONS - NORTH WING																						
Inpatient & Support Areas - Minor Renovations	Reno	2	1,054 dgsf																			
Inpatient & Support Areas - Moderate Renovations	Reno																					
Inpatient & Support Areas - High Impact Renovations Existing Stairwell (SRWY 3-1) - No Work	Reno	4	7,246 dgsf 297 dgsf																			
Existing Stairwell (SRWY 3-1) - No Work	Reno		297 dgsf																			
· /																						
EVEL 3 RENOVATIONS - SOUTH WING																						
Inpatient & Support Areas - Minor Renovations	Reno Reno	2	875 dgsf - dgsf 7,308 dgsf 297 dgsf																			
Inpatient & Support Areas - Moderate Renovations	Reno	3	- dgsf																			
Inpatient & Support Areas - High Impact Renovations Existing Stairwell (SRWY 3-2) - No Work	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

**AUGUST 16, 2013** 

D - 2

HI LEVEL 3 RENOVATIONS - OPTION 2 S Areas \$/SF Construction Abatement Measures Allowance Work Allowance Fee Construction Contingency Ancillaries Commissioning Allowance PROJECT Const	Mid-point of Construction	@ 29/ n a ta M	TOTAL CURRENT	FF& E and IT	Moving	Healthoore	Droinet	Construction	Total	Construction	LEED	Phasing for Renovated	Design & Pricina	In Contract	Infectious	Asbestos Materials	Net		Aug 2013 Drawing	eve		H ALITHOPITY (CDHA)	ADITAL DISTRICT HEALTH A
Inpatient & Support Areas - Moderate Renovations Reno dgst Inpatient & Support Areas - High Impact Renovations Reno dgst Inpatient & Support Areas - High Impact Renovations Reno dgst Inpatient & Support Areas - High Impact Renovations Reno dgst Inpatient & Support Areas - High Impact Renovations Reno dgst Inpatient & Support Areas - Minor Renovations Reno dgst Inpatient & Support Areas - Moderate Renovations Reno and Support Areas - Moderate Renovations Reno and Inpatient & Support Areas - Moderate Renovations Reno and Inpatient & Support Areas - Moderate Renovations Reno and Inpatient & Support Areas - Moderate Renovations Reno and Inpatient & Support Areas - High Impact Renovations Reno and Inpatient & Support Areas - High Impact Renovations Reno and Inpatient & Support Areas - High Impact Renovations Reno and Inpatient & Support Areas - High Impact Renovations Reno and Inpatient & Support Areas - High Impact Renovations Reno and Inpatient & Support Areas - High Impact Renovations Reno and Inpatient & Support Areas - High Impact Renovations Reno and Inpatient & Support Areas - High Impact Renovations Reno and Inpatient & Support Areas - High Impact Renovations Reno and Inpatient & Support Areas - Moderate Renovations Reno and Inpatient & Support Areas - High Impact Renovations Reno and Inpatient & Support Areas - Moderate Renovations Reno and Inpatient & Support Areas - Moderate Renovations Reno and Impatient & Support Areas - Moderate Renovations Reno and Impatient & Support Areas - Moderate Renovations Reno and Impatient & Support Areas - Moderate Renovations Reno and Impatient & Support Areas - Moderate Renovations Reno and Impatient & Support Areas - Moderate Renovations Reno and Impatient & Support Areas - Moderate Renovations Reno and Impatient & Support Areas - Moderate Renovations Reno and Impatient & Support Areas - Moderate Renovations Reno and Impatient & Support Areas - Minor Renovations Reno and Impatient & Support Areas - Minor Renovations Reno and Impatient & Support Areas - Minor Renovations R	Escalation 3.0% per annum	Const	PROJECT		Allowance	Commissioning	Ancillaries	Contingency	Construction	Fee	Allowance	Work	Allowance	Allowance	Measures	Abatement	Construction	\$/SF	Areas	Reno L	Туре		
Inpatient & Support Areas - High Impact Renovations Reno 4 7,246 dgsf Existing Stainwell (SRWY 3-1) - No Work Reno 297 dgsf  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 Inpatient & Support Areas - High Impact Renovations Reno 5 - dgsf Inpatient & Support Areas - High Impact Renovations Reno 6 - 4 7,308 dgsf Existing Stairwell (SRWY 3-2) - No Work Reno 7 - 297 dgsf  ADDITIONAL COST OVER THOSE OF OPTION 1 - 20 No																							
Inpatient & Support Areas - High Impact Renovations Reno Existing Stairwell (SRWY 3-1) - No Work Reno Every digsf  EVEL 3 RENOVATIONS - SOUTH WING  Inpatient & Support Areas - Minor Renovations Reno 2 875 digsf Inpatient & Support Areas - Moderate Renovations Reno 3 - digsf Inpatient & Support Areas - High Impact Renovations Reno 4 7,308 digsf Inpatient & Support Areas - High Impact Renovations Reno 5 - digsf Inpatient & Support Areas - High Impact Renovations Reno 6 - digsf Inpatient & Support Areas - High Impact Renovations Reno 7 - digsf Inpatient & Support Areas - High Impact Renovations Reno 8 - digsf Inpatient & Support Areas - High Impact Renovations Reno 9 - digsf Inpatient & Support Areas - High Impact Renovations Reno 9 - digsf Inpatient & Support Areas - High Impact Renovations Reno 9 - digsf Inpatient & Support Areas - High Impact Renovations Reno 9 - digsf Inpatient & Support Areas - High Impact Renovations Reno 9 - digsf Inpatient & Support Areas - High Impact Renovations Reno 9 - digsf Inpatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas - High Impact Renovations Reno 9 - digsf Impatient & Support Areas																			1,054 dgsf	2	Reno	- Minor Renovations	Inpatient & Support Areas - M
Inpatient & Support Areas - Minor Renovations Reno 2 875 dgsf Inpatient & Support Areas - Moderate Renovations Reno 3 - dgsf Inpatient & Support Areas - Moderate Renovations Reno 4 7,308 dgsf Inpatient & Support Areas - High Impact Renovations Reno 4 7,308 dgsf Existing Stainwell (SRWY 3-2) - No Work Reno 1 297 dgsf  ADDITIONAL COST OVER THOSE OF OPTION 1 20 No																			- dgsf	3	Reno	- Moderate Renovations	Inpatient & Support Areas - M
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 20 Beds in this option as compared to Option 1 20 No																			7,246 dgsf	4	Reno	- High Impact Renovations	Inpatient & Support Areas - H
Inpatient & Support Areas - Minor Renovations Reno 2 875 dgsf Inpatient & Support Areas - Hold Impact 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 20 No Additional 20 Beds in this option as compared to Option 1 20 No																			297 dgsf	)	Reno	3-1) - No Work	Existing Stairwell (SRWY 3-1)
Inpatient & Support Areas - Minor Renovations Reno 2 875 dgsf Inpatient & Support Areas - Hold Impact Renovations Reno 3 - dgsf Inpatient & Support Areas - Hold Impact Renovations Reno 4 7,308 dgsf Inpatient & Support Areas - Hold 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 20 No																						OUTH WING	EVEL A DENOVATIONS COL
ADDITIONAL COST OVER THOSE OF OPTION 1 Additional 20 Beds in this option as compared to Option 1 20 No																			075		D		
ADDITIONAL COST OVER THOSE OF OPTION 1 Additional 20 Beds in this option as compared to Option 1 20 No																			875 agst	2	Reno	- Minor Renovations	Inpatient & Support Areas - M
ADDITIONAL COST OVER THOSE OF OPTION 1 Additional 20 Beds in this option as compared to Option 1 20 No																			- agsr	3	Reno	- Moderate Renovations	Inpatient & Support Areas - M
ADDITIONAL COST OVER THOSE OF OPTION 1 Additional 20 Beds in this option as compared to Option 1 20 No																			7,306 ugsi	4	Pono	2 2) No Work	Existing Stainvall (SDM/V 2.2)
Additional 20 Beds in this option as compared to Option 1 20 No																			297 ugsi	<u>'                                    </u>	Kello	3-2) - NO WOIK	Existing Stallwell (SRW1 3-2)
Additional 20 Beds in this option as compared to Option 1 20 No																						HOSE OF OPTION 1	ADDITIONAL COST OVER THE
																			20 No	_	n 1	ontion as compared to Ontion	Additional 20 Reds in this ont
Renovated Building Construction 17,077 dgsf																			20 110		,,,,	option as compared to option	Additional 20 Bods III tills opti
T,077 lggs																			17 077 dasf			uction	Penovated Building Construct
																			17,077 ugsi			uction	teriovated Building Constructi
HI LEVEL 3 RENOVATIONS - OPTION 2 17,077 bgsf																			17.077 basf			- OPTION 2	II LEVEL 3 RENOVATIONS - O
																			,				



## **Centennial Building**

#### **Building Description**

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#### **Options Summary**

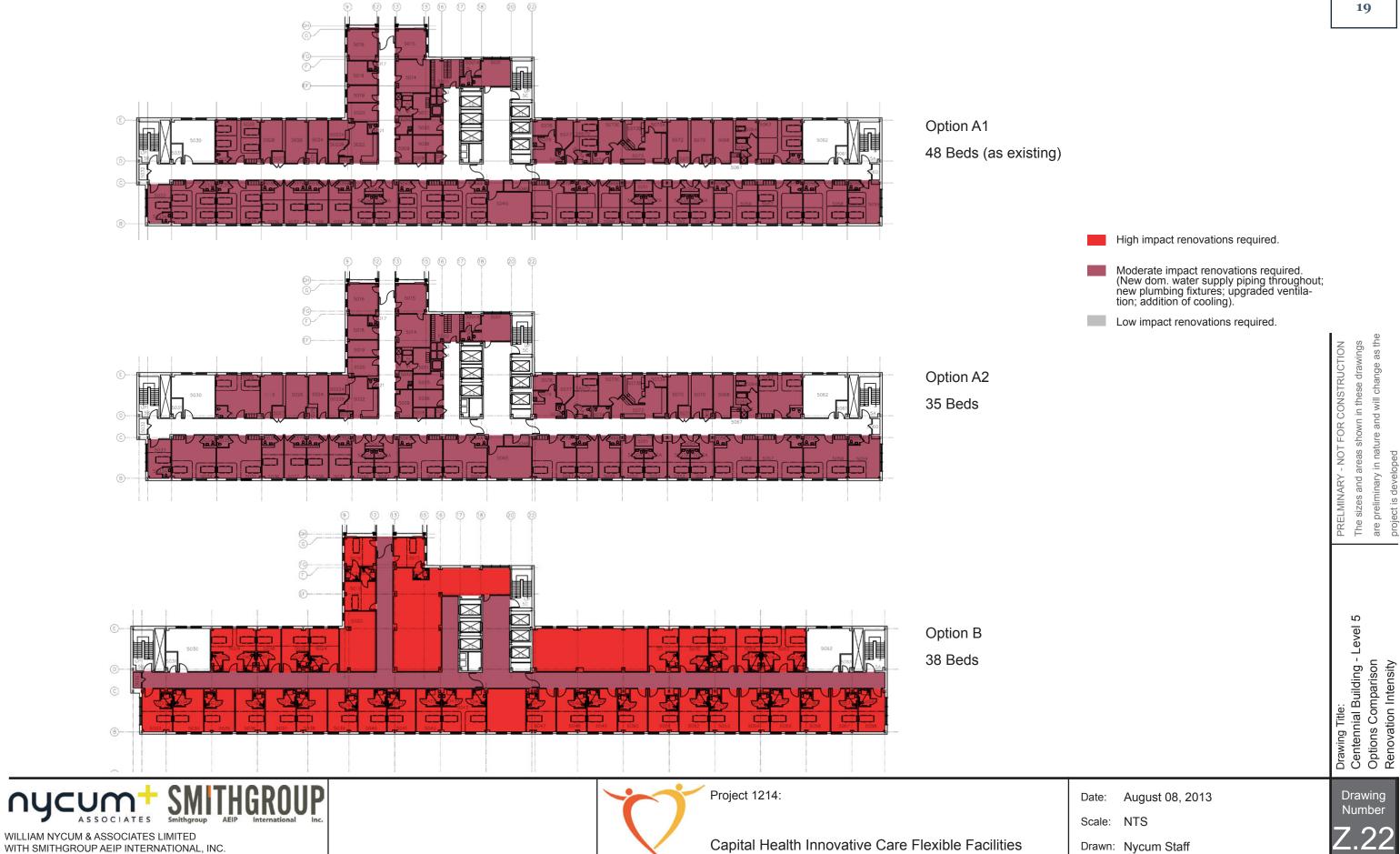
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#### **Drawings**

See the following pages.

**DRAFT - FOR INTERNAL** 

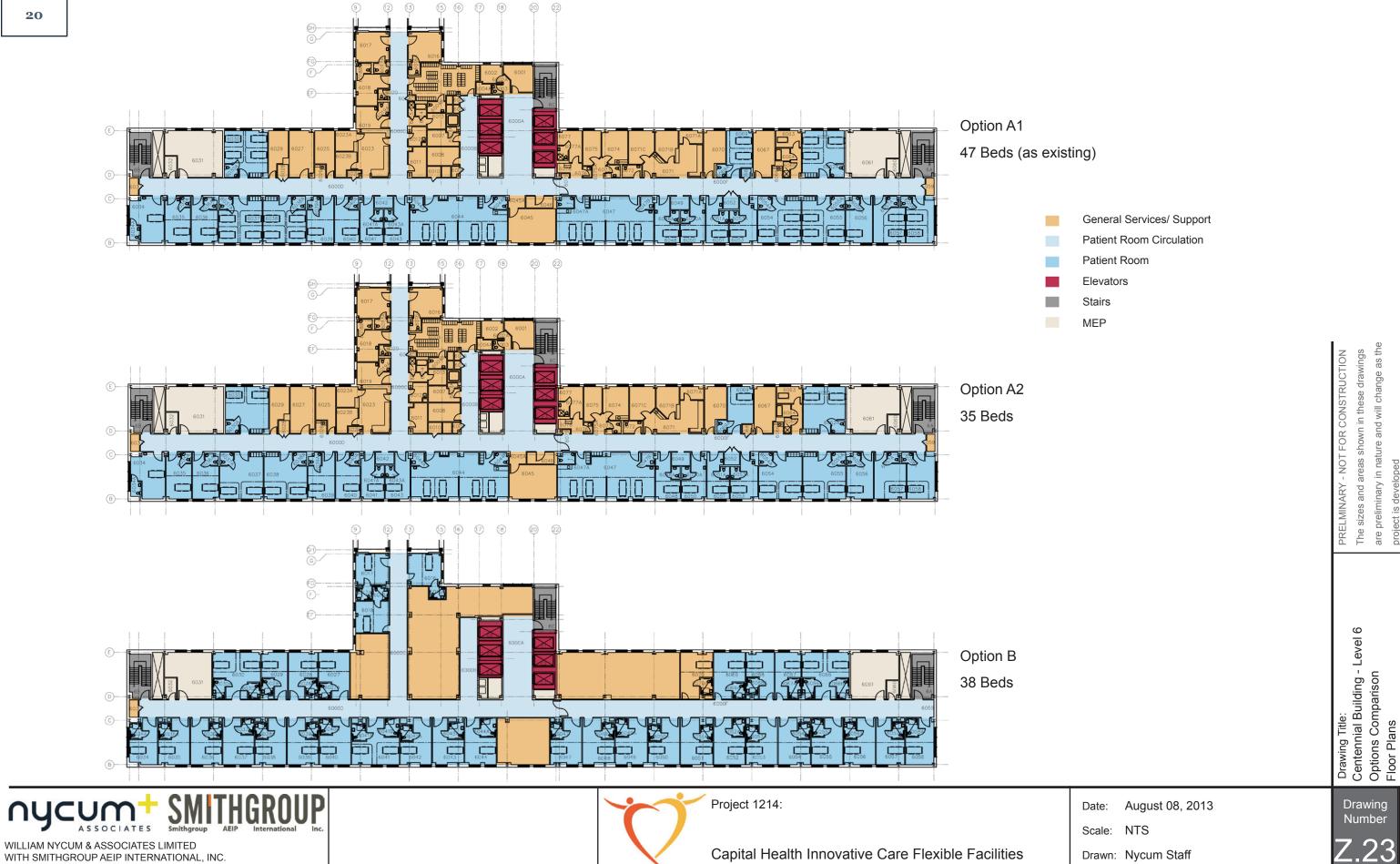
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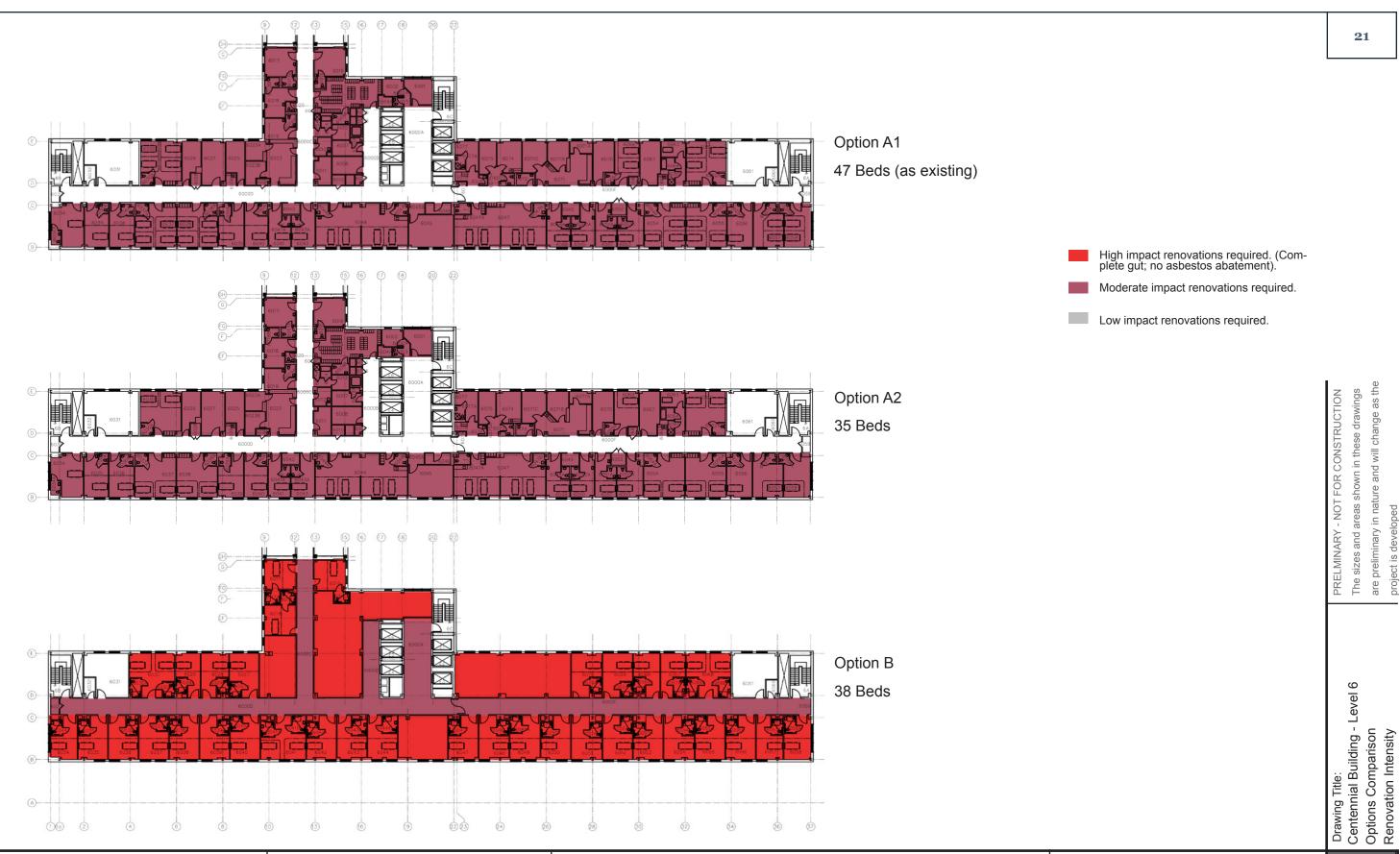
WITH SMITHGROUP AEIP INTERNATIONAL, INC.

WITH SMITHGROUP AEIP INTERNATIONAL, INC.



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Drawn: Nycum Staff







August 08, 2013

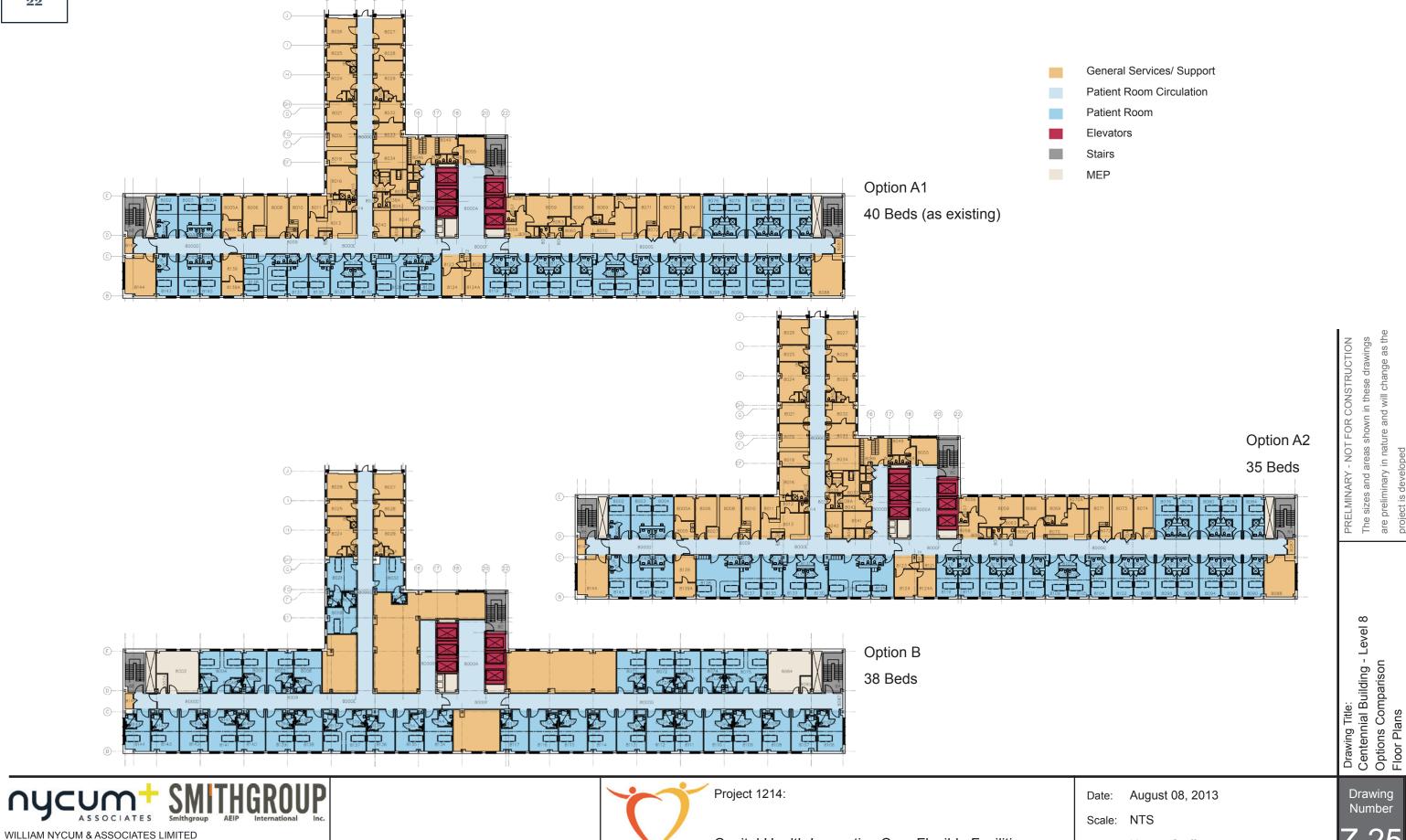
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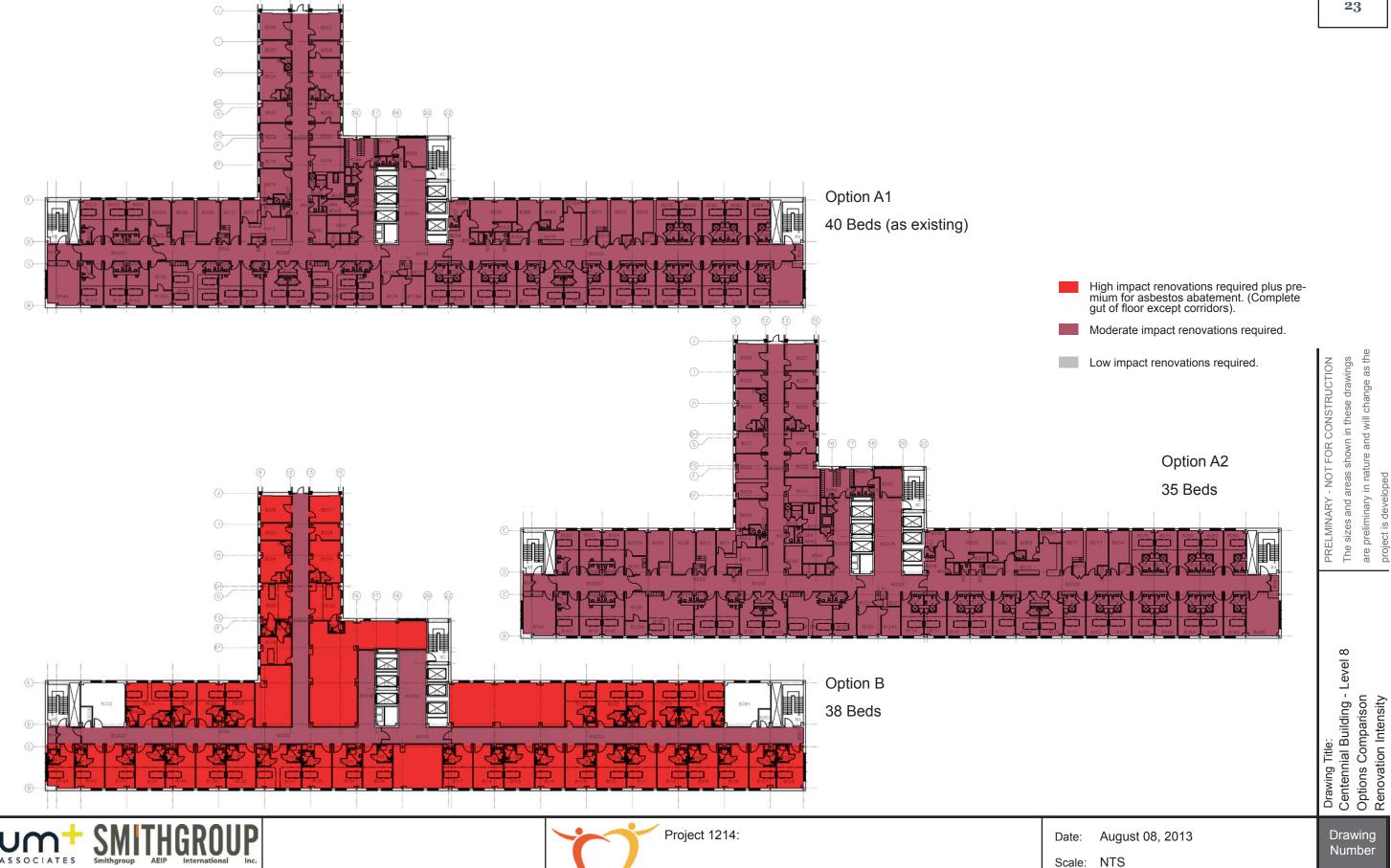
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WITH SMITHGROUP AEIP INTERNATIONAL, INC.



Capital Health Innovative Care Flexible Facilities **DRAFT - FOR INTERNAL** 

Drawn: Nycum Staff



Capital Health Innovative Care Flexible Facilities **DRAFT - FOR INTERNAL** 

WILLIAM NYCUM & ASSOCIATES LIMITED

WITH SMITHGROUP AEIP INTERNATIONAL, INC.

Drawing Number

Drawn: Nycum Staff

WILLIAM NYCUM & ASSOCIATES LIMITED

WITH SMITHGROUP AEIP INTERNATIONAL, INC.



PRELMINARY - NOT FOR CONSTRUCTION

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

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

Date: August 01, 2013

Scale: 1/32" = 1'-0"

Drawing Number

Drawn: MTL

Capital Health Innovative Care Flexible Facilities

DRAFT - FOR INTERNAL REVIEW

RELMINARY - NOT FOR CONSTRUCTION he sizes and areas shown in these drawings re preliminary in nature and will change as the

Drawing Title: Centennial Building -Fifth Floor Plan Option B

MILLIAM NYCUM & ASSOCIATES LIMITED
WITH SMITHGROUP AEIP INTERNATIONAL, INC.



Date: August 01, 2013

Scale: 1/32" = 1'-0"



WILLIAM NYCUM & ASSOCIATES LIMITED

WITH SMITHGROUP AEIP INTERNATIONAL, INC.



Capital Health Innovative Care Flexible Facilities **DRAFT - FOR INTERNA** 

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

Drawing Number

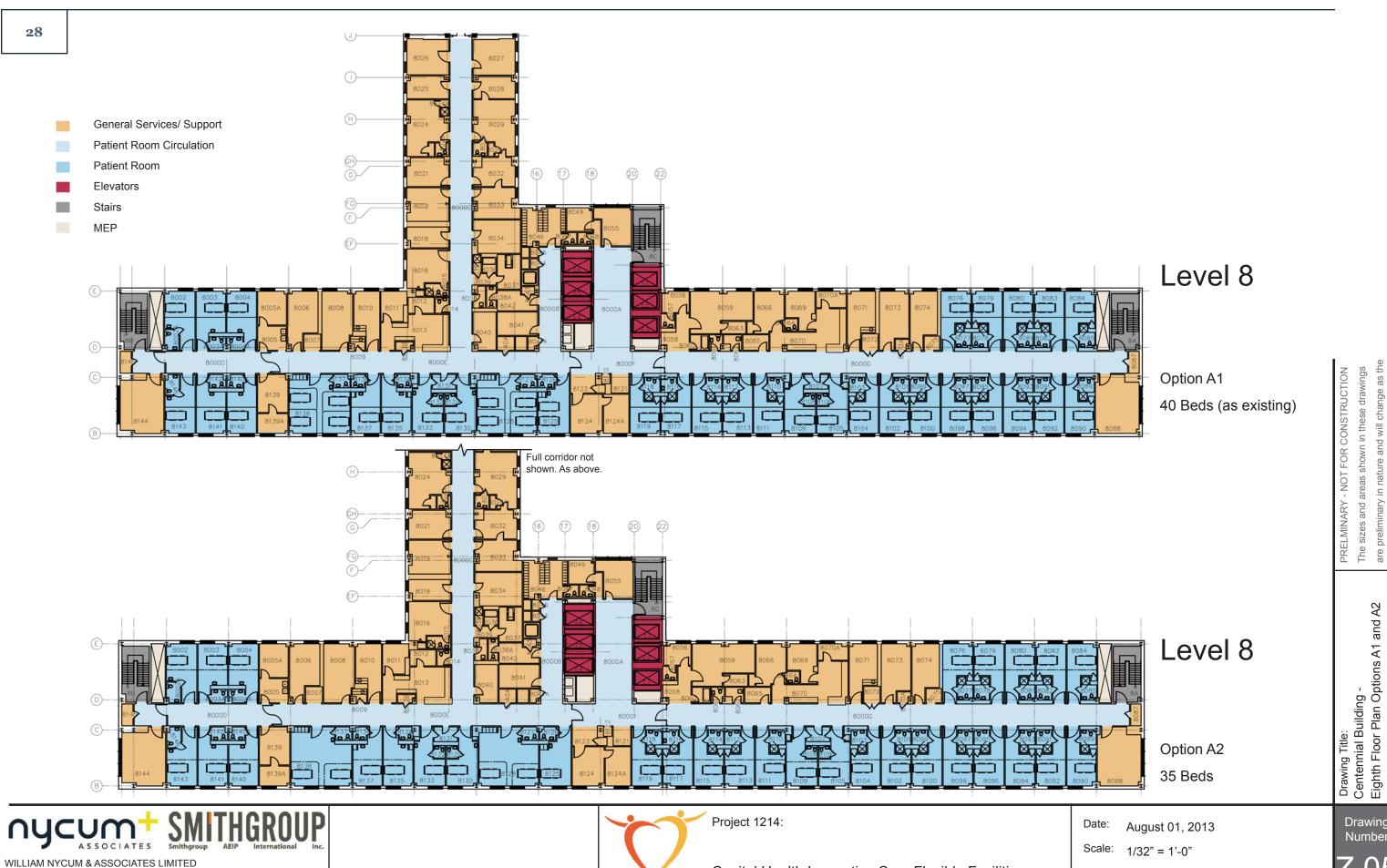
August 01, 2013

Scale: 1/32" = 1'-0"









**DRAFT - FOR INTERNAL** 

WITH SMITHGROUP AEIP INTERNATIONAL, INC.

Capital Health Innovative Care Flexible Facilities

Drawn: MTL

Drawing Number



Ca

Project 1214:

**DRAFT - FOR INTERNAL REVIEW** 

Capital Health Innovative Care Flexible Facilities

Date: August 01, 2013

Scale: 1/32" = 1'-0"



**Costs** 



**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** 

APITAL DISTRICT HEALTH AUTHORITY (CDHA)	pe	Aug 2013 Drawing		Net	Asbestos Materials	Infectious Control	In Contract Equipment	Design & Pricing	Phasing for Renovated	LEED	Construction Management	Total	Construction	Project	Healthcare	Moving	FF& E and IT	TOTAL CURRENT			pact of Escalation  point of Construction	PROJECT COST
ENTENNIAL - LEVELS 5, 6 & 8 - OPTION A1	Ty Reno	Areas (SF)	\$/SF	Construction Cost	Abatement \$15.00	Measures 1.0%	Allowance 5.0%	Allowance 15.0%	Work 3.0%	Allowance 0.0%	Fee 5.0%	Construction Cost	Contingency 5.0%	Ancillaries 15.0%	Commissioning 0.5%	Allowance 2.00	% Allowance	PROJECT COST	Const Mid-Point	Yrs	Escalation 3.0% per annum	INCLUDIN ESCALATIO
LEVEL 5 RENOVATIONS																						
Inpatient & Support Areas - Minor Renovations	Reno 2 Reno 3	- dg 15,721 dg - dg - dg 6,994 dg	sf																			
Inpatient & Support Areas - Moderate Renovations		15,721 dg	sf																			
Inpatient & Support Areas - High Impact Renovations Patient Corridors - Moderate Renovations	Reno 4	- dg	sf																			
Patient Corridors - Moderate Renovations	3	- dg	sf																			
Existing Areas - No Work	Reno	6,994 dg	sf																			
LEVEL 6 RENOVATIONS																						
Inpatient & Support Areas - Minor Renovations	Reno 2	- dg 15,649 dg - dg - dg 7,131 dg	sf																			
Inpatient & Support Areas - Moderate Renovations	Reno 2 Reno 3	15.649 do	sf																			
Inpatient & Support Areas - High Impact Renovations	Reno 4	- do	sf																			
Inpatient & Support Areas - High Impact Renovations Patient Corridors - Moderate Renovations	3	- do	sf																			
Existing Areas - No Work	Reno	7.131 do	sf																			
		, ,																				
LEVEL 8 RENOVATIONS																						
Inpatient & Support Areas - Minor Renovations	Reno 2	- dg 16,917 dg - dg - dg 5,992 dg	sf																			
Inpatient & Support Areas - Minor Renovations Inpatient & Support Areas - Moderate Renovations	Reno 3	16.917 do	sf																			
Inpatient & Support Areas - High Impact Renovations	Reno 4	- do	sf																			
Inpatient & Support Areas - High Impact Renovations Patient Corridors - Moderate Renovations	3	- do	sf																			
Existing Areas - No Work	Reno	5,992 dd	sf																			
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Renovated Building Construction		68,404 dg	ef																			
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**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** 

E - 2

Potential Impact of Escalation PROJECT CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) CENTENNIAL - LEVELS 5, 6 & 8 - OPTION A2 Control & Pricing LEED CURRENT @ 3% p.a. to Mid-point of Construction COST Areas (SF) Ancillaries 15.0% Allowance 2.00 PROJECT COST Escalation
3.0% per annum INCLUDING ESCALATION LEVEL 5 RENOVATIONS
Inpatient & Support Areas - Minor Renovations
Inpatient & Support Areas - Moderate Renovations
Inpatient & Support Areas - High Impact Renovations
Patient Corridors - Moderate Renovations 15,721 Existing Areas - No Work LEVEL 6 RENOVATIONS
Inpatient & Support Areas - Minor Renovations
Inpatient & Support Areas - Moderate Renovations
Inpatient & Support Areas - High Impact Renovations
Patient Corridors - Moderate Renovations 15,649 Inpatient & Support Areas - Minor Renovations
Inpatient & Support Areas - Moderate Renovations
Inpatient & Support Areas - High Impact Renovations
Patient Corridors - Moderate Renovations
Existing Areas - No Work LEVEL 8 RENOVATIONS Reno Reno 16,917 5,992 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

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

Hanscomb

**AUGUST 16, 2013** 

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

F.

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) CENTENNIAL - LEVELS 5, 6 & 8 - OPTION B	Туре	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		pact of Escalation I-point of Construction Escalation 3.0% per annum	PROJECT COST INCLUDING ESCALATION
LEVEL 5 RENOVATIONS																						
Inpatient & Support Areas - Minor Renovations	Reno	2	- dgsf - dgsf 15,666 dgsf 4,007 dgsf 3,042 dgsf																			
Inpatient & Support Areas - Moderate Renovations	Reno	3	- dgsf																			
Inpatient & Support Areas - High Impact Renovations Patient Corridors - Moderate Renovations	Reno	4	15.666 dasf																			
Patient Corridors - Moderate Renovations		3	4.007 dgsf																			
Existing Areas - No Work	Reno		3.042 dasf																			
Exiculty reads the from	110110		0,0 12 ago:																			
LEVEL 6 RENOVATIONS																						
Inpatient & Support Areas - Minor Renovations	Reno	2	- dgsf - dgsf 15,748 dgsf 4,007 dgsf 3,025 dgsf																			
Inpatient & Support Areas - Moderate Renovations	Reno Reno	3	- dasf																			
Innatient & Support Areas - High Impact Renovations	Reno	4	15 748 dasf																			
Inpatient & Support Areas - High Impact Renovations Patient Corridors - Moderate Renovations	rteno	3	4 007 dasf																			
Existing Areas - No Work	Reno	Ů	3 025 dasf																			
Exioung / Todo Tronk	1 (0110		0,020 ago:																			
LEVEL 8 RENOVATIONS		- 1																				
Inpatient & Support Areas - Minor Renovations Inpatient & Support Areas - Moderate Renovations	Reno 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		- dgsf - dgsf 15,848 dgsf 4,007 dgsf 3,054 dgsf																			
Renovated Building Construction			68,404 dgsf																			
Renovated Building Construction		_	60,404 ugsi																			
		_																				
CENTENNIAL - LEVELS 5, 6 & 8 - OPTION B			68,404 bgsf																			

# NYCUM+ SMITHGROUP ASSOCIATES Smithgroup AEIP International Inc.

## **Halifax Infimary 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

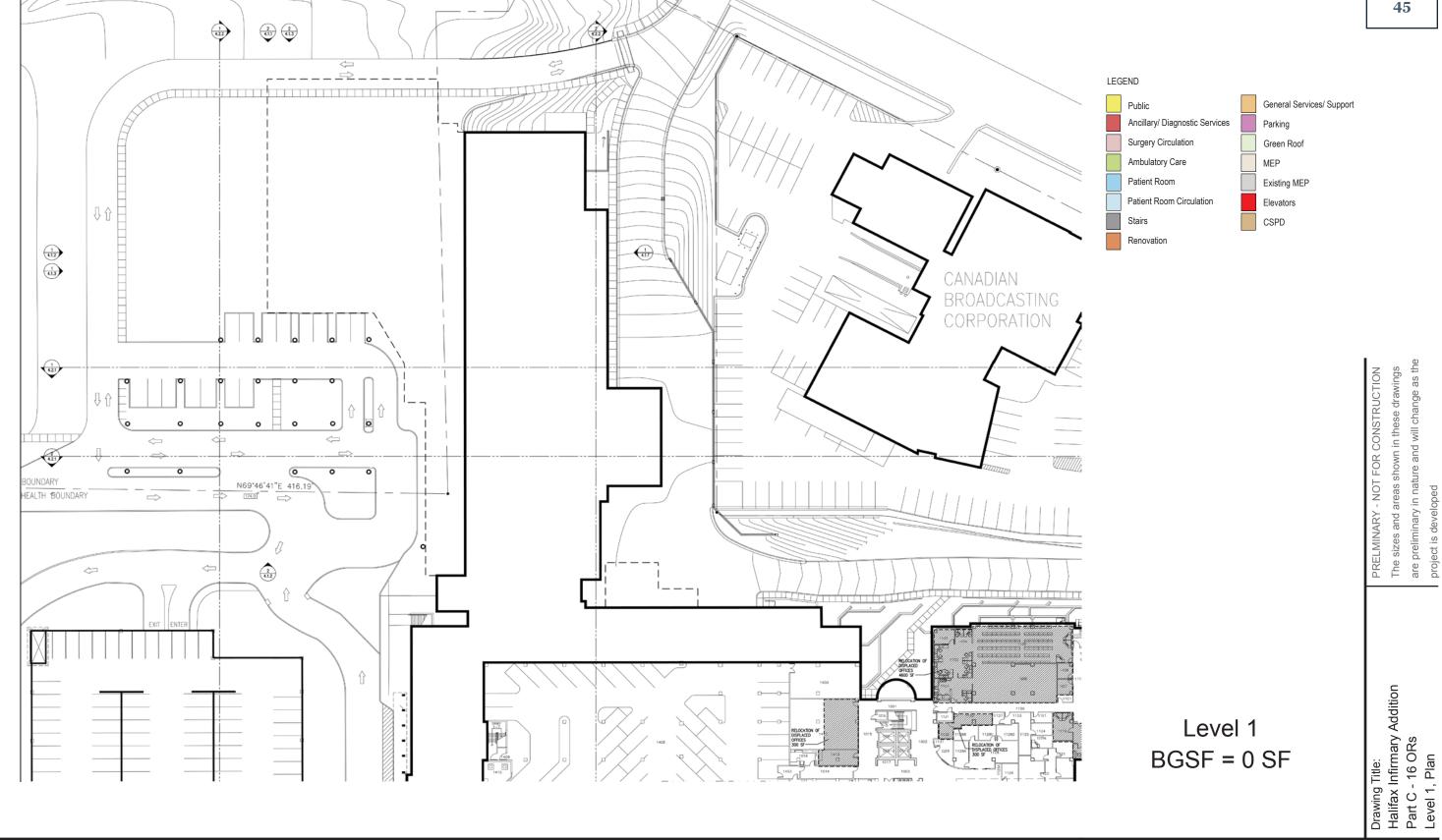
### **Options Summary**

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.





WILLIAM NYCUM & ASSOCIATES LIMITED WITH SMITHGROUP AEIP INTERNATIONAL, INC.

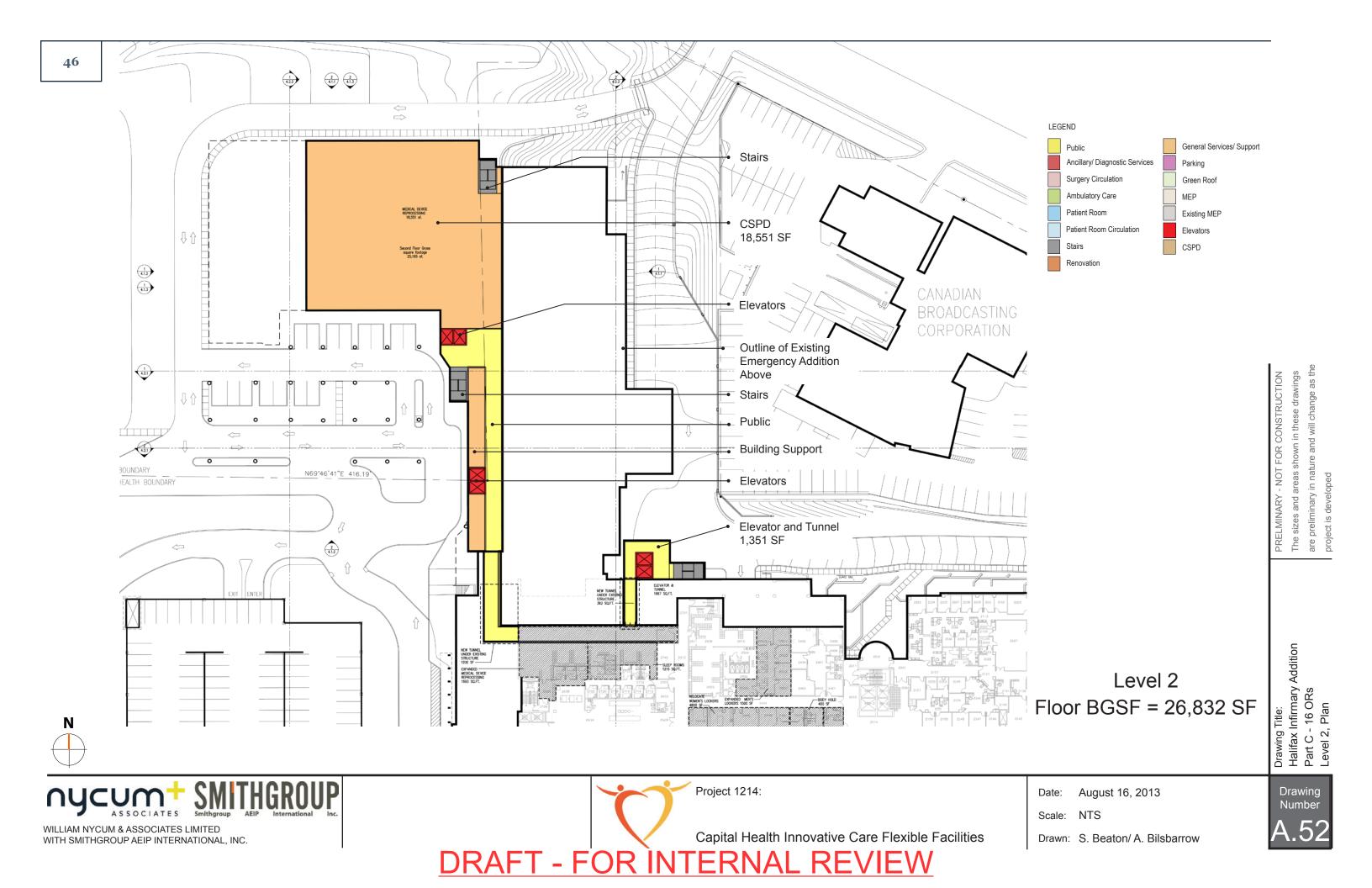
Project 1214: Capital Health Innovative Care Flexible Facilities **DRAFT - FOR INTERNAL REVIEW** 

August 16, 2013 Date:

NTS Scale:

Drawn: S. Beaton/ A. Bilsbarrow

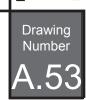


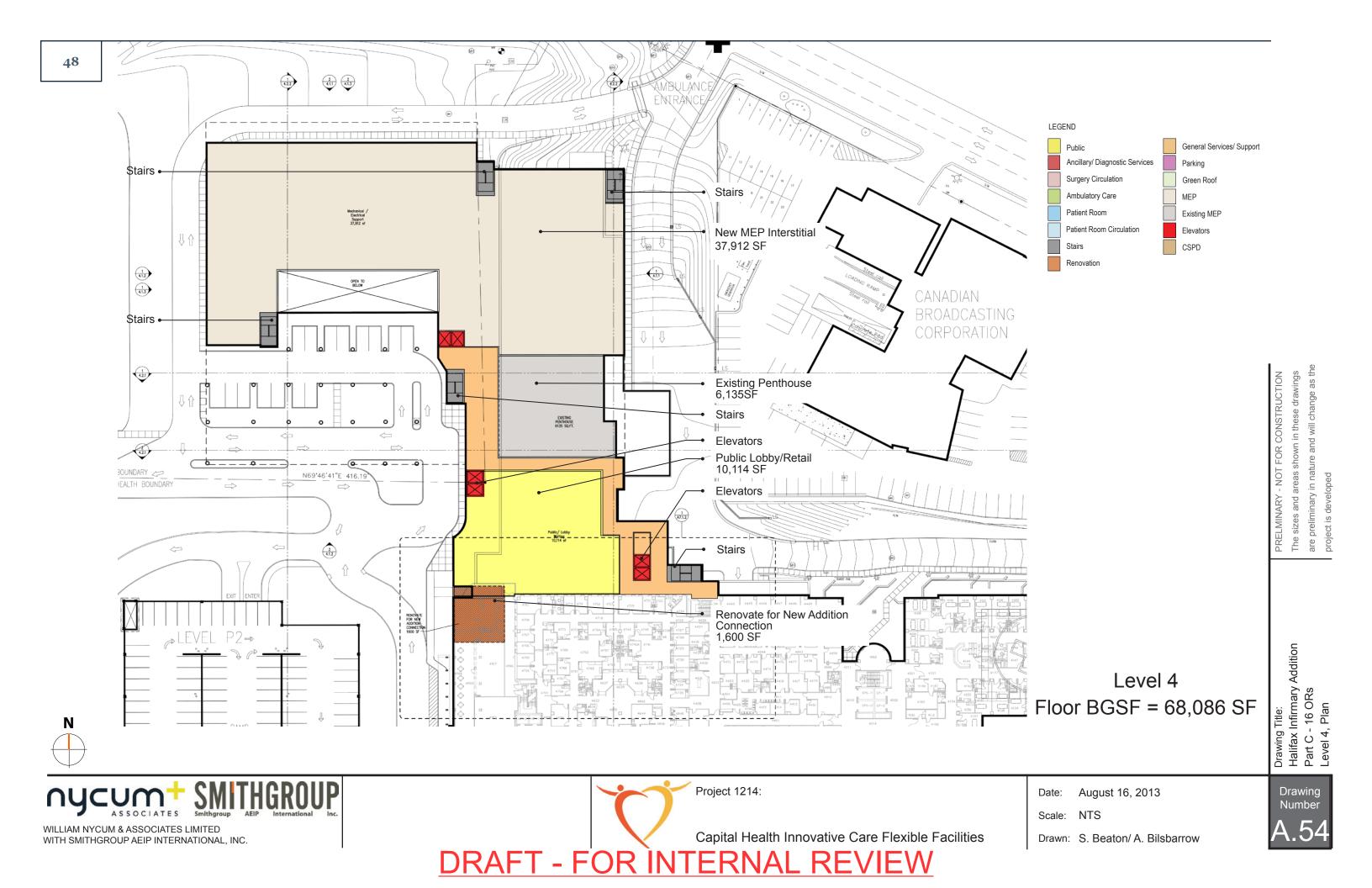


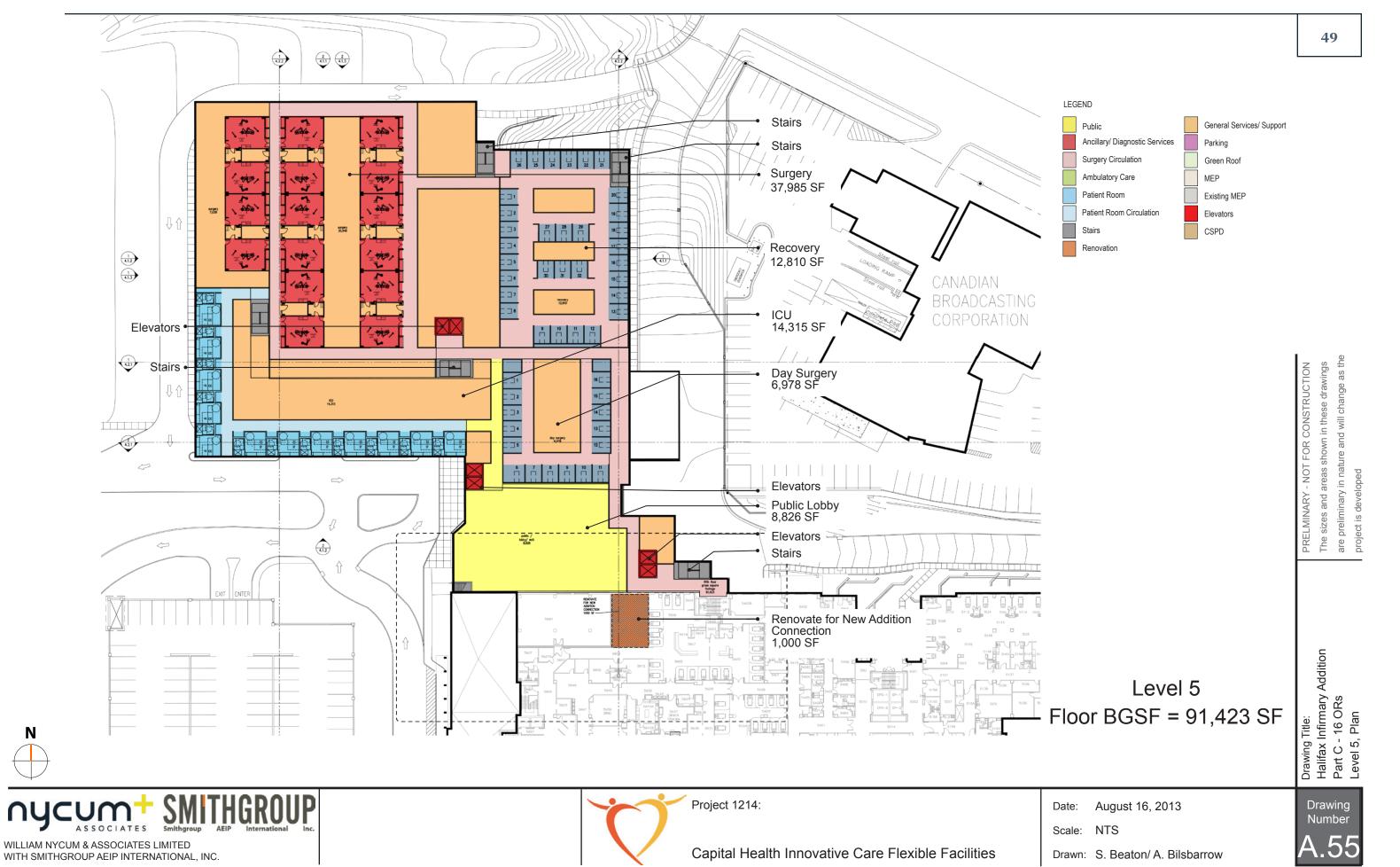
WILLIAM NYCUM & ASSOCIATES LIMITED WITH SMITHGROUP AEIP INTERNATIONAL, INC.

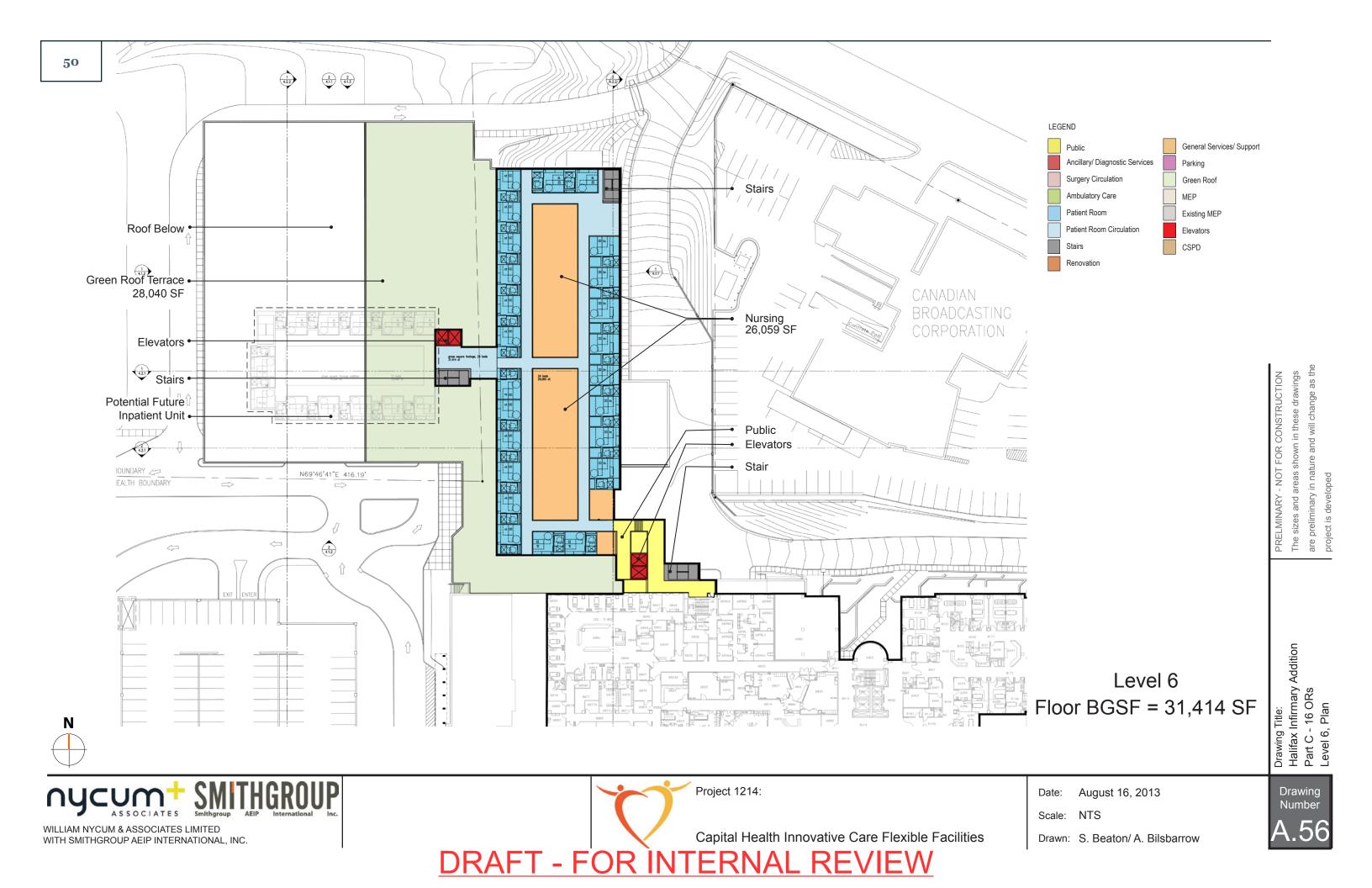
Capital Health Innovative Care Flexible Facilities **DRAFT - FOR INTERNAL REVIEW** 

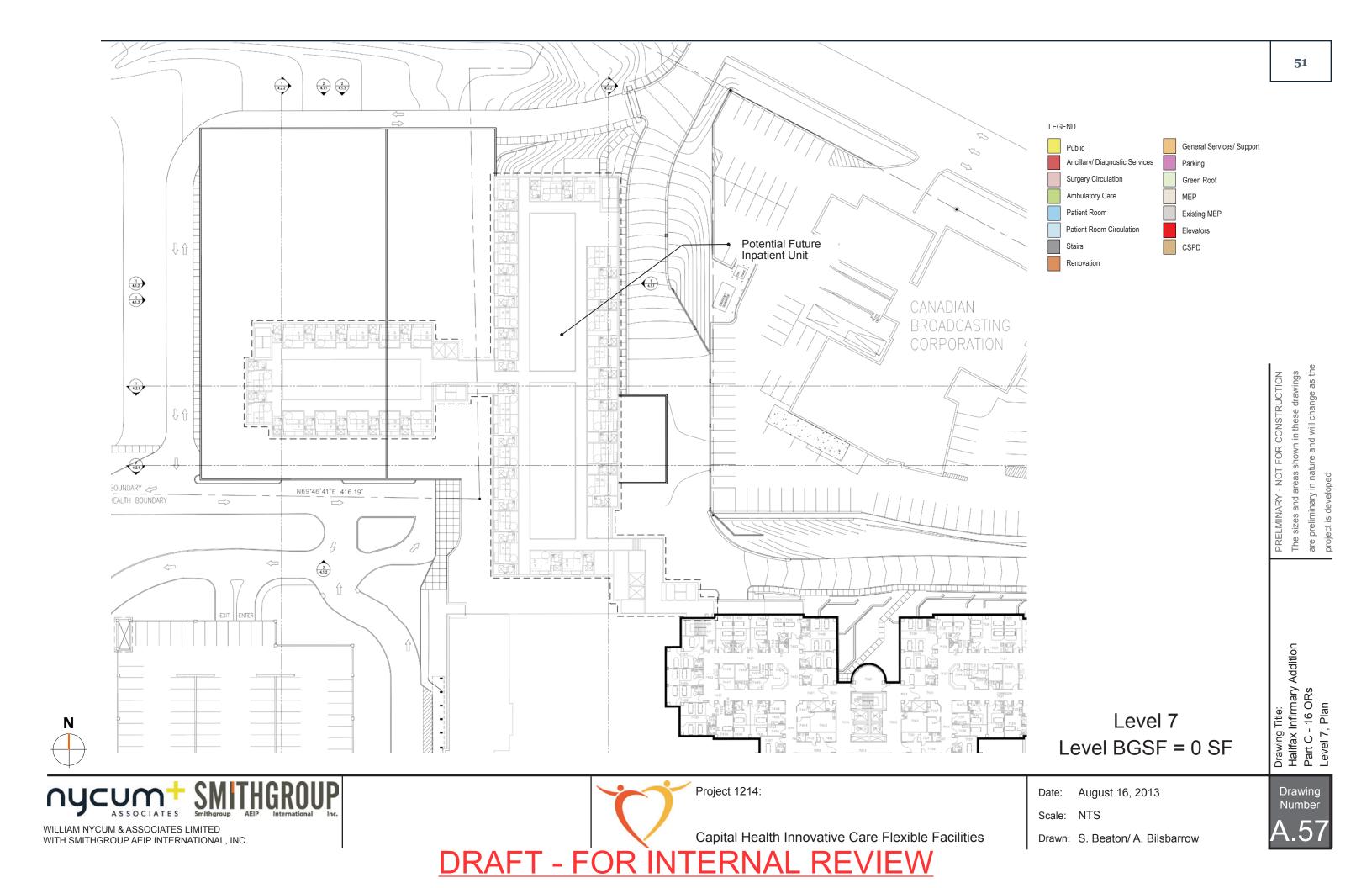
Drawn: S. Beaton/ A. Bilsbarrow

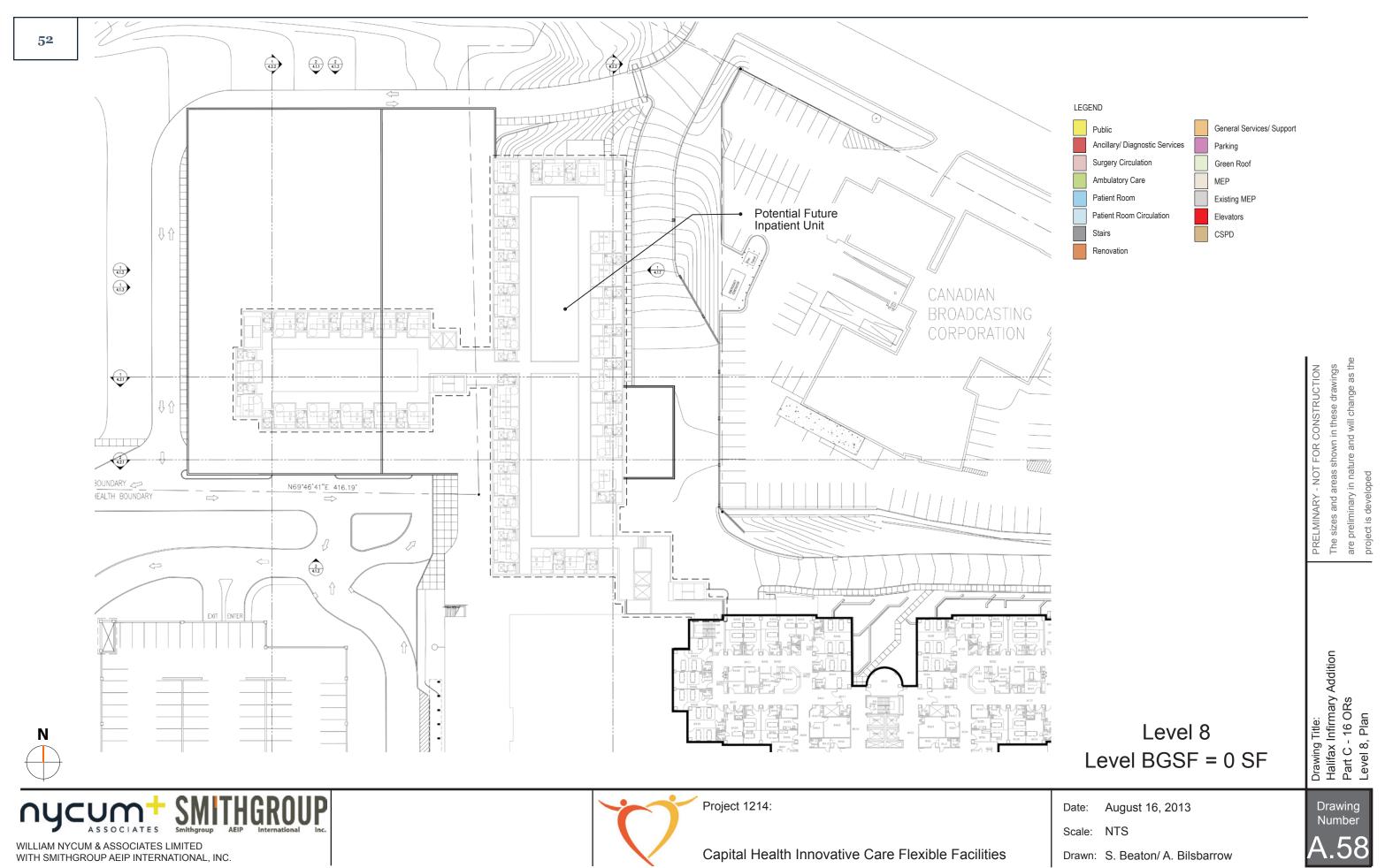














CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) INNOVATIVE CARE FLEXIBLE FACILITIES HALIFAX & DARTMOUTH, NOVA SCOTIA

## CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) HALIFAX INFIRMARY - PART C CONCEPT (16 ORs, 24-BED INPATIENT UNIT)

Costs

**AUGUST 16, 2013** 

CAPITAL DISTRICT HEALTH AUTHORITY (CDHA) HALIFAX INFIRMARY - PART C CONCEPT (16 ORs, 24- BED INPATIENT UNIT)	Туре	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%
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 Elevator & Public Connection	New New		4,900 cgsf					
Building Gross	New		1,238 cgsf 7,547 bgsf					
Sub-total	New		37,355 bgsf					
			0.,000 ago.					
FOURTH FLOOR	Marri		27.040					
4th Floor MEP Interstitial Space	New		37,912 cgsf 10,114 cgsf					
New Public Lobby/Retail Penthouse - Existing	Shell 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 casf					
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 cqsf					
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					
	Reno	4	1,200 dgsf					
New Corridor under Extg Construction		3						
Convert Cafeteria & Servery to Pharmacy	Reno		9,200 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers	Reno	3	4,800 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices	Reno Reno	3	4,800 dgsf 1,500 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices	Reno Reno Reno	3 2 1	4,800 dgsf 1,500 dgsf 3,400 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding	Reno Reno Reno	3 2 1 2	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms	Reno Reno Reno	3 2 1	4,800 dgsf 1,500 dgsf 3,400 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms THIRD FLOOR	Reno Reno Reno Reno Reno	3 2 1 2 2 2	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection	Reno Reno Reno Reno Reno	3 2 1 2 2 2 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding	Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf 6,500 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay	Reno Reno Reno Reno Reno	3 2 1 2 2 2 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf 6,500 dgsf 1,022 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay	Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf 6,500 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf 6,500 dgsf 1,022 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR Renovate for Connection to New Addition	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf 6,500 dgsf 1,022 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay FOURTH FLOOR Renovate for Connection to New Addition FIFTH FLOOR Renovate Prep for Connection to New Addition	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2 4 3 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf 6,500 dgsf 1,022 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR Renovate for Connection to New Addition  FIFTH FLOOR Renovate Prep for Connection to New Addition  SIXTH FLOOR	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2 4 3 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf 6,500 dgsf 1,022 dgsf 1,600 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR Renovate for Connection to New Addition  FIFTH FLOOR Renovate Prep for Connection to New Addition  SIXTH FLOOR Renovate Food & Nutrition for Expanded Clinical Lab	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2 4 3 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf 6,500 dgsf 1,022 dgsf 1,000 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR Renovate for Connection to New Addition  FIFTH FLOOR Renovate Prep for Connection to New Addition  SIXTH FLOOR	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2 4 3 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf 6,500 dgsf 1,022 dgsf 1,600 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR Renovate for Connection to New Addition  FIFTH FLOOR Renovate Prep for Connection to New Addition  SIXTH FLOOR Renovate Food & Nutrition for Expanded Clinical Lab	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2 4 3 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 2,740 dgsf 6,500 dgsf 1,022 dgsf 1,000 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR Renovate for Connection to New Addition  FIFTH FLOOR Renovate Prep for Connection to New Addition  SIXTH FLOOR Renovate Frood & Nutrition for Expanded Clinical Lab Renovate Heart/ED for Expanded Clinical Lab	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2 4 3 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 6,500 dgsf 1,022 dgsf 1,000 dgsf 2,000 dgsf 400 dgsf 47,970 dgsf 303,080 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR Renovate for Connection to New Addition  FIFTH FLOOR Renovate Prep for Connection to New Addition  SIXTH FLOOR Renovate Food & Nutrition for Expanded Clinical Lab Renovate Heart/ED for Expanded Clinical Lab	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2 4 3 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 400 dgsf 1,215 dgsf 6,500 dgsf 1,022 dgsf 1,000 dgsf 2,000 dgsf 400 dgsf 400 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR Renovate for Connection to New Addition  FIFTH FLOOR Renovate Prep for Connection to New Addition  SIXTH FLOOR Renovate Food & Nutrition for Expanded Clinical Lab Renovate Heart/ED for Expanded Clinical Lab Renovated Building Construction  Allowance for Site Works Site Work  Additional Cost Items / Allowances	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2 4 3 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 6,500 dgsf 1,022 dgsf 1,000 dgsf 2,000 dgsf 400 dgsf 47,970 dgsf 303,080 dgsf					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR Renovate for Connection to New Addition  FIFTH FLOOR Renovate Prep for Connection to New Addition  SIXTH FLOOR Renovate Prep for Connection to New Addition  SIXTH FLOOR Renovate Food & Nutrition for Expanded Clinical Lab Renovate Heart/ED for Expanded Clinical Lab  Renovated Building Construction  Allowance for Site Works Site Work  Additional Cost Items / Allowances New Pneumatic Tube System for New Addition - Tie into Expanded Clinical Lab	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2 4 3 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 6,500 dgsf 1,022 dgsf 1,000 dgsf 400 dgsf 1,000 dgsf 1,000 dgsf 400 dgsf 1,000 dgsf 400 dgsf 400 dgsf 400 dgsf 47,970 dgsf 1 Sum 7 Stns					
Convert Cafeteria & Servery to Pharmacy Convert Pharmacy to Women's Lockers Expand Men's Lockers into Cardiac Offices Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding Convert Lockers to Sleep Rooms  THIRD FLOOR Renovations above Level Two Connection Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay  FOURTH FLOOR Renovate for Connection to New Addition  FIFTH FLOOR Renovate Prep for Connection to New Addition  SIXTH FLOOR Renovate Food & Nutrition for Expanded Clinical Lab Renovate Heart/ED for Expanded Clinical Lab Renovated Building Construction  Allowance for Site Works Site Work  Additional Cost Items / Allowances	Reno Reno Reno Reno Reno Reno Reno Reno	3 2 1 2 2 2 4 3 4	4,800 dgsf 1,500 dgsf 3,400 dgsf 400 dgsf 1,215 dgsf 1,215 dgsf 6,500 dgsf 1,022 dgsf 1,000 dgsf 2,000 dgsf 400 dgsf 400 dgsf 303,080 dgsf 1 Sum					

	le e	Aug 2013			Asbestos	Infectious	In Contract	Design	Phasing for		Construction							TOTAL		Impact of Escalation	PROJECT	
CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)	ype	Drawing		Net	Materials	Control	Equipment	& Pricing	Renovated	LEED	Management	Total	Construction	Project	Healthcare	Moving	FF& E and IT	CURRENT		lid-point of Construction	COST	
HALIFAX INFIRMARY - PART C CONCEPT (16 ORs, 24-	T	Areas	\$/SF	Construction	Abatement	Measures	Allowance	Allowance	Work	Allowance	Fee	Construction	Contingency	Ancillaries	Commissioning	Allowance		PROJECT	Const	Escalation	INCLUDING	
BED INPATIENT UNIT)	-	(SF)		Cost	\$15.00	1.0%	5.0%	10.0%	3.0%	2.5%	5.0%	Cost	5.0%	23.2%	0.5%	4.00	% Allowance	COST	Mid-Point Yrs	3.0% per annum	ESCALATION	_
SECOND FLOOR																						4
Central Sterile Processing Department (CSPD)	New	18,551 cgsf																				4
Elevator & Tunnel Connection	New	1,351 cgst																				4
Building Gross Sub-total	New New	18,551 cgsf 1,351 cgsf 6,930 bgsf 26,832 bgsf																				4
	14011	20,002 bg51																				4
THIRD FLOOR	Shell	40.000 and																				4
3rd Floor Food Court Clinical Facility Support	New	10,602 cgsf 13,068 cgsf 4,900 cgsf 1,238 cgsf 7,547 bgsf																				4
Public Lobby	New	4.900 cgsf																				4
Elevator & Public Connection	New	1,238 cgsf																				4
Building Gross	New	7,547 bgsf																				4
Sub-total	New	37,355 bgsf																				4
FOURTH FLOOR																						4
4th Floor MEP Interstitial Space	New	37,912 cgsf																				4
New Public Lobby/Retail	Shell	10,114 cgsf																				4
Penthouse - Existing Elevator & Public Connection	New New	37,912 cgsf 10,114 cgsf 6,135 cgsf 1,687 cgsf 12,238 bgsf 68,086 bgsf																				4
Building Gross	New	1,007 cgsi																				4
Sub-total	New	68,086 bgsf																				4
		, , , , , , ,																				4
FIFTH FLOOR Operating Room Suite	New	27.095 casf																				4
Surgical Prep/Recovery	New	12 810 cgsf																				4
12-Bed ICU	New	14,315 cgsf																				4
Day Surgery	New	6,978 cgsf																				4
Public Lobby	New	8,826 cgsf																				4
Elevator & Public Connection Building Gross	New New	1,926 cgsf																				4
Sub-total	New	37,985 cgsf 12,810 cgsf 14,315 cgsf 6,978 cgsf 8,826 cgsf 1,926 cgsf 8,583 bgsf 91,423 bgsf																				4
	INCW	31,423 bgsi																				4
SIXTH FLOOR	New	00.050																				4
6th Floor Nursing Inpatient Area Elevator & Public Connection	New	20,059 CGSI																				4
Building Gross	New	26,059 cgsf 2,990 cgsf 2,365 bgsf 31,414 bgsf																				4
Sub-total	New	31,414 bgsf																				4
																						4
New Building Construction		255,110 bgsf																				4
FIRST FLOOR		,																				4
Reassignment/Relocation of Displaced Office Space	Reno 1	7,900 dgsf																				4
·																						4
SECOND FLOOR Convert Extg Wms Locker Rm to New Corridor	Reno 2	1 400 dasf																				4
Penovation for Expanded Storage	Reno 1	1,400 dgsi																				4
New Corridor under Extg Construction	Reno 4	1,200 dgsf																				4
Convert Cafeteria & Servery to Pharmacy	Reno 3	9,200 dgsf																				4
Convert Pharmacy to Women's Lockers	Reno 3	4,800 dgsf																				4
Expand Men's Lockers into Cardiac Offices	Reno 2 Reno 1	1,500 dgsf																				4
Retain/Modify/Expand Pharmacy Offices Convert Offices to Body Holding	Reno 1 Reno 2	-, :9-																				4
Convert Lockers to Sleep Rooms	Reno 2	1.215 dgsf																				4
·		, ,																				4
THIRD FLOOR  Renovations above Level Two Connection	Reno 4	2.740 daef																				4
Expand Diagnostic Imaging into Film Holding	Reno 3																					4
Renovated Ambulance Bay	Reno 4	1,022 dgsf																				4
FOURTH FLOOR																						4
Renovate for Connection to New Addition	Reno 3	1,600 dgsf																				4
FIFTH FLOOR																						
Renovate Prep for Connection to New Addition	Reno 3	1,000 dgsf																				4
·	110110	1,000 ugsi																				
SIXTH FLOOR  Renovate Food & Nutrition for Expanded Clinical Lab	Reno 3	2 000 dast																				4
Renovate Food & Nutrition for Expanded Clinical Lab  Renovate Heart/ED for Expanded Clinical Lab	Reno 3	2,000 dgsf 400 dgsf																				4
Trenevate fleare Estat Laborated Climbal Eas	Tterio 0	400 dg51																				4
Renovated Building Construction		47,970 dgsf																				4
Renovated Building Construction		41,010 agoi																				4
Allowance for Site Works		303 080 dasf																				4
Site Work		303,080 dgsf 1 Sum																				4
																						4
Additional Cost Items / Allowances		1 Sum																				4
New Pneumatic Tube System for New Addition - Tie into Ex Demolition of Centennial & Victoria Bldgs - NIC	xisting	7 Stns 1 NIC																				4
Demolition of Centennial & Victoria Bldgs - NIC		1 NIC																				4
																						ı
HALIFAX INFIRMARY - PART C CONCEPT (16 ORs, 24-BED IN	NPATIENT UNIT	T) 303,080 bgsf																				4
																						4
																						4
																						4



#### **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**

irst Floor

econd Floor

hird Floor

\*\*

ourth Floor

Fifth Floor

Sixth Floor

eventh Floor

SUBTOTAL: DGSF

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

Date: August 16, 2013
STATUS: Part C Submittal

Version 3

1st Floor Parking

2nd Floor Parking 2nd floor CSPD Building Services Elevator Lobbies

3rd Floor Food Court

**Public Lobby** 

Clinical/Facility Support

Operating Room Suite

Recovery

Day Surgery

12-bed ICU

6th Floor Nursing

7th Floor Nursing

8th Floor Nursing

Research/Education Space

Research/Education Space

Research/Education Space

4th Floor Interstitial MEP space

Public Waiting / Lobby / Registration

						Drawii	ng BGSF
NSF	CIRC	STRUCT	DGSF	DGSF Sub	FLOOR BGSF	Part B	PART C, 16 ORs
				0	0	63,944	0
0	0%	10%	-				
				22,256	25,594	65,221	26,832
0	0%	10%	-				
15,200	10%	10%	18,392				
1,575	10%	10%	1,890				
1,645	10%	10%	1,974				
				28,819	33,142	33,024	36,117
8,632	15%	10%	10,919				
			13,000				
			4,900				
				59,674	68,625	59,266	68,086
54,249	0%	10%	59,674				
				79,401	91,311	93,025	91,423
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	31,470	54,165	31,414
16,698	40%	10%	25,715				
1,100	40%	10%	1,650				
				0	0	54,165	0
0	40%	10%	-				
			-				
				0	0	54,165	0
0	40%	10%	-				
			-				
144,929				217,516	250,143	476,975	253,872

BUILDING GROSSING FACTOR\*

32,627

15%

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



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

Version 3

SPACES/FUNCTIONS

CSA SECTION

SPACES/FUNCTIONS

CSA SECTION

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
		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

					able.	CSA required	ł
	NOTE	SPACES/FUNCTIONS	CS	A SECTION	CSA Table	$m^2$	SF
							11
1.00		Parking					
1.01		Parking spaces					
1.02		Elevator Lobby					
2.00		Support					
2.01		Storage/Mechanical					

СI	דמו	-	TAI	
71	וחו		I AI	

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

NYCUM+ SMITHGROUP

ASSOCIATES Smithgroup AEIP International Inc.

NOTES:



Department: **2nd floor CSPD**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

				able	CSA require	d
	NOTE	SPACES/FUNCTIONS	CSA SECTION	SSA Table	$m^2$	SF
	Z	SI ACES/T GIVE HONS	CJA JECTION			11
	1					11
1.00	2	Decontam			247	
1.01		Soiled elevator			247	
1.01	5	Decontamination work area	10.1/1	10.2	130.00	1,399
1.02		Receiving and case cart holding	10.1/1	10.2	37.00	398
1.04		Cart wash area	10.1/1	10.2	48.00	517
1.05		Equipment processing area	10.17 1	10.2	19.00	205
1.06		Chemical Storage	10.1/6	10.2	9.00	97
1.07		Housekeeping	10.170	10.2	4.00	43
		Tiousenceping		10.2	1.00	
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	6	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	3	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		A 1				
4.00		Administration/Staff Support Staff Locker		11 1 /20	20.00	215
4.01	4			11.1/29	20.00	215
4.02		Conference Room		10.2	19.00	205
4.03		Staff Toilet/Shower		11 1 /2 4	7.00	75
4.04		Office- desk, small meeting area		11.1/34	11.00	118

<b>TOTAL PROGRAM DGSF REQUIRED:</b>
Structure Factor
Circulation Factor
SUBTOTAL

#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					2,770
		80	1	80	
		1400	1	1,400	
		400	1	400	
		525 215	1	525 215	
		100	1 1	100	
		50	1	50	
		30		30	
					5,365
		4,000	1	4,000	
		570	1	570	
		325	1	325	
		420	1	420	
		50	1	50	
					6 221
		80	1	80	6,235
		800	1	800	
		3,500	1	3,500	
		600	1	600	
		225	1	225	
		430	1	430	
		600	1	600	
					830
		220	1	220	030
		210	1	210	
		80	2	160	
		120	2	240	
					4=0=
			10%	1 520	15,200
			10%	1,520	
			1.21	1,672	18,392
			1.21	As drawn	18,392 18,551

DEMARKS
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

## **58**

## **Innovative Care Flexible Facilities**

Part C Report, 23 August 2013

HALIFAX INFIRMARY

Department: 2nd floor CSPD Date: August 16, 2013 STATUS: Part C Submittal

Version 3

SPACES/FUNCTIONS

CSA required

**CSA Table**  $m^2$ SF **PROGRAM** 

NSF/ITEM #ITEMS NSF/EA QTY NSF TOTAL SUBTOTAL

REMARKS

NYCUM+ SMITHGROUP

ASSOCIATES Smithgroup AEIP International Inc.

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

CSA SECTION

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



Department: 3rd Floor Food Court

Date: August 16, 2013
STATUS: Part C Submittal

Version 3

				Table	CSA requ	uired	PROGRAM						
	OTE	SPACES/FUNCTIONS	CSA SECTION	CSAT	$m^2$	SF	#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SURTOTAL	REMARKS
	Z	STREES/TOTICHORS	CSN SECTION			11	#TTENIS	NSITTEM	NOT / EA	Q11	NSI TOTAL	SOBIOTAL	TERRITIOS
						- 11							
1.00	1,2	Dining										4,760	
1.01		Dining Room Seating					170	28	4,760	1	4,760	,	
						<del></del>							
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		Strorage, 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		
		2.7											
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		

NYCUM+ SMITHGROUP

ASSOCIATES Smithgroup AEIP International Inc.

## HALIFAX INFIRMARY

Department: 3rd Floor Food Court

Date: August 16, 2013
STATUS: Part C Submittal

Version 3

				able	CSA requir	ed
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	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				

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

SUBTOTAL

Circulation Factor
Structure Factor

**TOTAL PROGRAM DGSF REQUIRED:** 

### 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.



Department: 4th Floor Interstitial MEP space

Date: August 16, 2013 STATUS: **Part C Submittal** 

Version 3

				rabl	CSA requir	ed
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Tabl	$m^2$	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** 

August 16, 2013 Date: **Part C Submittal** STATUS:

Version 3

				CSA Table	CSA require	d	PROGRAM					
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA 1	$m^2$	SF	#ITEMS	NSF/ITEM	NSF/EA	QTY	NSF TOTAL	SUBTOTAL
						11						
1.00		Operating Rooms										11,46
1.01		General Operating Rooms	9.5.3.1.1	9.5/1	55.00	592			600	12	7,200	11,10
1.02		Special Operating Rooms	9.5.3.1.1	9.5/2	60.00	646			700	4	2,800	
1.03		Scrub Stations	9.5.3.4.4	9.5/5	0.80	9			8	20	160	
1.04		Substerile	9.5.3.4.8	11.1/46	1.20	13			100	8	800	
1.05		Emergency (flash) sterilization	9.5.3.4.9						100	5	500	
2.00		Clinical Support Space										7,64
2.01		Control Station	9.5.3.4.2	9.5/13	4.60	50	6	50	300	1	300	
2.02		Frozen section	9.5.3.3.2						200	1	200	
2.03		Medication station /Satellite pharmacy	9.5.3.4.5	11.1/32	9.50	102			200	1	200	
2.04		Dispensing style ice machine	9.5.3.4.6						30	2	60	
2.05		Patient holding	9.5.3.4.7						140	2	280	
2.06	1	Sterile Supply Storage	9.5.3.4.10(a)	9.5/10	varies				190	16	3,040	
2.07		Clean Workroom	9.5.3.4.10						130	2	260	
2.08		Soiled workroom, small	9.5.3.4.11	11.1/40	12.00	129			130	2	260	
2.09		Anesthesia workroom	9.5.3.4.12						130	1	130	
2.10		Blood storage	9.5.3.4.13						130	1	130	
2.11		Specimen storage	9.5.3.4.14						50	1	50	
2.12		Equipment storage	9.5.3.4.15		4.65	50			50	16	800	
2.13		Reserve Medical Gas Storage	9.5.3.4.15			_					0	
2.14		Housekeeping	9.5.3.4.16	11.1/21	7.00	75			80	2	160	
2.15		Trash Holding							80	1	80	
2.16		Physician/Image workstation		9.5/14	4.60	50	2	50	100	2	200	
2.17		Imaging/Equipment alcove		9.5/15	4.60	50	2	50	100	2	200	
2.18		Satellite Respiratory		9.5/16	4.60	50	2	50	100	2	200	
2.19		Medical device reprocessing							600	1	600	
2.20		Staff Toilet							60	3	180	
2.21		Clean Elevator	12.2.6.4.3						80	1	80	
2.22		Dirty Elevator	12.2.6.4.3						80	1	80	
2.23		Soiled Cart Holding at Soiled Elevators				_			150	1	150	

nycum+	SMI	TH	GROU	P
ASSOCIATES	Smithgroup	AEIP	International	Inc.

EMARKS
wo stations for each OR - may be shared between 2 ORs if adjacent to each entry
lay serve more than 1 OR. Warming cabinet, sterile supplies, sink (space is per cart)
lay serve more than 1 OR.
equirement is per workstation
ot required by CSA but may be included- Sized per HI staff survey
ized per HI staff survey
eq'd with 2 or more OR's. Under visual control of staff
eparate from clean workroom
ume hood, clinical sink,
/ork counter, fume hood, separate storage for clean and soiled
er CAN/CSA-Z902
lin. sf provided per OR
nough to finish one day's procedures in accordance w/CSA Z305.12 - stored outside o uite
er HI staff survey
equirement is per workstaion - 1220m desk at minimum, 1 per every 4 Ors
s required by functional program
mall area for specialized instruments CAN/CSA-Z317.2 & CAN/CSA-Z314.8



Department: **Operating Room Suite** 

Date: August 16, 2013 **Part C Submittal** STATUS:

Version 3

			able	CSA required	d
	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF
					11
3.00	Support spaces for staff				
3.01	Offices, workstations	9.5.3.4.2			
3.02	Office, desk, no meeting space		11.1/34	9.00	97
3.03	Office, desk, two chairs		11.1/34	10.00	108
3.04	Office, desk, small meeting area		11.1/34	11.00	118
3.05	Office, desk, four-chair meeting space		11.1/34	14.00	151
3.06	Dictation and report preparation	9.5.3.4.3			-
3.07	Lounge	9.5.3.5.1	11.1/30	2.50	27
3.08	Lockers/Toilets/Showers	9.5.3.4.2	11.1/29	20.00	215
3.09	Lockers, Full		11.1/5	0.70	8
3.10	Conference / Teaching /Library	9.5.3.5.3	11.1/7	15.00	161
3.11	On-call offices	9.5.3.5.4	11.1/34	10.00	108
3.12	Residents' Team Room				
4.00	Non-Clinical Support				

SUBTOTAL Circulation Factor Structure Factor

**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

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					4,700
				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
				0	
					23,800
			40%	9,520	
			10%	3,332	
			1.54		36,652
				As drawn	37,985

	REMARKS
-	Per functional program
1	
l	
l	
1	Convenient access to Stage One recovery
1	Numbers per HI staff survey
l	
l	
l	
1	

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

# NYCUM+ SMITHGROUP A S S O C I A T E S Smithgroup AEIP International Inc.

## HALIFAX INFIRMARY

Department: **Recovery**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

		Version 3 를 CSA req		CSA requi	uired	
	VOTE	SPACES/FUNCTIONS	CCA CECTION	CSA Table	m <sup>2</sup>	СГ
	ž	SPACES/FUNCTIONS	CSA SECTION	<u> </u>	111	SF 11
						- 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	5
1.06	3	Isolation, Prep alcove		11.1/15	2.00	2
1.07		Isolation patient toilet				
1.08		Medication station	9.5.3.2.2 (a)(i)	11.1/32	9.50	10
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	5
1.11		Soiled workroom, small		11.1/40	12.00	12
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	1
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	7
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	8
2.02		Stage Two Chair, Open/Curtained		9.5/11	9.50	10
2.03		Stage Two Stretcher, Open/Curtianed		9.5/11	11.00	11
2.04	2	Stage Two, Three walls/private		9.5/11	13.00	14
2.05		Medication Station	9.5.3.2.3 (d)(i)	11.1/32	9.50	10
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	5
2.08		Soiled Workroom, small		11.1/40	12.00	12
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	1
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	6
2.16		Isolation Room (per ICRA)	9.5.3.2.3 (h/i)			
2.17		Nourishment Alcove	· , ,	11.1/33	3.00	3
						-
3.00		Non-Clinical Support				

#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTA
		110		0	7,0
		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	
		120	3	360	
2	50	100	2	200	
	30	100	6	72	
		60	3	180	
				0	
		25	2	50	
		80	2	160	
					1,8
		90		0	
		110		0	
		120 <b>140</b>		1 120	
		120	<b>8</b>	<b>1,120</b> 120	
		120	'	0	
3	50	150	1	150	
		130	1	130	
				0	
				0	
		80	1	80	
· <u> </u>		120	1	120	
		11	2	22	
		60	1	60	
		60	1	60	
				0	
		35	1	35	

At least one door to access surgical suite directly (9.5.3.2.2)	
Medical gas terminals per Annex F	
Assumes 2 bariatric beds divided by curtain, walls on 1side, critical care clea	arances
Assumes bariatric bed, critical care clearances	- Indirects
CAN/CSA-Z317.2 for pressure monitoring and alarm	
AN/CSA-Z317.2 for HVAC and pressurization	
·	
sink per 4 patient bays	
Sink her 4 harrent hass	
Not required in stage one recovery	
terrequired in stage one recovery	
At least one door to access PACU suite directly: 9.5.3.2.3 (a)	
Nedical gas terminals per Annex F	
sink per 4 patient bays	
January Patient Days	
piece, bariatric	
. piece, bariatrie	



Department: **Recovery**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

				Fable	CSA requi	red
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	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

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

Circulation Factor Structure Factor

**TOTAL PROGRAM DGSF REQUIRED:** 

NOTE	ES:
------	-----

Room	Sizes

1 B	ed Clearances:	7.5.2.5				
Ir	npatient beds:		0.0394		Length:	
	Non transfer side (wall)	1000 mm	40 inches	3'- 4	Bed	71
	At foot of bed	1200 mm	48 inches	4'- 0	Clearance	60
	between beds (in rms w/more than 1)	1200 mm	48 inches	4'- 0		131
	between centerlines	1800 mm	71 inches	5'- 11		13'
C	ritical 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		
В	ed 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 P	atient 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

# NYCUM+ SMITHGROUP A S S O C I A T E S Smithgroup AEIP International Inc.

## HALIFAX INFIRMARY

Department: **12-bed ICU**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

		를 SPACES/FUNCTIONS CSA SECTION 성		CSA require	d	
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA 1	$m^2$	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	
	F0	100	1	100	2,484
2	50	100	1	100	
8	50	400	1	400	
		25	1 1	25	
		120		120	
		140	1	140	
		25	1	25	
		130	1	130	
		130	1	130	
		100	11	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
TEMPINO .
Adjacent to each inpatient room entrance
Adjacent to each inpatient room entrance
Sized for three piece washroom
Sized for tiffee piece washroom
Per HI staff survey
Per HI staff survey
Scooter access
Scootel access
Per HI staff survey
rei fil stall sulvey
Per HI staff survey
Terrin starrecy
Per HI staff survey
Per HI staff survey



Department: 12-bed ICU Date: August 16, 2013 STATUS: **Part C Submittal** 

Version 3

				able	CSA require	d	PROGRAM		
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF	#ITEMS	NSF/ITEM	NSF/EA
						11			
3.00		Staff Support							
3.01	1	Conference room/teaching room	8.2.2.4						168
3.02		Staff respite space	8.2.2.6						100
3.03		Staff team room	8.2.2.6						168
3.04		Staff toilet							60
3.05		Staff lockers			20.00	215			220
3.06		Offices							120
3.07		Nutrition Office							120
3.08		Pharmacy Office							120
3.09		Rehab Medicine Office							140
3.10		Residents' Team Room							168
3.11		Residents' Duty Room							120
3.12		Duty Room Toilet/Shower							80
4.00		Facilities Support							
4.01		IDF/Telecomm							150
4.02		Public Washroom							60
4.03		Trash Hold							80
4.04		Chute Room							150
		Outdoor space							
		SUBTOT	TAL						

NSF TOTAL	SUBTOTAL	REMARKS
NSF TOTAL	SUBTUTAL	KEMAKNS
	1,324	
168		
100		
168		
60		
220		
120		
0		Per HI staff survey
120		Per HI staff survey
0		Per HI staff survey
168		
120		Per HI staff survey
80		Per HI staff survey
	440	
150		
60		
80		Per HI staff survey
150		Per HI staff survey
	9,323	
3,729	7,525	
1,305		
1,505	14,357	
	17,337	

#### NOTES:

1 Conference / teaching room

8.2.2.4

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

Circulation Factor

**TOTAL PROGRAM DGSF REQUIRED:** 

Structure Factor

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.

14,315

As drawn

0

0

40%

10%

1.54

# NYCUM+ SMITHGROUP A S S O C I A T E S Smithgroup AEIP International Inc.

## HALIFAX INFIRMARY

Department: **Day Surgery**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

				CSA Table	CSA required	
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA 1	$m^2$	SF
						11
1.00		Arrival, Check in	9.5.3.6			
1.01	2,3	Waiting	9.5.3.6			
1.02		Reception Desk				
1.03		Public Toilets				
1.04		Telephone				
2.00						
2.01		Examination, standard	9.5.3.3.1	11.1/14	12.00	129
2.02		Examination, scooter access		11.1/14	13.00	140
2.03						
2.04		Interview	9.5.3.3.1			
2.05		Preparation	9.5.3.3.1			
2.06		Exam Treatment cubicle, open, chair	9.5.3.6	11.1/14	7.50	8
2.07		Exam Treatment cubicle, open, bed	9.5.3.6	11.1/14	9.50	10
2.08	1	Exam Treatment cubicle, closed, chair	9.5.3.6	11.1/14	8.40	90
2.09	1	Exam Treatment cubicle, closed, bed	9.5.3.6	11.1/14	13.00	140
2.10		Lockers	9.5.3.6			
2.11		Patient Toilet	9.5.3.6	11.1/25	5.60	60
2.12		Clothing change or gowning	9.5.3.6			
2.13						
2.14		Testing	9.5.3.3.1			
2.15		Blood draw				
2.16		Vital Signs	9.5.3.3.1			
2.17		Scale alcove				
2.18						
2.19		Nurse Station / Control		11.1/3	4.60	50
2.20		Hand Hygiene Sink		11.1/19	1.00	1
2.21		Waterless Hand Hygiene Station		11.1/20	NA	
2.22		Medication Station				
2.23		Clean supplies				
2.24		Soiled Holding				
2.25		Trash Hold				
2.26		Linen				
2.27		Crash Cart				

ROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
20	30	600	0	0	0
3	50	600 150	0	0	
3	50	60	0	0	
		35	0	0	
			- 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	
		120	1	130	
		130	1	130	
		130	1	130	
		130	1	130	
		80	1	80	
		60 25	1	60 25	
		25	1	25	

REMARKS
included in Public / Lobby space
If private holding rooms or cubicles are provided, changing rooms are not needed
Per HI staff survey
Double of the control
Per HI staff survey



Department: **Day Surgery**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

			CSA Table	CSA requi	red
	SPACES/FUNCTIONS	CSA SECTION	CSA 1	$m^2$	SF
					11
3.00					
3.01	Housekeeping		11.1/21	7.00	75
3.02	Staff Toilet				
3.03	Offices				
3.04	Staff Break Room				

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					530
		80	1	80	
		60	1	60	
		120	2	240	
		150	1	150	
					4,438
			40%	1,775	
			10%	621	
			1.54		6,835
				As Drawn	6,979

REMARKS

SUBTOTAL

Circulation Factor
Structure Factor

#### **TOTAL PROGRAM DGSF REQUIRED:**

#### 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 funtions.

#### 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) - mimimum 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.

# NYCUM+ SMITHGROUP A S S O C I A T E S Smithgroup AEIP International Inc.

## HALIFAX INFIRMARY

Department: **6th Floor Nursing**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

			CSA Table	CSA require	ired	
	SPACES/FUNCTIONS	CSA SECTION	CSA 1	$m^2$	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					

ROGRAM					
			071		
#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	.,55 .
8		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
Sized for Critical Care
Adjacent to each inpatient room entrance
Adjacent to each inpatient room entrance
Sized for three piece washroom
Sized for three piece washroom
Dow I II staff common
Per HI staff survey Per HI staff survey
Scooter access
Scooler access
Doubli stoff summer.
Per HI staff survey
Day III staff summer
Per HI staff survey
Day III staff summer
Per HI staff survey
Per HI staff survey



Department: 6th Floor Nursing

Date: August 16, 2013
STATUS: Part C Submittal

Version 3

		Telsions		able	CSA requir	ed	PROGRAM						
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF	#ITEMS	NSF/ITEM	NSF/EA	QTY	NSF TOTAL	SUBTOTAL	REMARKS
						11							
3.00		Staff Support										2,184	
3.01	1	Conference room/teaching room	8.2.2.4						168	1	168	2,104	
3.02	•	Staff respite space	8.2.2.6			<del></del> -			100	1	100		
3.03		Staff team room	8.2.2.6			<del></del> -			168	2	336		
3.04		Staff toilet	0.2.2.0						60	2	120		
3.05		Staff lockers			20.00	215			220	1	220		
3.06		Offices							120	2	240		
3.07		Nutrition Office							120	1	120		Per HI staff survey
3.08		Pharmacy Office				-			120	1	120		Per HI staff survey
3.09		Rehab Medicine Office							140	1	140		Per HI staff survey
3.10		Residents' Team Room							220	1	220		
3.11		Residents' Duty Room							120	2	240		Per HI staff survey
3.12		Duty Room Toilet/Shower							80	2	160		Per HI staff survey
4.00		Facilities Support										500	
4.01		IDF/Telecomm							150	1	150		
4.02		Public Washroom				-			60	2	120		
4.03		Trash Hold							80	1	80		Per HI staff survey
4.04		Chute Room							150	1	150		Per HI staff survey
		Outdoorson											
		Outdoor space											
		SUBTOTA	L									16,698	
		Circulation Facto								40%	6,679	-	
		Structure Facto	r							10%	2,338		

#### NOTES:

1 Conference / teaching room

**TOTAL PROGRAM DGSF REQUIRED:** 

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 funtions.

1.54

As drawn

**25,715** *26,060* 

# NYCUM+ SMITHGROUP A S S O C I A T E S Smithgroup AEIP International Inc.

### HALIFAX INFIRMARY

Department: **7th Floor Nursing**Date: August 16, 2013
STATUS: **Part C Submittal** 

			able	CSA require	d
	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF
					11
1.00	Patient Rooms				
1.00	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	0.17 1	3.00	- 00
1.06	Inpatient bedroom, AIR	0.2.3.3	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
1.10	Dictation, neview station		11.17 12	1.10	1.5
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				

ROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					,
		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	
					(
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
Sized for three piece washroom
Per HI staff survey
Per HI staff survey
Scooter access
Per HI staff survey
Terrin stair survey
Per HI staff survey
Per HI staff survey
Per HI staff survey
i ci ili stali saire;



Department: **7th Floor Nursing** 

Date: August 16, 2013 STATUS: **Part C Submittal** 

Version 3

			able	CSA requir	ed	PROGRAM						
NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF	#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL	REMARKS
_					11				•			
3.00	Staff Support										0	
3.01 <b>1</b>	Conference room/teaching room	8.2.2.4						168	0	0		
3.02	Staff respite space	8.2.2.6						100	0	0	1	
3.03	Staff team room	8.2.2.6						168	0	0	1	
3.04	Staff toilet							60	0	0	1	
3.05	Staff lockers			20.00	215			220	0	0		
3.06	Offices							120	0	0		
3.07	Nutrition Office							120	0	0		Per HI staff survey
3.08	Pharmacy Office							120	0	0		Per HI staff survey
3.09	Rehab Medicine Office							140	0	0		Per HI staff survey
3.10	Residents' Team Room							220	0	0		
3.11	Residents' Duty Room							120	0	0		Per HI staff survey
3.12	Duty Room Toilet/Shower							80	0	0		Per HI staff survey
4.00	Facilities Support										0	
4.01	IDF/Telecomm							150	0	0		
4.02	Public Washroom							60	0	0		
4.03	Trash Hold							80	0	0		Per HI staff survey
4.04	Chute Room							150	0	0		Per HI staff survey
	Outdoor space											
	Outdoor space											
	SUBTOTAL										0	
	Circulation Factor								40%	0	<u> </u>	
	Structure Factor								10%	0		
	TOTAL PROGRAM DGSF REQUIRED:								#DIV/0!		0	1
	ISTALT NOGRAM DOST ALQUINED.								17 DIV/U:		U	<u> </u>

#### 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 funtions.

# NYCUM+ SMITHGROUP A S S O C | A T E S Smithgroup AEIP International Inc.

### HALIFAX INFIRMARY

Department: **8th Floor Nursing**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

			CSA Table	CSA required	ł
NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA 1	$m^2$	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
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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				

ROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTA
		250	•	0	
		<b>250</b> 55	0	0	
		15	0	0	
		60	0	0	
		5	0	0	
		<b>270</b>	0	0	
		80	0	0	
		15	0	0	
		60	0	0	
		15	0	0	
		1.3	U	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	

PROGRAM

REMARKS
REMARKS
Adjacent to each inpatient room entrance
Sized for three piece washroom
Dow I II stoff survey
Per HI staff survey Per HI staff survey
Scooter access
Scotter access
Per HI staff survey
Per HI staff survey
Dow I II stoff survey
Per HI staff survey
Per HI staff survey



Department: 8th Floor Nursing

August 16, 2013 Date: STATUS: **Part C Submittal** 

Version 3

			able	CSA require	d	PROGRAM						
ADT.	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF	#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL	REMARKS
					11				-			
3.00	Staff Support										0	
3.01 <b>1</b>	1 Conference room/teaching room	8.2.2.4						168	0	0		
3.02	Staff respite space	8.2.2.6						100	0	0	1	
3.03	Staff team room	8.2.2.6						168	0	0	1	
3.04	Staff toilet							60	0	0	1	
3.05	Staff lockers			20.00	215			220	0	0	1	
3.06	Offices							120	0	0	1	
3.07	Nutrition Office							120	0	0	1	Per HI staff survey
3.08	Pharmacy Office							120	0	0	1	Per HI staff survey
3.09	Rehab Medicine Office							140	0	0	1	Per HI staff survey
3.10	Residents' Team Room							220	0	0	1	
3.11	Residents' Duty Room							120	0	0	1	Per HI staff survey
3.12	Duty Room Toilet/Shower							80	0	0		Per HI staff survey
4.00	Facilities Support										0	
4.01	IDF/Telecomm							150	0	0		
4.02	Public Washroom							60	0	0		
4.03	Trash Hold							80	0	0		Per HI staff survey
4.04	Chute Room							150	0	0		Per HI staff survey
	Outdoor space											
	Outdoor space											
	CURTOTAL										^	
	SUBTOTAL								400/		0	
	Circulation Factor								40%	0		
	Structure Factor								10%	0		
	TOTAL PROGRAM DGSF REQUIRED:								#DIV/0!		0	

#### NOTES:

1 Conference / teaching room

8.2.2.4

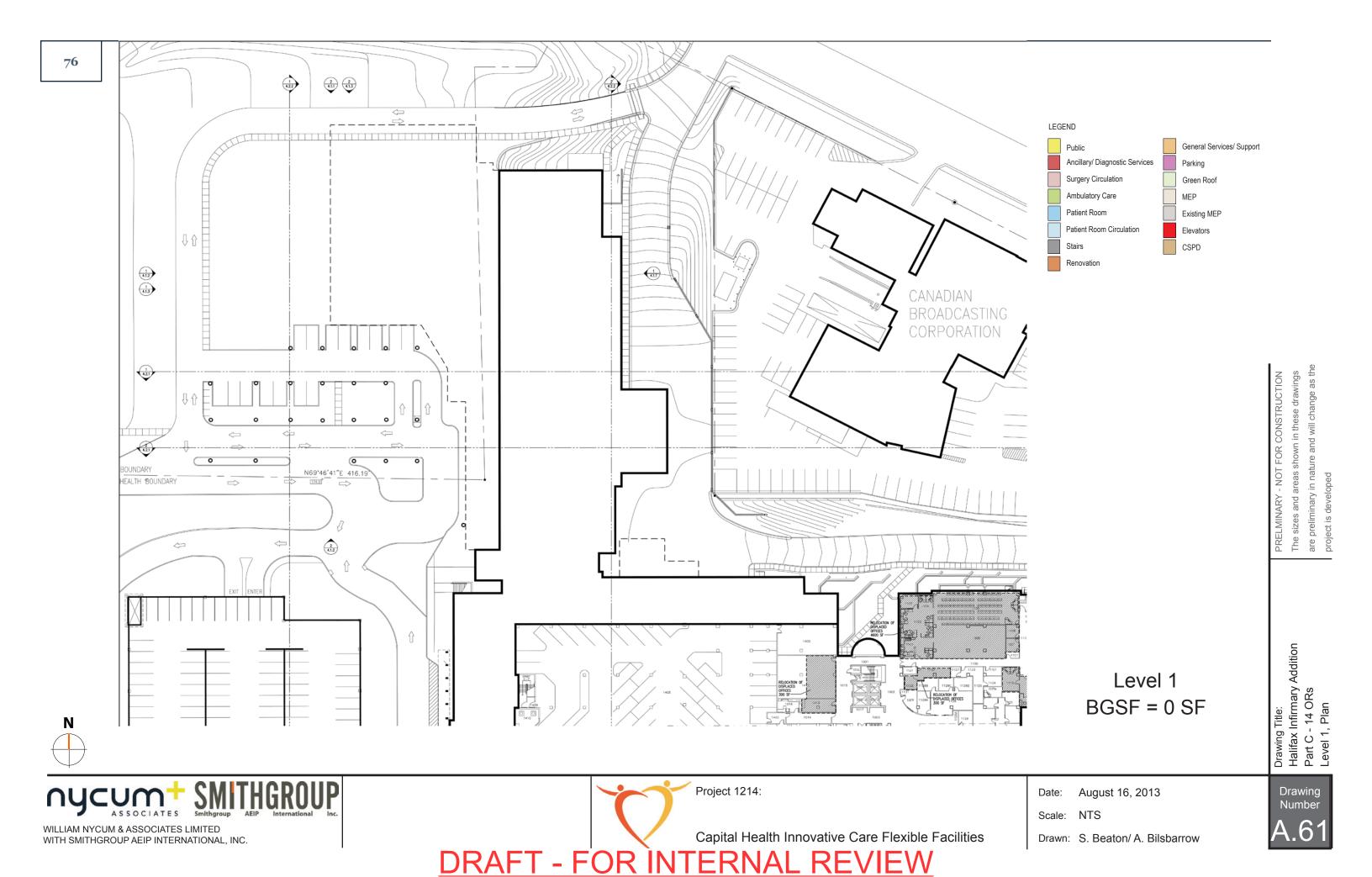
NOTE: A mock-up ICU set-up should be considered for research or teaching.

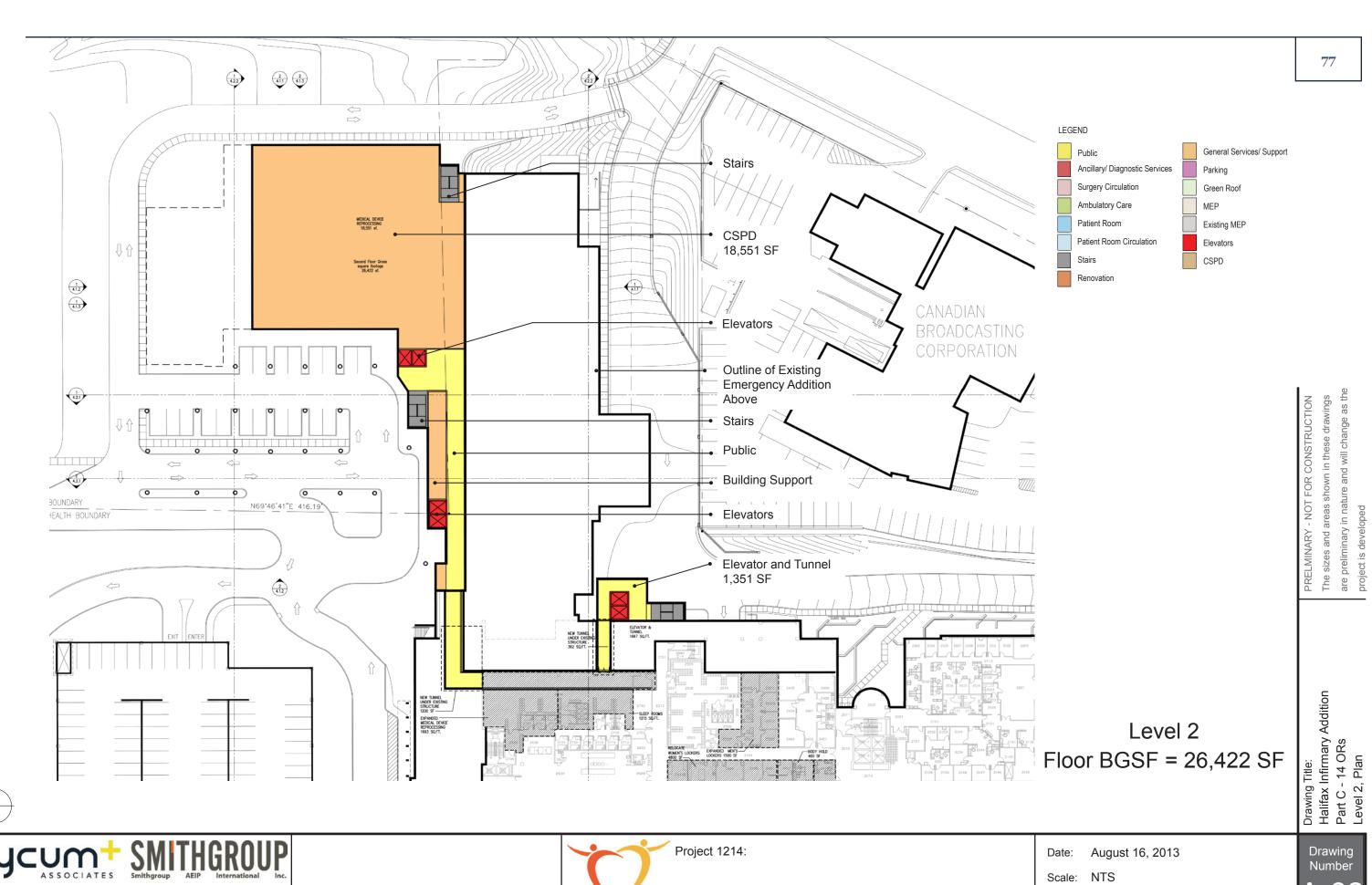
2 Patient treatment places

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 funtions.

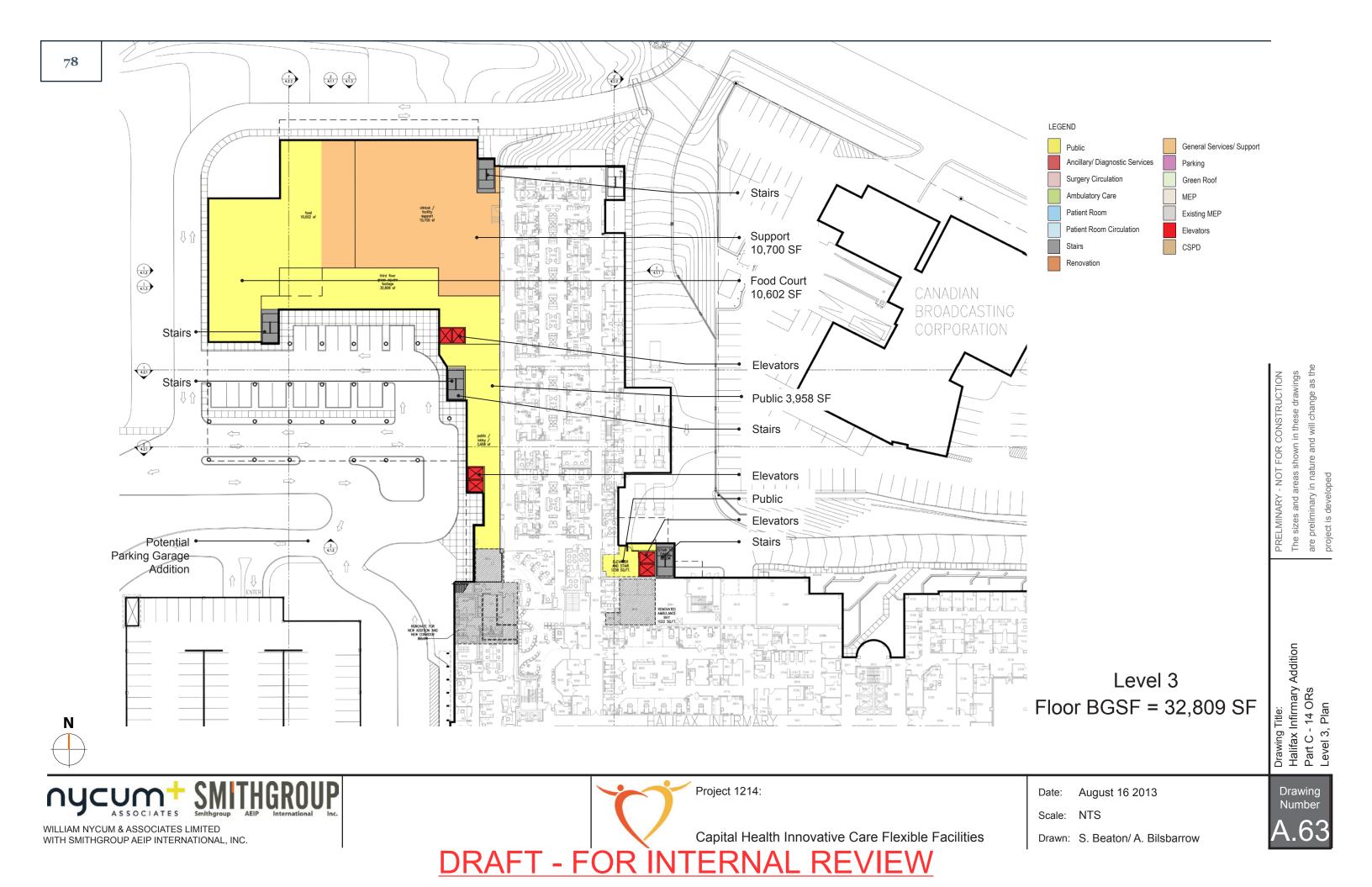


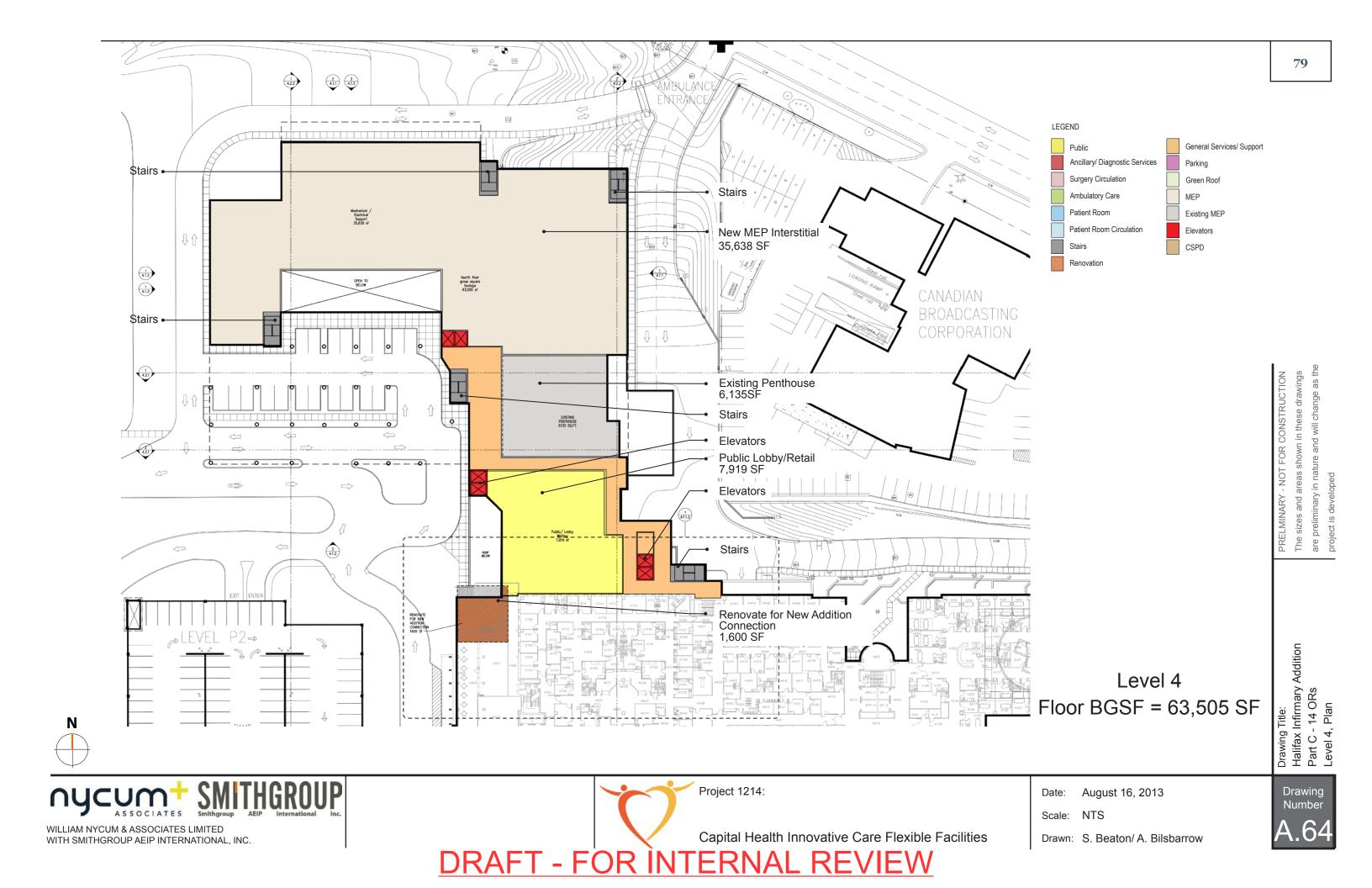


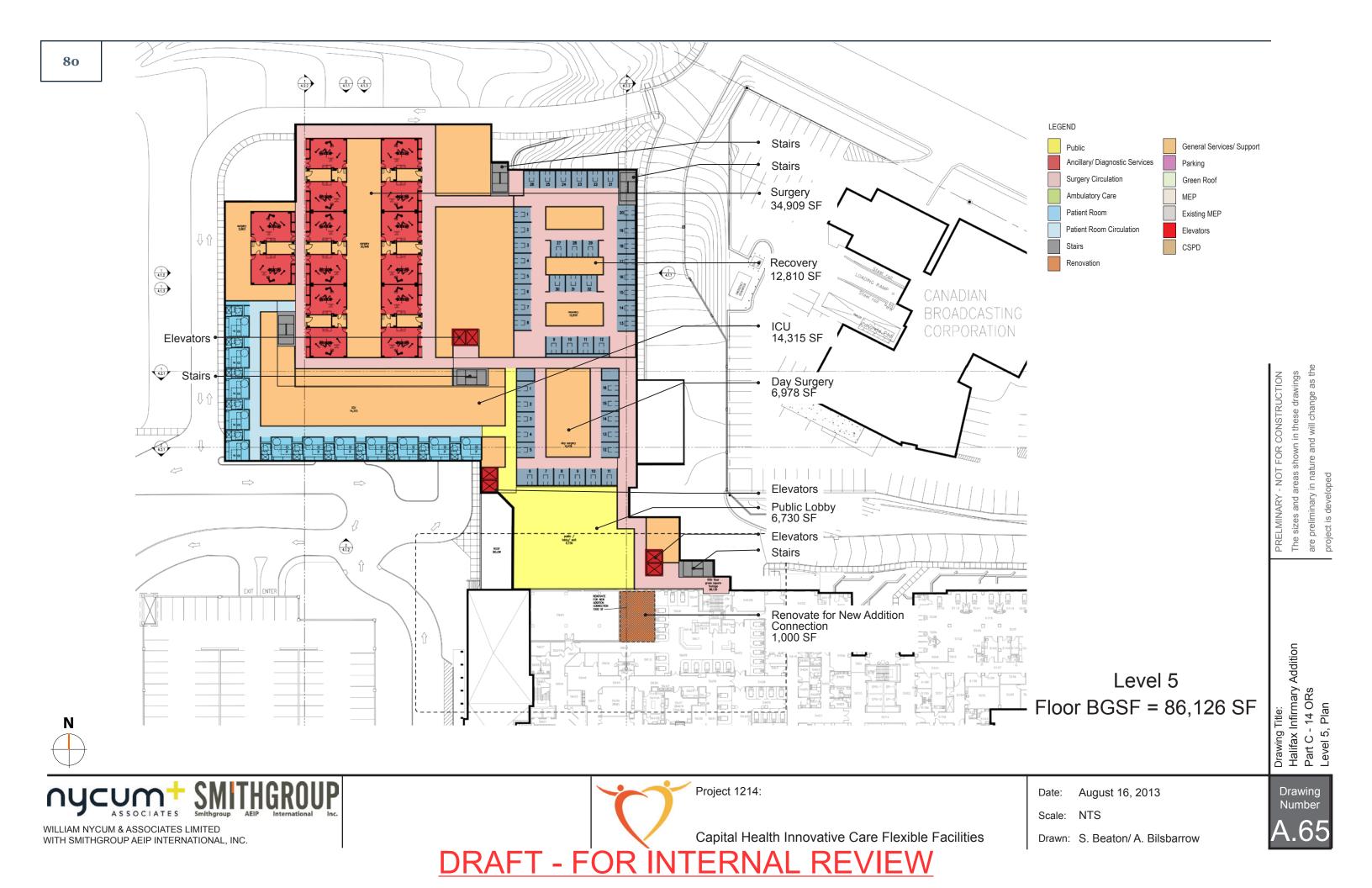
WILLIAM NYCUM & ASSOCIATES LIMITED WITH SMITHGROUP AEIP INTERNATIONAL, INC.

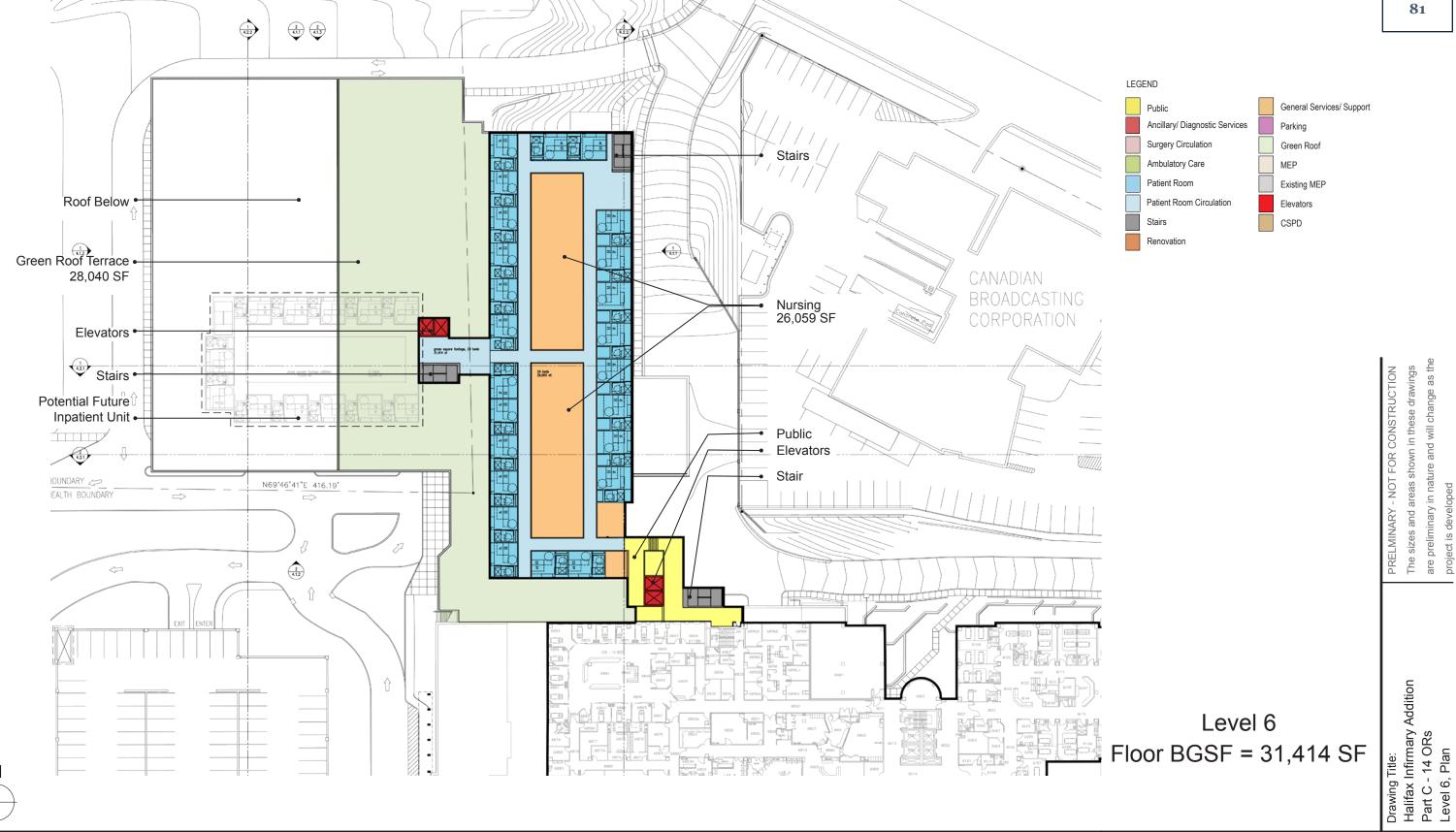
Capital Health Innovative Care Flexible Facilities **DRAFT - FOR ÎNTERNAL REVIEW** 

Drawn: S. Beaton/ A. Bilsbarrow











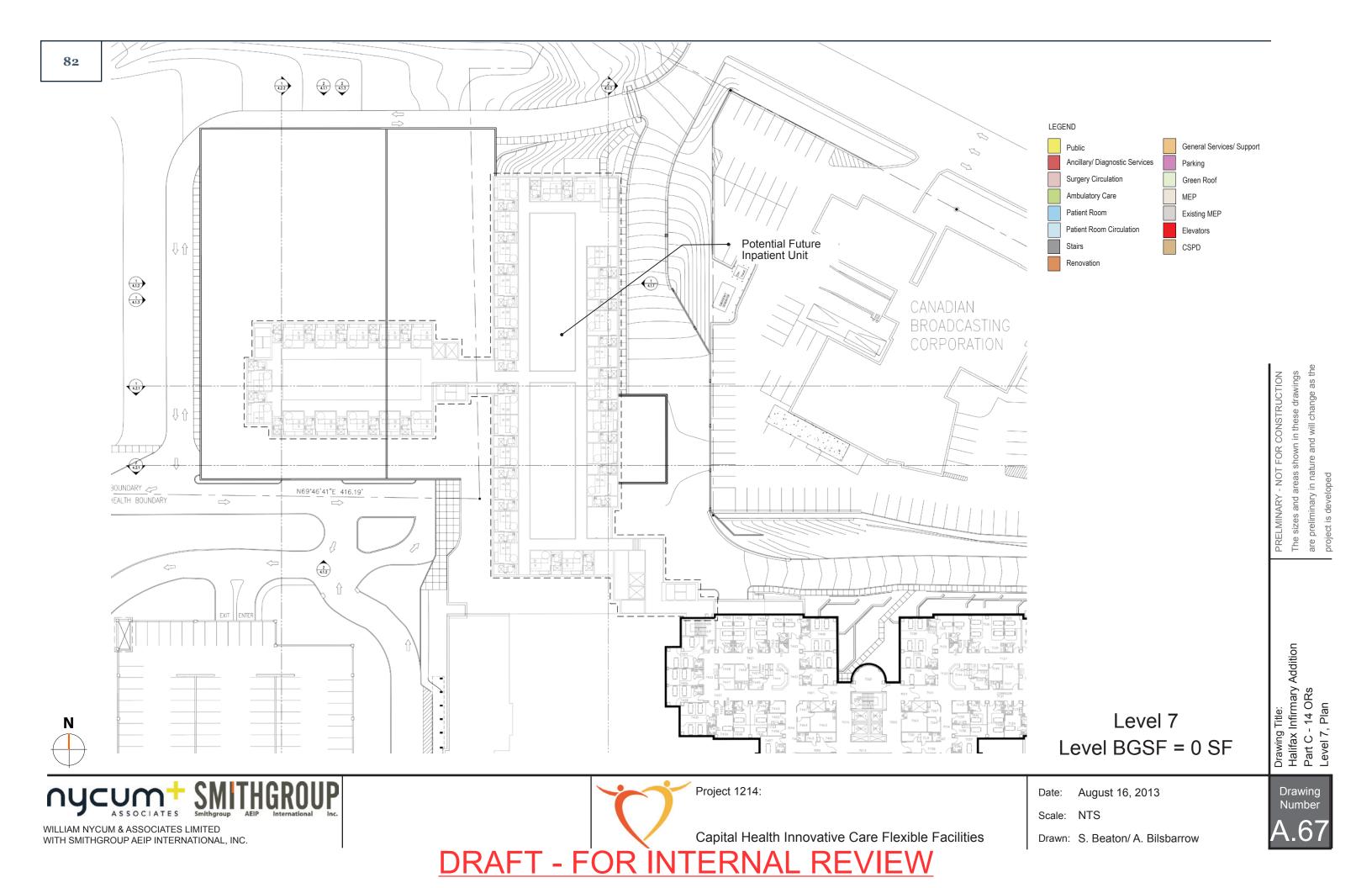


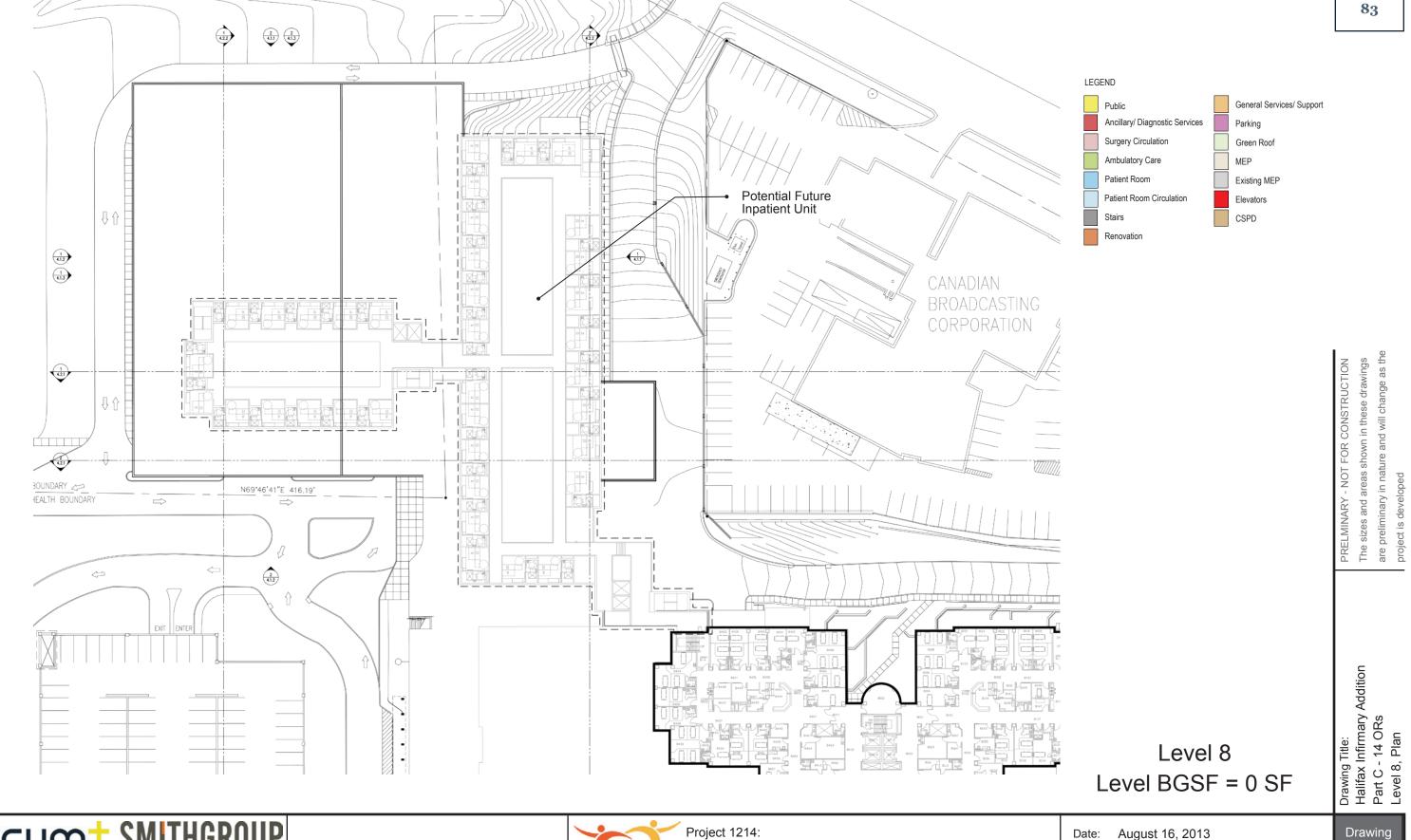
Date: August 16, 2013

Scale: NTS

Drawn: S. Beaton/ A. Bilsbarrow









Capital Health Innovative Care Flexible Facilities

August 16, 2013 Date:

Scale: NTS

Drawn: S. Beaton/ A. Bilsbarrow



**DRAFT - FOR INTERNAL REVIEW** 

Costs



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)

Hanscomb AUGUST 16, 2013

G -

Part	CAPITAL DISTRICT HEALTH AUTHORITY (CDHA)	e vel	Aug 2013 Drawing		Net	Asbestos Materials	Infectious Control	In Contract	Design & Pricing	Phasing for Renovated	LEED	Construction Management	Total	Construction	Project	Healthcare	Moving	FF& E and IT	TOTAL CURRENT	Potential Impact of Escalation  @ 3% p.a. to Mid-point of Construction	PROJECT COST
Second Code	HALIFAX INFIRMARY - PART C CONCEPT (14 ORs, NO	Typ Typ	Areas	\$/SF	Construction	Abatement	Measures	Allowance	Allowance	Work	Allowance	Fee	Construction	Contingency	Ancillaries	Commissioning	Allowance		PROJECT	Const Escalation	INCLUDING
County   C	•	~	(SF)		Cost	\$15.00	1.0%	5.0%	10.0%	3.0%	2.5%	5.0%	Cost	5.0%	23.2%	0.5%	4.00	% Allowance	COST	Mid-Point Yrs 3.0% per annum	ESCALATION
Testing   Test	Central Sterile Processing Department (CSPD)	New	18 551 casf																		
Part	Elevator & Tunnel Connection	New	1,351 cgsf																		
The Part	Sub-total		6,520 bgst 26,422 bgsf																		
FORTIT FOOD   10   10   10   10   10   10   10   1																					
FORTIT FOOD   10   10   10   10   10   10   10   1		Shell	10,602 cgsf																		
FORTIT FOOD   10   10   10   10   10   10   10   1	Public Lobby	New	3,958 cgsf																		
FORTIT FOOD   10   10   10   10   10   10   10   1	Elevator & Public Connection	New	1,238 cgsf 6 311 bgsf																		
FORTIT FOOD   10   10   10   10   10   10   10   1	Sub-total		32,809 bgsf																		
First FLOOR   No.	FOURTH FLOOR																				
First FLOOR   No.	4th Floor MEP Interstitial Space New Public Lobby/Retail		35,638 cgsf 7,919 cgsf																		
First FLOOR   No.	Penthouse - Existing	New	6,135 cgsf																		
First FLOOR   No.	Building Gross		1,687 cgst 12,126 bgsf																		
Section   Sect	Sub-total	New	63,505 bgsf																		
Section   Sect	FIFTH FLOOR Operating Poom Suite	New	34 909 cccf																		
Section   Sect	Surgical Prep/Recovery	New	12,810 cgsf																		
Section   Sect	12-Bed ICU Day Surgery	New New	14,315 cgsf 6 978 cgsf																		
Section   Sect	Public Lobby	New	6,730 cgsf																		
Section   Sect	Building Gross	New New	1,926 cgst 8,458 bgsf																		
FRIST FLOOR   TABLE	Sub-total		86,126 bgsf																		
FRIST FLOOR   Resistant principles   Topics	New Building Construction		208.862 basf																		
SECOND FLOOR   Plant   Locker Fin to New Corridor   Perro   2   1,400 dgal																					
Convert Entity Wins Looker Rint to New Control Reno   2   1,460 dgst	Reassignment/Relocation of Displaced Office Space	Reno 1	7,900 dgsf																		
Convert Distantand to Women's Lockers Reno 3 4,000 days Relative Convert Offices to Book Hooding Reno 2 3,400 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Office Reno 3 6,500 days Reno 4 1,022 days Renovated Ambulance Bay no Frain Hooding Reno 3 6,500 days Renovated For Commercion to New Addition Reno 3 1,500 days Reference to Commercion to New Addition Reno 3 1,500 days Reference Renovated Food & Nutrition for Expanded Clinical Lab Reno 3 2,000 days Renovated Prof For Convert Office Renovated	SECOND FLOOR  Convert Evta Wms Locker Pm to New Corridor	Pono 2	1.400 dasf																		
Convert Distantand to Women's Lockers Reno 3 4,000 days Relative Convert Offices to Book Hooding Reno 2 3,400 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Office Reno 3 6,500 days Reno 4 1,022 days Renovated Ambulance Bay no Frain Hooding Reno 3 6,500 days Renovated For Commercion to New Addition Reno 3 1,500 days Reference to Commercion to New Addition Reno 3 1,500 days Reference Renovated Food & Nutrition for Expanded Clinical Lab Reno 3 2,000 days Renovated Prof For Convert Office Renovated	Renovation for Expanded Storage	Reno 1	1,693 dgsf																		
Convert Distantand to Women's Lockers Reno 3 4,000 days Relative Convert Offices to Book Hooding Reno 2 3,400 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Offices to Steep Romans Reno 2 1,215 days Convert Office Reno 3 6,500 days Reno 4 1,022 days Renovated Ambulance Bay no Frain Hooding Reno 3 6,500 days Renovated For Commercion to New Addition Reno 3 1,500 days Reference to Commercion to New Addition Reno 3 1,500 days Reference Renovated Food & Nutrition for Expanded Clinical Lab Reno 3 2,000 days Renovated Prof For Convert Office Renovated	New Corridor under Extg Construction Convert Cafeteria & Servery to Pharmacy		1,200 dgsf 9 200 dgsf																		
THRO FLOOR Removators above Level Two Connection Reno 4 2,740 dgsf Expand Disposel, lineging into Film Holding Reno 3 5,500 dgsf Removated Ambulance Buy Reno 4 1,022 dgsf FOURTH FLOOR Removated Prep for Connection to New Addition Reno 3 1,600 dgsf Removated Prep for Connection to New Addition Reno 3 1,000 dgsf Removated Prep for Connection to New Addition Reno 3 1,000 dgsf Removated Prod & Nutrition for Expanded Clinical Lab Reno 3 4,000 dgsf Removated Heart ED for Expanded Clinical Lab Reno 3 4,000 dgsf Removated Building Construction 47,970 dgsf  Allowance for Site Works 256,832 dgsf Site Work 5 5 burn  Additional Cost Items (Allowances 5 burn of New Addition - 1e Into Existing Demoition of Centennial & Victoria Bldgs - NIC 1 NIC	Convert Pharmacy to Women's Lockers	Reno 3	4,800 dgsf																		
THRO FLOOR Removators above Level Two Connection Reno 4 2,740 dgsf Expand Disposel, lineging into Film Holding Reno 3 5,500 dgsf Removated Ambulance Buy Reno 4 1,022 dgsf FOURTH FLOOR Removated Prep for Connection to New Addition Reno 3 1,600 dgsf Removated Prep for Connection to New Addition Reno 3 1,000 dgsf Removated Prep for Connection to New Addition Reno 3 1,000 dgsf Removated Prod & Nutrition for Expanded Clinical Lab Reno 3 4,000 dgsf Removated Heart ED for Expanded Clinical Lab Reno 3 4,000 dgsf Removated Building Construction 47,970 dgsf  Allowance for Site Works 256,832 dgsf Site Work 5 5 burn  Additional Cost Items (Allowances 5 burn of New Addition - 1e Into Existing Demoition of Centennial & Victoria Bldgs - NIC 1 NIC	Retain/Modify/Expand Pharmacy Offices	Reno 1	3,400 dgsf																		
THRO FLOOR Removators above Level Two Connection Reno 4 2,740 dgsf Expand Disposel, lineging into Film Holding Reno 3 5,500 dgsf Removated Ambulance Buy Reno 4 1,022 dgsf FOURTH FLOOR Removated Prep for Connection to New Addition Reno 3 1,600 dgsf Removated Prep for Connection to New Addition Reno 3 1,000 dgsf Removated Prep for Connection to New Addition Reno 3 1,000 dgsf Removated Prod & Nutrition for Expanded Clinical Lab Reno 3 4,000 dgsf Removated Heart ED for Expanded Clinical Lab Reno 3 4,000 dgsf Removated Building Construction 47,970 dgsf  Allowance for Site Works 256,832 dgsf Site Work 5 5 burn  Additional Cost Items (Allowances 5 burn of New Addition - 1e Into Existing Demoition of Centennial & Victoria Bldgs - NIC 1 NIC	Convert Lockers to Sleen Rooms	Reno 2	400 dgsf																		
Renovate Level Two Connection   Reno   3   2,740 dgsf		Reno 2	1,215 dgs1																		
Renovate for Connection to New Addition Reno 3 1,600 dgsf FIFITH FLOOR Renovate Prep for Connection to New Addition Reno 3 1,000 dgsf Renovate Prep for Connection to New Addition Reno 3 1,000 dgsf SIXTH FLOOR Renovate Food & Nutrition for Expanded Clinical Lab Reno 3 4,000 dgsf Renovate Food & Nutrition for Expanded Clinical Lab Reno 3 4,000 dgsf Renovate Heart/ED for Expanded Clinical Lab Reno 3 4,000 dgsf Renovate Building Construction 47,970 dgsf Allowances for Site Works 256,832 dgsf Site Work 1 Sum New Prematic Tube System for New Addition - Tie into Existing 7 Site New Prematic Tube System for New Addition - Tie into Existing 7 Site Demolition of Centennial & Victoria Bidgs - NIC 1 NIC	Renovations above Level Two Connection	Reno 4	2,740 dgsf																		
Renovate Froe Description 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 Food & Nutrition for Expanded Clinical Lab Reno 3 400 dgsf Renovate Heartiel Dire 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 New Preumatic Tube System for New Addition - Tie into Existing 7 Sitis Demoiltion of Centennial & Victoria Bidgs - NIC 1 NIC	Expand Diagnostic Imaging into Film Holding Renovated Ambulance Bay		6,500 dgsf 1,022 dgsf																		
Renovate for Connection to New Addition Reno 3 1,600 dgsf  FITH FLOOR Renovate Prep for Connection to New Addition Reno 3 1,000 dgsf  SIXTH FLOOR Renovate Pood & Nutrition for Expanded Clinical Lab Reno 3 2,000 dgsf Renovate Heart/ED for Expanded Clinical Lab Reno 3 400 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 New Puematio Tube System for New Addition - Tie into Existing 7 Sins Demolition of Centennial & Victoria Bidgs - NIC 1 NIC																					
Renovate Preip 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 Hearl/ED for Expanded Clinical Lab Reno 3 400 dgsf  Renovate Building Construction 47,970 dgsf  Allowance for Site Works 256,832 dgsf Site Work 1 Sum  Additional Cost Items / Allowances New Pneumatic Tube System for New Addition - Tie into Existing 7 Sins Demolition of Centennial & Victoria Blidgs - NIC 1 NIC		Reno 3	1,600 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 5 um  Additional Cost Items / Allowances 1 Sum New Pneumatic Tube System for New Addition - Tie into Existing 7 Sins Demolition of Centennial & Victoria Bidgs - NIC 1 NIC	FIFTH FLOOR  Penovate Prep for Connection to New Addition	Peno 2	1 000 dasf																		
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 Bidgs - NiC 1 NiC	·	IXEIIO 3	1,000 ugsi																		
Allowance for Site Works Site Work  Additional Cost Items / Allowances New Pneumatic Tube System for New Addition - Tie into Existing Demolition of Centennial & Victoria Bldgs - NIC  47,970 dgsf 256,832 dgsf 1 Sum 1	Renovate Food & Nutrition for Expanded Clinical Lab	Reno 3	2,000 dgsf																		
Allowance for Site Works Site Work 1 Sum  Additional Cost Items / Allowances New Pneumatic Tube System for New Addition - Tie into Existing Demolition of Centennial & Victoria Bldgs - NIC  1 NIC	Renovate Heart/ED for Expanded Clinical Lab	Reno 3	400 dgsf																		
Allowance for Site Works Site Work 1 Sum  Additional Cost Items / Allowances New Pneumatic Tube System for New Addition - Tie into Existing Demolition of Centennial & Victoria Bldgs - NIC  1 NIC	Renovated Building Construction		47,970 dgsf																		
Additional Cost Items / Allowances  New Pneumatic Tube System for New Addition - Tie into Existing  Demolition of Centennial & Victoria Bldgs - NIC  1 NIC																					
Additional Cost Items / Allowances  New Pneumatic Tube System for New Addition - Tie into Existing  Demolition of Centennial & Victoria Bldgs - NIC  1 NIC	Site Work		1 Sum																		
	New Pneumatic Tube System for New Addition - Tie into E	Existing	1 Sum 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 - PART C CONCEPT (14 ORs. NO INPA	TIENT UNITS)	256,832 hasf																		
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#### **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

First Floor	
1113611001	1st Floor Parking
	TSC F TOOL F GRAING
Second Floor	
Second Floor	2. dElega Dedia
	2nd Floor Parking
	2nd floor CSPD
	Building Services
	Elevator Lobbies
T	
Third Floor	
	3rd Floor Food Court
**	Clinical/Facility Support
	Public Lobby
Fourth Floor	
	4th Floor Interstitial MEP space
	·
Fifth Floor	
1 11(11 1 1001	
THUITIOUT	Operating Room Suite
THEIT TOOP	Operating Room Suite Recovery
THEITHOOF	•
***	Recovery Day Surgery
	Recovery
	Recovery Day Surgery Public Waiting / Lobby / Registration
***	Recovery Day Surgery Public Waiting / Lobby / Registration
	Recovery Day Surgery Public Waiting / Lobby / Registration 12-bed ICU
***	Recovery Day Surgery Public Waiting / Lobby / Registration 12-bed ICU 6th Floor Nursing
*** Sixth Floor	Recovery Day Surgery Public Waiting / Lobby / Registration 12-bed ICU
***	Recovery Day Surgery Public Waiting / Lobby / Registration 12-bed ICU 6th Floor Nursing Research/Education Space
*** Sixth Floor	Recovery Day Surgery Public Waiting / Lobby / Registration 12-bed ICU  6th Floor Nursing Research/Education Space  7th Floor Nursing
*** Sixth Floor Seventh Floor	Recovery Day Surgery Public Waiting / Lobby / Registration 12-bed ICU 6th Floor Nursing Research/Education Space
*** Sixth Floor	Recovery Day Surgery Public Waiting / Lobby / Registration 12-bed ICU  6th Floor Nursing Research/Education Space  7th Floor Nursing Research/Education Space
*** Sixth Floor Seventh Floor	Recovery Day Surgery Public Waiting / Lobby / Registration 12-bed ICU  6th Floor Nursing Research/Education Space  7th Floor Nursing Research/Education Space
*** Sixth Floor Seventh Floor	Recovery Day Surgery Public Waiting / Lobby / Registration 12-bed ICU  6th Floor Nursing Research/Education Space  7th Floor Nursing Research/Education Space  8th Floor Nursing Research/Education Space

NSF	CIRC	STRUCT	DGSF	DGSF Sub	FLOOR BGSF
				0	0
0	0%	10%	-		
				22,256	25,594
0	0%	10%	-		
15,200	10%	10%	18,392		
1,575	10%	10%	1,890		
1,645	10%	10%	1,974		
				27,819	31,992
8,632	15%	10%	10,919		
			12,000		
			4,900		
				55,165	63,440
50,150	0%	10%	55,165		
				75,152	86,425
22,400	40%	10%	34,496		
8,269	40%	10%	12,734		
4,438	40%	10%	6,835		
			6,730		
9,323	40%	10%	14,357		
				1,650	1,898
0	40%	10%	-		
1,100	40%	10%	1,650		
				0	0
0	40%	10%	-		
			-		
		·		0	0
0	40%	10%	-		
			-		
122,732				182,043	209,349

63,944	0
65,221	26,422
33,024	32,809
59,266	63,505
93,025	86,126
54,165	0
54,165	0
54,165	0
476,975	208,862

**Drawing BGSF** 

PART C, 14 ORs

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**

NYCUM+ SMITHGROUP

ASSOCIATES Smithgroup AEIP International Inc.

### HALIFAX INFIRMARY

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

Version 3

				able-	CSA requir	ed
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	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:



Department: 2nd Floor Parking

Date: August 16, 2013 STATUS: **Part C Submittal** 

Version 3

			able	CSA requi	red
	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	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	90	0	0
		0	1	0	
					0
		0	1	0	
					0
			0%	0	
			10%	0	
					0

REMARKS

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NOTES:

# NYCUM+ SMITHGROUP A S S O C | A T E S Smithgroup AEIP International Inc.

### HALIFAX INFIRMARY

Department: **2nd floor CSPD**Date: August 16, 2013
STATUS: **Part C Submittal** 

				able	CSA require	d
	NOTE	SPACES/FUNCTIONS	CSA SECTION	SSA Table	$m^2$	SF
	Z	SI ACES/TORCHORS	CJA JECTION			11
	1					11
1.00	2	Decontam			247	
1.00		Soiled elevator			241	
1.02	5	Decontamination work area	10.1/1	10.2	130.00	1,399
1.02		Receiving and case cart holding	10.1/1	10.2	37.00	398
1.03		Cart wash area	10.1/1	10.2	48.00	517
1.05		Equipment processing area	10.1/1	10.2	19.00	205
1.06		Chemical Storage	10.1/6	10.2	9.00	97
1.07		Housekeeping	10.1,0	10.2	4.00	43
1.07		Trouseries ping		10.2	1100	
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	6	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	3	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	4	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:					

ROGRAM	NCC /ITCA	NCE /EA	071/	NCCTOTAL	CUDTATA
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SORIOIAL
					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
				As drawn	18,551

REMARKS
Wests him and him lines him him have a fell when deals well table DDF
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



Department: 2nd floor CSPD Date: August 16, 2013 STATUS: **Part C Submittal** 

Version 3

SPACES/FUNCTIONS

**CSA Table** CSA required CSA SECTION SF **PROGRAM** NSF/ITEM NSF TOTAL SUBTOTAL #ITEMS NSF/EA QTY

REMARKS

#### 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

				Lab	CSATEQUI	icu
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Tab	$m^2$	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		Strorage, 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				
		2.7				
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				

CSA required

OGRAM					
#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	1,000
		200	1	200	
		60	4	240	
		15	12	180	
		15	10	150	
		50	1	50	

REMARKS





Department: 3rd Floor Food Court

Date: August 16, 2013
STATUS: Part C Submittal

Version 3

				Gabl	CSA requir	ed
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Tabl	$m^2$	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				

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			

### SUBTOTAL

Circulation Factor
Structure Factor

**TOTAL PROGRAM DGSF REQUIRED:** 

#### 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

				[able	CSA requir	ed
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	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		•	•	

$\sim$ 1	ID-	-	ΤΑΙ
\ I	JR7	TO:	ΙΔΙ

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	
					-0.150
ļ			00/		50,150
			0%	0	
			10%	5,015	
			1.10		55,165

REMARKS			

NOTES:



Department: **Operating Room Suite** 

Date: August 16, 2013 STATUS: **Part C Submittal** 

				CSA Table	CSA required	d	PROGRAM					
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSAT	$m^2$	SF	#ITEMS	NSF/ITEM	NSF/EA	QTY	NSF TOTAL	SUBTOTAL
						11						
1.00		Operating Rooms										10,060
1.01		General Operating Rooms	9.5.3.1.1	9.5/1	55.00	592			600	12	7,200	-
1.02		Special Operating Rooms	9.5.3.1.1	9.5/2	60.00	646			700	2	1,400	
1.03		Scrub Stations	9.5.3.4.4	9.5/5	0.80	9			8	20	160	
1.04		Substerile	9.5.3.4.8	11.1/46	1.20	13			100	8	800	
1.05		Emergency (flash) sterilization	9.5.3.4.9						100	5	500	
2.00		Clinical Support Space										7,640
2.01		Control Station	9.5.3.4.2	9.5/13	4.60	50	6	50	300	1	300	
2.02		Frozen section	9.5.3.3.2						200	1	200	
2.03		Medication station /Satellite pharmacy	9.5.3.4.5	11.1/32	9.50	102			200	1	200	
2.04		Dispensing style ice machine	9.5.3.4.6						30	2	60	
2.05		Patient holding	9.5.3.4.7						140	2	280	
2.06	1	Sterile Supply Storage	9.5.3.4.10(a)	9.5/10	varies				190	16	3,040	
2.07		Clean Workroom	9.5.3.4.10						130	2	260	
2.08		Soiled workroom, small	9.5.3.4.11	11.1/40	12.00	129			130	2	260	
2.09		Anesthesia workroom	9.5.3.4.12						130	1	130	
2.10		Blood storage	9.5.3.4.13						130	1	130	
2.11		Specimen storage	9.5.3.4.14						50	1	50	
2.12		Equipment storage	9.5.3.4.15		4.65	50			50	16	800	
2.13		Reserve Medical Gas Storage	9.5.3.4.15								0	
2.14		Housekeeping	9.5.3.4.16	11.1/21	7.00	75			80	2	160	
2.15		Trash Holding							80	1	80	
2.16		Physician/Image workstation		9.5/14	4.60	50	2	50	100	2	200	
2.17		Imaging/Equipment alcove		9.5/15	4.60	50	2	50	100	2	200	
2.18		Satellite Respiratory		9.5/16	4.60	50	2	50	100	2	200	
2.19		Medical device reprocessing							600	1	600	
2.20		Staff Toilet							60	3	180	
2.21		Clean Elevator	12.2.6.4.3						80	1	80	
2.22		Dirty Elevator	12.2.6.4.3						80	1	80	
2.23		Soiled Cart Holding at Soiled Elevators							150	1	150	

	wo stations for each OR - may be shared between 2 ORs if adjacent to each entry
١	May serve more than 1 OR. Warming cabinet, sterile supplies, sink (space is per cart)
١	May serve more than 1 OR.
	Requirement is per workstation
	Not required by CSA but may be included- Sized per HI staff survey
	iized per HI staff survey
	Req'd with 2 or more OR's. Under visual control of staff
	eparate from clean workroom
	ume hood, clinical sink,
į	Vork counter, fume hood, separate storage for clean and soiled
	er CAN/CSA-Z902
١	Ain. sf provided per OR
	nough to finish one day's procedures in accordance w/CSA Z305.12 - stored outside of uite
F	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

### HALIFAX INFIRMARY

Department: **Operating Room Suite** 

Date: August 16, 2013
STATUS: Part C Submittal

Version 3

			able	CSA required	d
	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF
					11
3.00	Support spaces for staff				
3.01	Offices, workstations	9.5.3.4.2			
3.02	Office, desk, no meeting space		11.1/34	9.00	97
3.03	Office, desk, two chairs		11.1/34	10.00	108
3.04	Office, desk, small meeting area		11.1/34	11.00	118
3.05	Office, desk, four-chair meeting space		11.1/34	14.00	151
3.06	Dictation and report preparation	9.5.3.4.3			
3.07	Lounge	9.5.3.5.1	11.1/30	2.50	27
3.08	Lockers/Toilets/Showers	9.5.3.4.2	11.1/29	20.00	215
3.09	Lockers, Full		11.1/5	0.70	8
3.10	Conference / Teaching /Library	9.5.3.5.3	11.1/7	15.00	161
3.11	On-call offices	9.5.3.5.4	11.1/34	10.00	108
3.12	Residents' Team Room				
4.00	Non-Clinical Support				

TOTAL PROGRAM DGSF REQUIRED:	
Structure Factor	
Circulation Factor	
SUBTOTAL	

#### NOTES:

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

Nycum+	SMITHGROUP Smithgroup AEIP International Inc.

ROGRAM					
#ITEMS	NSF/ITEM	NSF/EA	QTY	NSF TOTAL	SUBTOTAL
					4,700
				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		34,49
				As drawn	34,909

REMARKS				
Per functional pr	ogram			
i ei iunctionai pi	Jgrain .			
Convenient see				
Convenient acce	ss to Stage One recov	very		
NI I				
Numbers per HI s	tan survey			
<u> </u>		<u> </u>		

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



Department: **Recovery**Date: August 16, 2013
STATUS: **Part C Submittal** 

				CSA Table	CSA requi	red
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA	$m^2$	SF
						11
1.00		Stage One Recovery /PACU	9.5.3.2.2			
1.01	1	Stage One Recovery, Open	J.J.J.Z.Z.	9.5/6	9.50	10.
1.02		Stage One Recovery, Partial Walls		9.5/7	11.00	11
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	5
1.06	3	Isolation, Prep alcove		11.1/15	2.00	2
1.07		Isolation patient toilet				
1.08		Medication station	9.5.3.2.2 (a)(i)	11.1/32	9.50	10
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	5
1.11		Soiled workroom, small		11.1/40	12.00	12
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	1
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	7
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	8
2.02		Stage Two Chair, Open/Curtained		9.5/11	9.50	10
2.03		Stage Two Stretcher, Open/Curtianed		9.5/11	11.00	11
2.04	2	Stage Two, Three walls/private		9.5/11	13.00	14
2.05		Medication Station	9.5.3.2.3 (d)(i)	11.1/32	9.50	10
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	5
2.08		Soiled Workroom, small		11.1/40	12.00	12
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	1
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	6
2.16		Isolation Room (per ICRA)	9.5.3.2.3 (h/i)			
2.17		Nourishment Alcove		11.1/33	3.00	3
3.00		Non-Clinical Support				

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

At lei	ast one door to access surgical suite directly (9.5.3.2.2)
	ical gas terminals per Annex F
	mes 2 bariatric beds divided by curtain, walls on 1side, critical care clearances
	mes bariatric bed, critical care clearances
	/CSA-Z317.2 for pressure monitoring and alarm
	/CSA-Z317.2 for HVAC and pressurization
1 sin	k per 4 patient bays
Not	required in stage one recovery
	ast one door to access PACU suite directly: 9.5.3.2.3 (a)
Med	ical gas terminals per Annex F
1 sin	k per 4 patient bays
	ce, bariatric
	required in stage two recovery

# NYCUM+ SMITHGROUP A S S O C | A T E S Smithgroup AEIP International Inc.

#### HALIFAX INFIRMARY

Department: **Recovery**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

				Table	CSA requi	red
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA 1	$m^2$	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

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

Clearance

71

60

131 13' REMARKS

SUBTOTAL

Circulation Factor Structure Factor

**TOTAL PROGRAM DGSF REQUIRED:** 

NOI	ES:				Room Sizes
1	Bed Clearances:	7.5.2.5			
	Inpatient beds:		0.0394		Length:
	Non transfer side (wall)	1000 mm	40 inches	3'- 4	Bed

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

# **DRAFT - FOR INTERNAL REVIEW**



Department: **12-bed ICU**Date: August 16, 2013

STATUS: **Part C Submittal** 

		version 5		able	CSA require	d
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF
		STACES/TOTICHOUS	CS/CSECTION			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				

#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
#TTEIVIS	NSITTEM	NSI / E/I	Q11	NSI TOTAL	SOUTOTAL
					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	
					2,48
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	
10	20	130	1	130	
		130	1	130	
		120	0	0	
		400	0	0	

REMARKS
TEINTING
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
T CI TII Stail Salivey
Day I II at aff arms and
Per HI staff survey
Per HI staff survey
Per HI staff survey

# NYCUM+ SMITHGROUP ASSOCIATES Smithgroup AEIP International Inc.

#### HALIFAX INFIRMARY

Department: **12-bed ICU**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

				able	CSA require	d
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF
						11
3.00		Staff Support				
3.01	1	Conference room/teaching room	8.2.2.4			
3.02		Staff respite space	8.2.2.6			
3.03		Staff team room	8.2.2.6			
3.04		Staff toilet				
3.05		Staff lockers			20.00	215
3.06		Offices				
3.07		Nutrition Office				
3.08		Pharmacy Office				
3.09		Rehab Medicine Office				
3.10		Residents' Team Room				
3.11		Residents' Duty Room				
3.12		Duty Room Toilet/Shower				
4.00		Facilities Support				
4.01		IDF/Telecomm				
4.02		Public Washroom				
4.03		Trash Hold				
4.04		Chute Room				
		Outdoor space				

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:

1 Conference / teaching room

**TOTAL PROGRAM DGSF REQUIRED:** 

8.2.2.4

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

SUBTOTAL Circulation Factor Structure Factor

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.



Department: **Day Surgery**Date: August 16, 2013
STATUS: **Part C Submittal** 

				able	CSA requi	red
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF
						11
1.00		Arrival, Check in	9.5.3.6			
1.01	2,3	Waiting	9.5.3.6			
1.02		Reception Desk				<del></del>
1.03		Public Toilets				<del></del>
1.04		Telephone				
		·				
2.00						
2.01		Examination, standard	9.5.3.3.1	11.1/14	12.00	129
2.02		Examination, scooter access		11.1/14	13.00	140
2.03						
2.04		Interview	9.5.3.3.1			
2.05		Preparation	9.5.3.3.1			
2.06		Exam Treatment cubicle, open, chair	9.5.3.6	11.1/14	7.50	81
2.07		Exam Treatment cubicle, open, bed	9.5.3.6	11.1/14	9.50	102
2.08	1	Exam Treatment cubicle, closed, chair	9.5.3.6	11.1/14	8.40	90
2.09	1	Exam Treatment cubicle, closed, bed	9.5.3.6	11.1/14	13.00	140
2.10		Lockers	9.5.3.6			
2.11		Patient Toilet	9.5.3.6	11.1/25	5.60	60
2.12		Clothing change or gowning	9.5.3.6			
2.13						
2.14		Testing	9.5.3.3.1			
2.15		Blood draw				
2.16		Vital Signs	9.5.3.3.1			
2.17		Scale alcove				
2.18						
2.19		Nurse Station / Control		11.1/3	4.60	50
2.20		Hand Hygiene Sink		11.1/19	1.00	11
2.21		Waterless Hand Hygiene Station		11.1/20	NA	
2.22		Medication Station				
2.23		Clean supplies				
2.24		Soiled Holding				
2.24 2.25		Soiled Holding Trash Hold				
2.24		Soiled Holding				

#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
20	20	600			
20	30	600	0	0	
3	50	150	0	0	
		60	0	0	
		35	0	0	
					3,90
				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	

REMARKS
included in Public / Lobby space
If private holding rooms or cubicles are provided, changing rooms are not needed
Per HI staff survey
Per HI staff survey

#### 100

**Innovative Care Flexible Facilities** 

Part C Report, 23 August 2013

#### HALIFAX INFIRMARY

Department: Day Surgery Date: August 16, 2013 STATUS: Part C Submittal

Version 3

				CSA Table	CSA requi	red
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA T	$m^2$	SF
						11
3.00						
3.01		Housekeeping		11.1/21	7.00	75
3.02		Staff Toilet				
3.03		Offices				_
3.04		Staff Break Room				_

PROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					530
		80	1	80	
		60	1	60	
		120	2	240	
		150	1	150	
					4,438
			40%	1,775	
			10%	621	
			1.54		6,835
				As Drawn	6,979

**SUBTOTAL** 

Circulation Factor Structure Factor

#### **TOTAL PROGRAM DGSF REQUIRED:**

#### 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,  $protection\ from\ the\ spread\ of\ infection\ and\ adequate\ area\ to\ support\ clinical\ funtions.$ 

#### 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) - mimimum 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.

REMARKS			

NYCUM+ SMITHGROUP

A S S O C | A T E S Smithgroup AEIP International Inc.



Department: **6th Floor Nursing**Date: August 16, 2013

STATUS: Part C Submittal

		version 5		able	CSA required	d
	NOTE	SPACES/FUNCTIONS	CSA SECTION	SSA Table	$m^2$	SF
		STACES TO RETIONS	CS/CSECTION	J		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				

ROGRAM					
#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
					(
		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	
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
Adjucent to each inpution from entitude
Sized for three piece washroom
Day III staff arm and
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
·

#### 102

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

NYCUM+ SMITHGROUP

ASSOCIATES Smithgroup AEIP International Inc.

HALIFAX INFIRMARY

Department: **6th Floor Nursing**Date: August 16, 2013

STATUS: Part C Submittal

Version 3

				able	CSA require	d
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA Table	$m^2$	SF
						11
3.00		Chaff Curamout				
3.00	1	Staff Support  Conference room/teaching room	8.2.2.4			
3.02		Staff respite space	8.2.2.6			
3.02		Staff team room	8.2.2.6			
		Staff toilet	0.2.2.0			
3.04		Staff lockers			20.00	215
3.05					20.00	215
3.06		Offices				
3.07		Nutrition Office				
3.08		Pharmacy Office				
3.09		Rehab Medicine Office				
3.10		Residents' Team Room				
3.11		Residents' Duty Room				
3.12		Duty Room Toilet/Shower				
4.00		Facilities Support				
4.01		IDF/Telecomm				
4.02		Public Washroom				
4.03		Trash Hold				
4.04		Chute Room				
		Outdoor space				

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

Per HI staff survey		
Per HI staff survey		
i ci i ii stati saivey		
Per HI staff survey		
Devil Histoff account		
Per HI staff survey		
Per HI staff survey		

NOTES:

1 Conference / teaching room

**TOTAL PROGRAM DGSF REQUIRED:** 

8.2.2.4

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

SUBTOTAL Circulation Factor Structure Factor

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.

# **DRAFT - FOR INTERNAL REVIEW**



Department: **7th Floor Nursing**Date: August 16, 2013

STATUS: Part C Submittal

Version 3

	versions		able	CSA require	d
NOTE	SPACES/FUNCTIONS	CSA SECTION	:SA Table	$m^2$	SF
Z	STACES/TOTICHOUS	CS/CSECTION			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				<del></del>
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				

#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
		250			(
		250	0	0	
		55	0	0	
		15	0		
		60 5	0	0	
			0	0	
		270	0	0	
		80	0	0	
		15 60	0	0	
		15	0	0	
		13	U	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	

PROGRAM

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
Death deff conserve
Per HI staff survey
D. III . ((
Per HI staff survey
Per HI staff survey

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## **Innovative Care Flexible Facilities**

Part C Report, 23 August 2013

#### HALIFAX INFIRMARY

Version 3

Department: **7th Floor Nursing** Date: August 16, 2013 STATUS: **Part C Submittal** 

			Table	CSA requir	ed	PROGRAM						
NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA T	$m^2$	SF	#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL	REMARKS
					11							
3.00	Staff Support										0	
3.01	1 Conference room/teaching room	8.2.2.4						168	0	0		
3.02	Staff respite space	8.2.2.6						100	0	0		
3.03	Staff team room	8.2.2.6						168	0	0		
3.04	Staff toilet							60	0	0		
3.05	Staff lockers			20.00	215			220	0	0		
3.06	Offices							120	0	0		
3.07	Nutrition Office							120	0	0		Per HI staff survey
3.08	Pharmacy Office							120	0	0		Per HI staff survey
3.09	Rehab Medicine Office							140	0	0		Per HI staff survey
3.10	Residents' Team Room							220	0	0		
3.11	Residents' Duty Room							120	0	0		Per HI staff survey
3.12	Duty Room Toilet/Shower							80	0	0		Per HI staff survey
4.00	Facilities Support										0	
4.01	IDF/Telecomm							150	0	0		
4.02	Public Washroom							60	0	0		
4.03	Trash Hold							80	0	0		Per HI staff survey
4.04	Chute Room							150	0	0		Per HI staff survey
	Outdoor space											
	SUBTOTAL										0	
	Circulation Factor								40%	0		
	Structure Factor								10%	0		
	TOTAL PROGRAM DGSF REQUIRED:								#DIV/0!		0	
												1

NYCUM+ SMITHGROUP

ASSOCIATES Smithgroup AEIP International Inc.

#### 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 funtions.

# **DRAFT - FOR INTERNAL REVIEW**



Department: **8th Floor Nursing**Date: August 16, 2013
STATUS: **Part C Submittal** 

Vorci

Version 3

SPACES/FUNCTIONS

CSA SECTION

CSA SECTION

CSA SECTION

Patient Rooms

Patient Rooms

$\geq$	SPACES/FUNCTIONS	CSA SECTION	8	m	2F
					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		<del> </del>	
2.20	Mobility Aid Storage				
2.21	Rehab Medicine treatment				

#ITEMS	NSF/ITEM	NSF /EA	QTY	NSF TOTAL	SUBTOTAL
		250			
		<b>250</b> 55	0	0	
		15	0	0	
		60	0	0	
		5	0	0	
		<b>270</b>	0	0	
		80	0	0	
		15	0	0	
		60	0	0	
		15	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
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Per HI staff survey
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Per HI staff survey
Per HI staff survey

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

NYCUM+ SMITHGROUP

ASSOCIATES Smithgroup AEIP International Inc.

#### HALIFAX INFIRMARY

Department: **8th Floor Nursing**Date: August 16, 2013
STATUS: **Part C Submittal** 

Version 3

				SSA Table	CSA required	t
	NOTE	SPACES/FUNCTIONS	CSA SECTION	CSA T	$m^2$	SF
						11
3.00		Staff Support				
3.01	1	Conference room/teaching room	8.2.2.4			
3.02		Staff respite space	8.2.2.6			
3.03		Staff team room	8.2.2.6			
3.04		Staff toilet				
3.05		Staff lockers			20.00	215
3.06		Offices				
3.07		Nutrition Office				
3.08		Pharmacy Office				
3.09		Rehab Medicine Office				
3.10		Residents' Team Room				
3.11		Residents' Duty Room				
3.12		Duty Room Toilet/Shower				
4.00		Facilities Support				
4.01		IDF/Telecomm				
4.02		Public Washroom				
4.03		Trash Hold				
4.04		Chute Room				
		Outdoor space				

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		

#### NOTES:

1 Conference / teaching room

**TOTAL PROGRAM DGSF REQUIRED:** 

8.2.2.4

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

SUBTOTAL Circulation Factor Structure Factor

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.

# **DRAFT - FOR INTERNAL REVIEW**



### **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.





Innovative Care Flexible Facilities
Part C Report, 23 August 2013

Costs



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

LEVEL 6 RENOVATIONS Inpatient & Support Areas - Minor Renovations Reno Inpatient & Support Areas - Moderate Renovations Reno	no 2	2.843. dasf			15.0%	3.0%	0.0%	5.0%	Cost	5.0%	Ancillaries 15.0%	0.5%	2.00	% Allowance	COST	Mid-Point Y	rs 3.0	0% per annum	INCLUDING ESCALATION
Inpatient & Support Areas - Minor Renovations Reno	no 2	2.843 daef																	
Innationt 9 Cumpert Areas Maderate Denovations Dens		2,043 uysi																	
	no 3	2,843 dgsf 590 dgsf																	
Inpatient & Support Areas - High Impact Renovations Reno																			
Remaining Areas on Floor - Finishes Upgrade Reno	no 1	- agst 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)	ed.	Level	Aug 2013 Drawing		Net	Asbestos Materials	Infectious Control	In Contract Equipment	Design & Pricing	Phasing for Renovated	LEED	Construction Management	Total	Construction	Project	Healthcare	Moving	FF& E	and IT	TOTAL CURRENT			mpact of Escalation id-point of Construction	PROJECT COST
NS REHAB - LEVEL 6 RENOVATION - OPTION B1	È	Reno	Areas (SF)	\$/SF	Construction Cost	Abatement \$15.00	Measures 1.0%	Allowance 5.0%	Allowance 15.0%	Work 3.0%	Allowance 0.0%	Fee 5.0%	Construction Cost	Contingency 5.0%	Ancillaries 15.0%	Commissioning 0.5%	Allowance 2.00	%	Allowance	PROJECT COST	Const Mid-Point	Yrs	Escalation 3.0% per annum	INCLUDING ESCALATION
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																					
-																								

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

NS REHAB - LEVEL 6 RENOVATION - OPTION B1

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

AUGUST 16, 2013

3UST 16, 2U

C - 3

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

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

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.

APITAL DISTRICT HEALTH AUTHORITY (CDHA) S REHAB - LEVEL 6 RENOVATION - OPTION C2	Туре	Aug 2 Draw OE Area (SF	ring as	\$/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	TOTAL CURRENT PROJECT COST		npact of Escalation d-point of Construction Escalation 3.0% per annum	PROJECT COST INCLUDING ESCALATIO
LEVEL 6 RENOVATIONS Inpatient & Support Areas - Minor Renovations Inpatient & Support Areas - Moderate Renovations Inpatient & Support Areas - High Impact Renovations Remaining Areas on Floor - Finishes Upgrade	Reno Reno Reno Reno	4 6,75	dgsf 5 dgsf 8 dgsf 3 dgsf																				
Renovated Building Construction  IS REHAB - LEVEL 6 RENOVATION - OPTION C2			6 dgsf																				

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

# NYCUM+ SMITHGROUP ASSOCIATES Smithgroup AEIP International Inc.

## **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

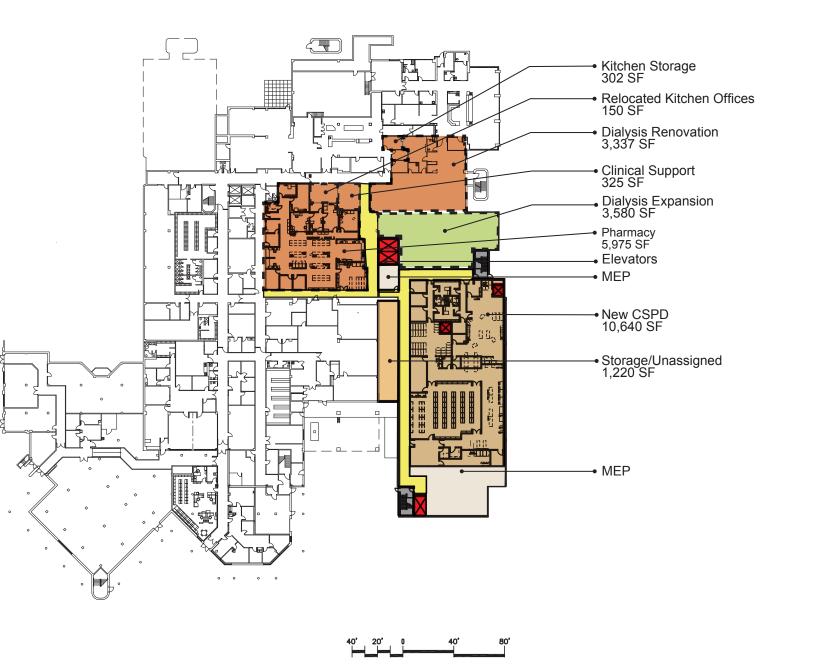
is maiorum aut restrum volorit, sam, qui con rem ne

### **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 Surgery Circulation Green Roof Ambulatory Care Patient Room Existing MEP Patient Room Circulation Elevators Stairs CSPD Renovation

PRELMINARY - NOT FOR CONSTRUCTION

Drawing Title: Dartmouth Concept Part First Floor Plan

**KEY PLAN** 



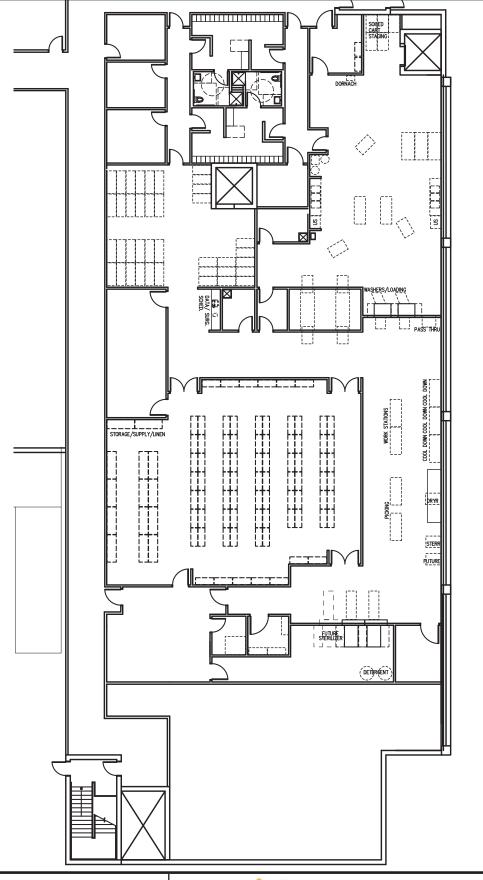


Date: August 23, 2013

Scale: NTS

Drawn: Nycum Staff

Drawing Number D.01



MONT NOT ARM

KEY PLAN

Drawing Title:
Dartmouth Concept Part C
Enlarged CSPD

PRELMINARY - NOT FOR CONSTRUCTION

MILLIAM NYCUM & ASSOCIATES LIMITED
WITH SMITHGROUP AEIP INTERNATIONAL, INC.

Project 1214:

Capital Health Innovative Care Flexible Facilities

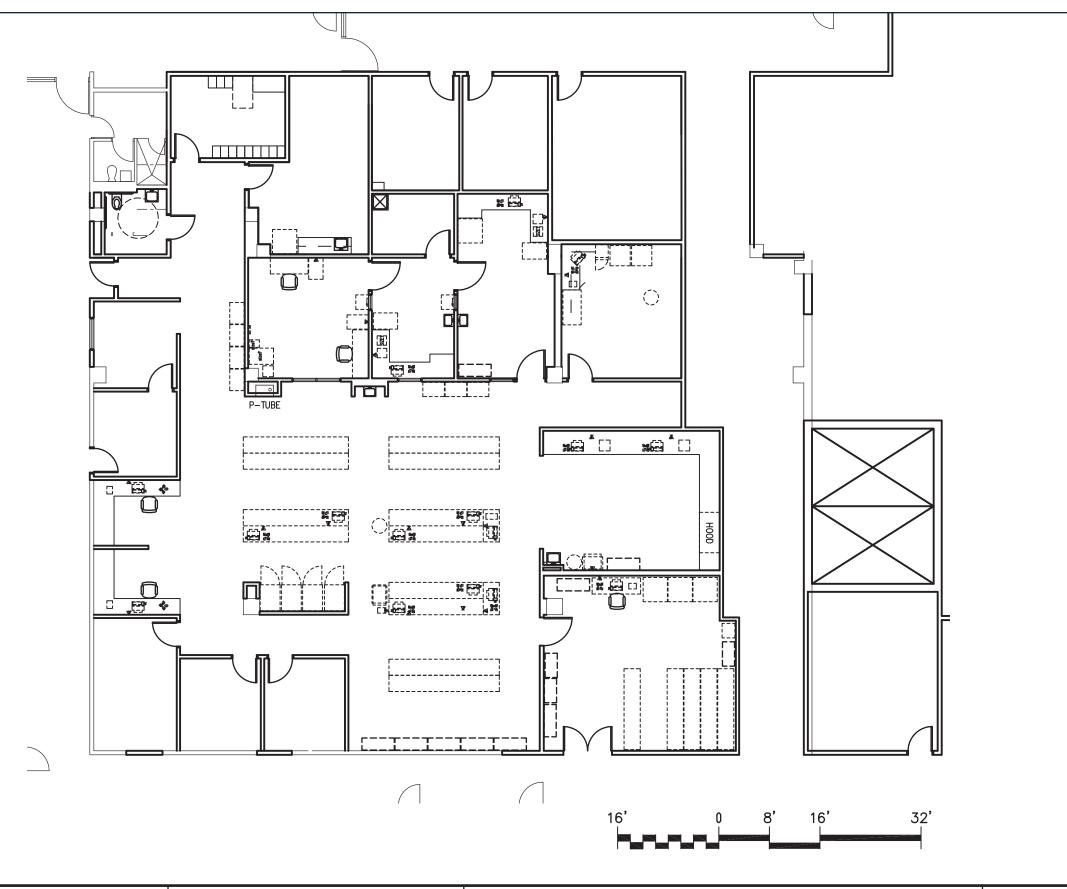
Date: August 23, 2013

Scale: NTS

Drawn: Nycum Staff







Drawing Title: Dartmouth Concept Part C Enlarged Pharmacy

PRELMINARY - NOT FOR CONSTRUCTION

**KEY PLAN** 

nycum+

WITH SMITHGROUP AEIP INTERNATIONAL, INC.

WILLIAM NYCUM & ASSOCIATES LIMITED

Project 1214:

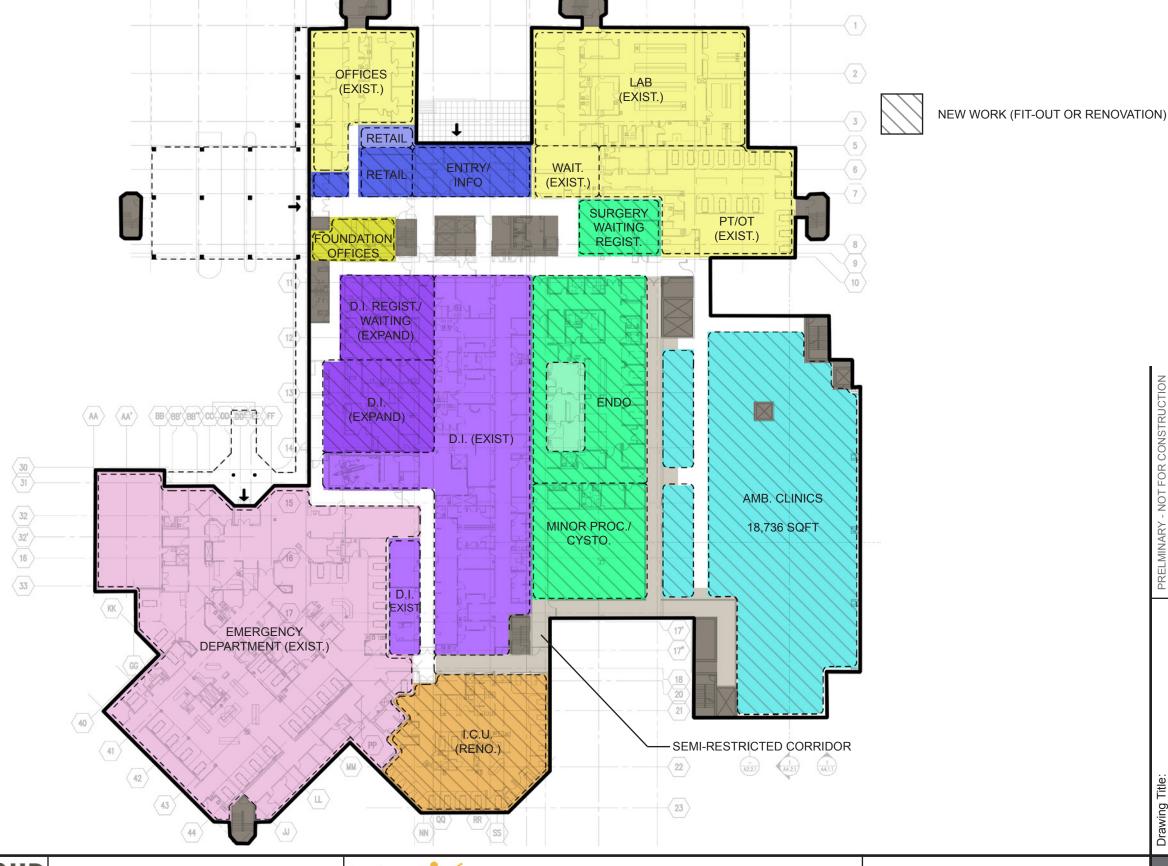
Capital Health Innovative Care Flexible Facilities

Date: August 23, 2013

Scale: NTS

Drawn: Nycum Staff

Drawing Number D.03



MILLIAM NYCUM & ASSOCIATES LIMITED
WITH SMITHGROUP AEIP INTERNATIONAL, INC.

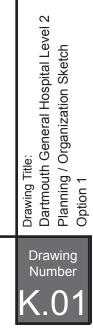
Capital Health Innovative Care Flexible Facilities

DRAFT - FOR INTERNAL REVIEW

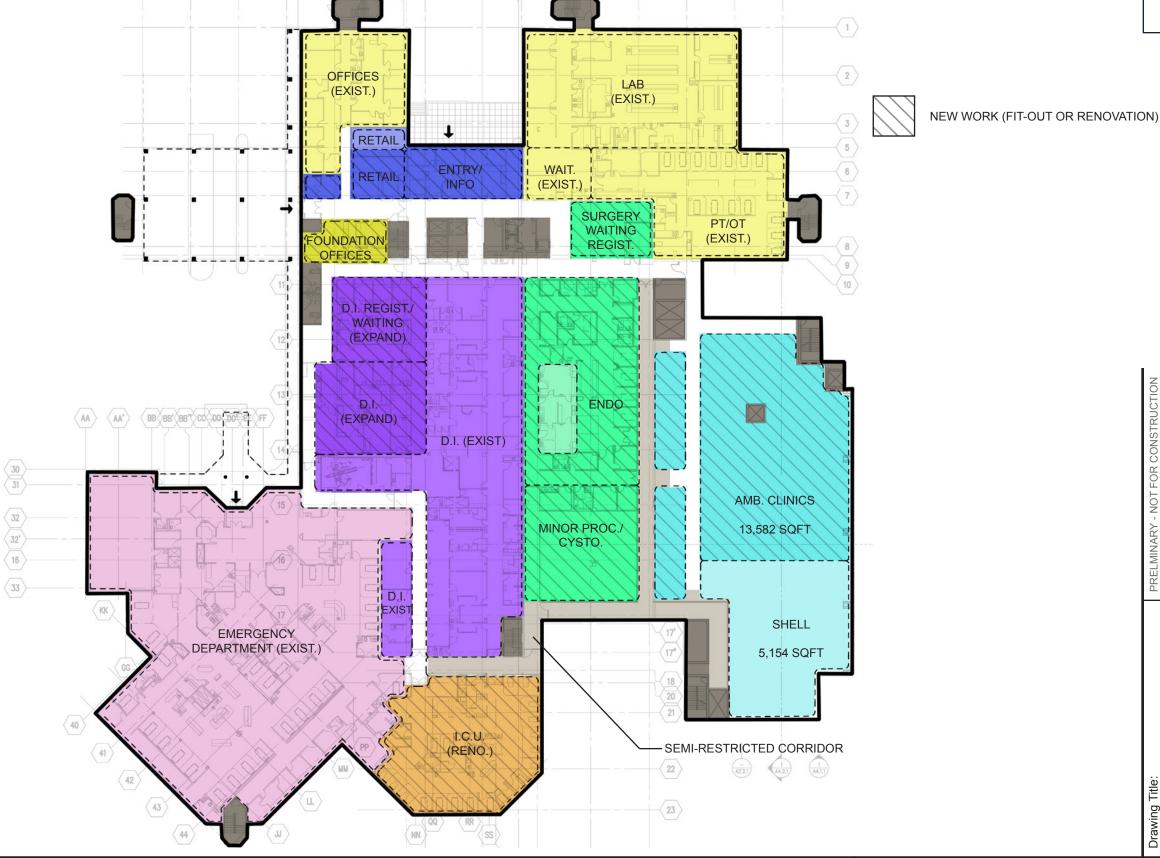
Date: August 07, 2013

Scale: NTS

Drawn: N. Epstein







MILLIAM NYCUM & ASSOCIATES LIMITED
WITH SMITHGROUP AEIP INTERNATIONAL, INC.

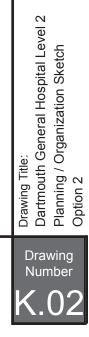
Project 1214:

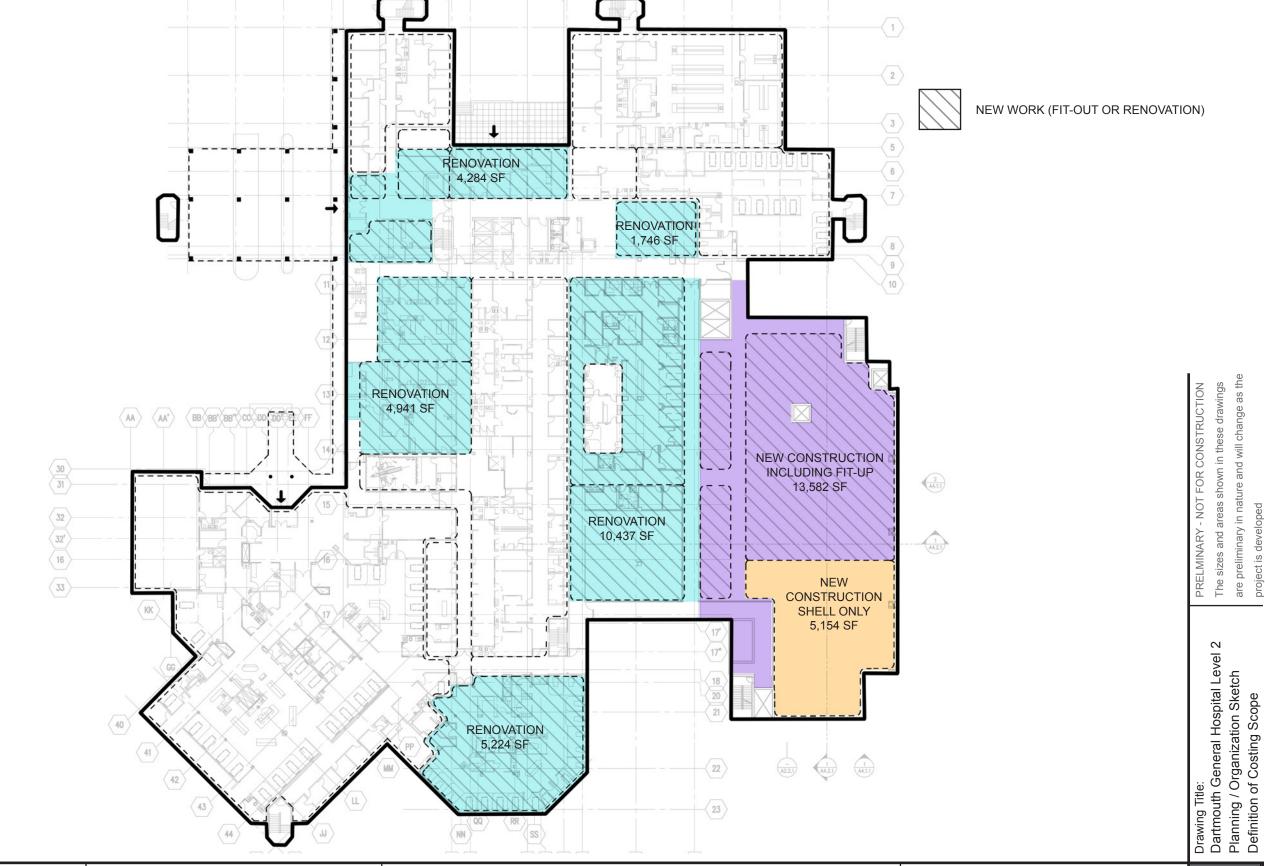
Capital Health Innovative Care Flexible Facilities

Date: August 07, 2013

Scale: NTS

Drawn: N. Epstein





MILLIAM NYCUM & ASSOCIATES LIMITED
WITH SMITHGROUP AEIP INTERNATIONAL, INC.

Capital Health Innovative Care Flexible Facilities

DRAFT - FOR INTERNAL REVIEW

Date: August 12, 2013

Scale: NTS

Drawn: Nycum Staff





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

Costs



**AUGUST 16, 2013** 

F	-	1

APPIAL DESCRIPTION CONTROL AND CONTROL STATE AND CONTROL OF STATE AND CO		-	Aug 2013			Asbestos	Infectious	In Contract	Design	Phasing for		Construction							TOTAL	Potentia	al Impact of Escalation	PROJECT
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## 150.000   100	Building Support - Shell Space	New Shell	10,640 cgsi																			
## 150.000   100	Dialysis Expansion	New	3,446 cgsf																			
## 150.000   100	New MEP Space	New	2,072 cgsf																			
## 150.000   100	Building Gross		5,734 bgst																			
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Ach Both Color   No.   18.   1	SECOND EL COD																					
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THEP FLOOR		New	1,951 bgsf																			
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FOURTH FLOOR FOUNDATION OF THE PROPERTY OF THE	Elevator Core, and Lobby	New	4,929 Cgsi																			
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### Innovative Care Flexible Facilities Part C Report, 23 August 2013



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

Hanscomb

**AUGUST 16, 2013** 

DGH - CONCEPT OR'S LEVEL 3, PARTIAL FIT-OUT OF PART	
Pharmacy New - cgsf Medical Device Reprocessing New 10,640 cgsf Building Support - Shell Space New Shell 1,220 cgsf	INCLUDING ESCALATION
Pharmacy New - cgsf Medical Device Reprocessing New 10,640 cgsf Building Support - Shell Space New Shell 1,220 cgsf	
Building Support - Shell Space New Shell 1,220 cgsf	
Building Support - Shell Space New Shell 1,220 cgsf	
Dialysis Expansion New 3,446 [cgsf ]	
Dialysis Expansion         New         3,446 cgsf           New MEP Space         New         2,072 cgsf           Building Grass         New         5,734 bgsf	
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	

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:

- 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.
- 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.
  - 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 <u>-3 beds (one single room deleted for new link connection)</u>

-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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Renovation - replace existing with new Super Nurse Server Renovation, other (cost not included in this scope)

Renovation - upgrade to patient shower flooring & walls

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).

WILLIAM NYCUM & ASSOCIATES LIMITED WITH SMITHGROUP AEIP INTERNATIONAL, INC.



August 01, 2013

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

NTS Scale: Capital Health Innovative Care Flexible Facilities Drawn: S. Terauds **DRAFT - FOR INTERNAL REVIEW** 

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, other (cost not included in this scope)

Renovation - upgrade to patient shower flooring & walls

Renovation - upgrade to patient flooring & paint

### **NOT IN 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).

Drawing Title:
Dartmouth General Hospital Level 4
Infection Control Renovations
Definition of Costing Scope





August 01, 2013 Date:

> NTS Scale:

Drawn: S. Terauds

Drawing

Costs



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	Туре	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 an	d IT llowance	TOTAL CURRENT PROJECT COST	@ 3% p Const	.a. to Mid-	act of Escalation point of Construction Escalation 3.0% per annum	PROJECT COST INCLUDING ESCALATION
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Renovate to Add New Handwash Sinks	Reno Reno	// dgst																					
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Renovate for New Super Nurse Server	Reno	11,004 ugsi																					
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FOURTH FLOOR																							
Renovate for New Soiled Utility Room or Control Centre	Reno	1 568 dasf																					
Renovate to Add New Handwash Sinks	Reno	2 1,568 dgsf 4 36 dgsf 2 405 dgsf 1 2,395 dgsf 3 42 dgsf 2 147 dgsf																					
Renovation - Upgrade to Patient Shower	Reno	405 dgsf																					
Renovation - Upgrade to Patient Flooring & Paint	Reno	2,395 dgsf																					
Renovation - Upgrade to Patient Flooring & Paint Renovate for New Super Nurse Server	Reno	3 42 dgsf																					
Demolish Nurse Server - Patch & Make Good	Reno	2 147 dgsf	Ī																				
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DGH - INFECTION CONTROL RENO'S LEVELS 3 & 4		18,017 bgsf																					
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