Appendix B - Space Program - Patient Medical Home, Rustico

28-Aug-23

Room Name	Size (Net sf)	Quant.	Total NSF	Notes	Specific Space Requirements
Waiting	15	12	180	Waiting capacity for 12 clients / family	1
Reception (MOAs)	65	4	260	Medical Office Assistants (MOAs) can be accomodated in same room. Adjacent to waiting space, privacy between reception stations. Reception counter/ work station c/w secure glazing with talk through and passthroughs to accomodate Tenant supplied sit-stand desks. Min. of one barrier-free reception desk. Depending on configuration, it may be possible to locate Business Centre and Medical Records adjoining this central adminsitrative "hub" area. Reception space must be a secure room.	4
Business Centre	75	1	75	Space for photocopier, counterop area for collating (36" AFF), upper and lower cabinets for general admin / stationery storage, recycling area. Business Center needs to be secured from public access if located outside of the secure Reception area.	6
Medical Records	100	1	100	Reasonably accessible from LPN work area, fixed file cabinets supplied by Tenant. Medical records needs to be secured from public access if located outside of the secure Reception area.	5
Scale Alcove	40	1	40	Min. 5' countertop (with storage under) for infant scale / measuring; roll on (bariatric / barrier free) scale and stand-on scale	7
Charting Alcove	80	2	160	Adjacent to exam rooms. Visual separation / privacy from public corridors. 5' millwork counter at 42" high with storage above per charting station. Two charting stations per alcove.	12
Nurse Practitioner (NP) Office	100	1	100	Convenient access to exam rooms, within secure office area (avoid circulation overap between practitioners and patients where possible); exterior window desirable; removed from waiting area	15
Physcian Office	100	2	200	Convenient access to exam rooms, within secure office area (avoid circulation overap between practitioners and patients where possible); exterior window desirable; removed from waiting area	15
LPN Workspaces	65	3	195	Convenient access to exam rooms, within secure office area. Modular office furniture supplied & installed by Tenant	11

Exam Rooms	120	5	600	Standard HPEI Exam Room layout.	8
Bariatric Exam Room	140	1	140	Close to waiting area. Standard HPEI Baritric Exam Room layout.	9
Allied Health Office	120	3	360	Intersperse with Exam Rooms; Practitioners meet with clients in these offices	15
Clinic Coordinator	100	1	100	Convenient access to exam rooms, within secure office area (avoid circulation overap between practitioners and patients where possible); exterior window desirable; removed from waiting area	15
Multi-Use Office (visiting practitioners, students, etc.)	130	1	130	Configure to accommodate two (2) workstations. Convenient access to exam rooms, within secure office area (avoid circulation overap between practitioners and patients where possible); exterior window desirable; removed from waiting area	15
BF WR	70	1	70	Public BF WR to accommodate bariatric clients up to 600 pounds and be in close proximity to the BF Exam Room	10
WR	40	1	40	Located in the waiting room	2
Staff WR	70	1	70	Located in secure staff corridor	2
Soiled Utility	80	1	80	Near Exam Room area and efficient access to move waste materials out of the facility	13
Clean Utility / General Storage	150	1	150	Near Exam Rooms, LPN area and Reception and efficient access to move materials into the facility	14
Eye Wash Alcove	6	1	6	Located off exam room alcove near janitor room	
Staff Room / Lunch Room	25	10	250	Kitchette millwork required (double sink, counter space, upper and lower millwork, space for 30" fridge and microwave)	16
LAN	90	1	90	See Province of PEI ITSS Standards	
Janitor	60	1	60		17
TOTAL (nsf)			**3,456**		
Net to gross multiplier (1.45)			1.45		
GRAND TOTAL (gsf)			**5,011**		