Appendix "C" – Specific Room Requirements

August 29, 2023

The requirements identified in this summary are related to the spaces identified in the Space Program (Appendix B) and are intended to add to the information identified in this RFP.

General Requirements:

1. Public WiFi is required throughout the Patient Medical Home. Infrastructure wiring to wireless access point (WAP) locations by the Landlord; WAPs supply and install by the Service Provider. The Tenant will contract with the service provider directly for install and monthly billing. Infrastructure wiring to be run back to secure electrical room where modem is to be located.
2. Government Wireless network to also be throughout the facility. Infrastructure / wiring to wireless access point (WAP) locations by Landlord; WAPs supply and install by ITSS. Infrastructure wiring to be run back to LAN room.

Specific Space Requirement: #1 (Waiting)

1. Electrical: TV with cable feed, data and power in a wall mounted outlet in one visible location in the waiting area.
2. Door: Entrance door, vestibule door and corridor doors in bariatric path of travel are to be 48" wide.
3. Hardware: Main entrance door and vestibule door to have barrier free power operators. Staff entrance door and doors from waiting area to exam room corridors are to be secure with door closer, access control with card reader
4. Tenant supplied and Landlord installed equipment: Wall mounted TV; wall mounted hand sanitizer.

Specific Space Requirement: #2 (WR – staff, public)

1. Plumbing: Wall hung lavatory (without overflow), adjustable water temperature control, hardwired electronic faucet with water flow control, shroud covering services below lavatory.
2. Infection Control: FRP panel on wall behind and around wall mounted lavatory.
3. Hardware: Privacy set with occupancy indicator
4. Landlord supplied and installed equipment: Mirror, soap dispenser, paper towel dispenser, tissue dispenser, napkin disposal
5. Tenant supplied and Landlord installed equipment: Sharps disposal container.
6. Staff washroom to include shower (min. 36" x 36") and two coat hooks for towels.

Specific Space Requirement: #3 (Not used)

Specific Space Requirement: #4 (Reception)

1. Cabinetwork: Custom reception counter area with enclosed knee space below and security / infection control barrier (secure, shatterproof glazing) between client and staff. The reception / check-in windows are required to accommodate a sit-stand type desk provided by the Tenant. Min. 1 barrier free reception counter.
2. Electrical Outlets: One quad and one duplex required for each workstation
3. Data/Telephone Outlets: One phone and two data at each workstation
4. Hardware: access control with card reader

Specific Space Requirement: #5 (Medical Records)

1. Hardware: access control with card reader if it is a separate room from Reception.
2. Tenant supplied medical records shelving

Specific Space Requirement: #6 (Business Center)

1. Cabinetwork: 8 ft base cabinet with drawers and doors with adjustable shelving. Closed cabinets above.
2. Electrical Outlets: Duplex receptacles above countertop and duplex receptacles for printer and shredder.
3. Data/Telephone Outlets: One phone and one data required for printer. Two additional data outlets above countertop for potential peripheral equipment.

Specific Space Requirement: #7 (Scale Alcove)

1. Cabinet work: 5 ft. base cabinet with drawers, and adjustable shelving, top drawer to be designed as baby scale sliding shelf.
2. Electrical Outlets: Duplex receptacles above counter and for digital scales required beside baby scale station. Duplex receptacle required for bariatric and stand on scales.
3. Data/Telephone Outlets: Data jack above countertop for peripheral equipment.

Specific Space Requirement: #8 (Exam Room – see Appendix "F" - HPEI Standardized Exam Room sample drawings)

1. Ceiling: Minimum NRC rating of 0.80.
2. Cabinetwork: See HPEI Standardized Exam Room Drawings ER-01 – ER-04
3. Plumbing: Wall hung lavatory (hand hygiene infection prevention sink without overflow), manually adjustable water temperature control, hardwired electronic water flow control. Standard of Acceptance: Whitehall 4151-9-H34 complete with wall bracket and knee shroud.
4. Electrical Outlets: Duplex receptacles located:
   a. Above work counter
   b. Above consultation counter
   c. At the head of exam table
   d. At the foot of exam table, 42" above floor

   e. General service outlet
5. Data/Telephone Outlets: Data outlet above work counter and above consultation counter
6. Hardware: Passage set
7. Accessories: Medical quality privacy curtain on track, located to screen exam table from the entrance door
8. Landlord supplied and installed equipment: soap dispenser, paper towel dispenser
9. Tenant supplied, Landlord installed equipment: Wall mounted medical autoscope, sharps disposal container, hand sanitizer.

Specific Space Requirement: #9 (Bariatric Exam Room – see Appendix "F" - HPEI Standardized Exam Room sample drawings)

1. Minimum NRC rating of 0.80.
2. Cabinetwork: See HPEI Standardized Exam Room Drawings ER-01 – ER-04
3. Plumbing: Wall hung lavatory (hand hygiene infection prevention sink without overflow), manually adjustable water temperature control, hardwired electronic water flow control. Standard of Acceptance: Whitehall 4151-9-H34 complete with wall bracket and knee shroud.
4. Electrical Outlets: Duplex receptacles located:
   a. Above work counter
   b. Above consultation counter
   c. At head of exam table
   d. At foot of exam table, 42" above floor
   e. General service outlet
5. Data/Telephone Outlets: Data outlet above work counter and above consultation counter
6. Door: 48" wide
7. Hardware: Passage set
8. Accessories: Medical quality privacy curtain on tract, located to screen exam table from entrance door
9. Landlord supplied and installed equipment: soap dispenser, paper towel dispenser
10. Tenant supplied, Landlord installed equipment: Wall mounted medical autoscope, sharps disposal container, hand sanitizer

Specific Space Requirement: #10 (Bariatric WR)

1. Plumbing: Wall hung lavatory (without overflow), manually adjustable water temperature control, hardwired electronic water flow control, shroud covering services below lavatory. Toilet designed for 600lb bariatric use.
2. Door: 48" wide
3. Hardware: Privacy set complete with occupancy indicator
4. Landlord supplied and installed equipment: Mirror, soap dispenser, paper towel dispenser, tissue dispenser, napkin disposal and wall-mounted grab bars, baby change table
5. Tenant supplied; Landlord installed equipment: Sharps disposal container

Specific Space Requirement: #11 (Clerical & LPN Workstations)

1. Electrical Outlets: Electrical connections for modular office workstation (connected through Pac Pole supplied as part of the modular office workstation) or desk areas depending on final room configuration.
2. Data/Telephone Outlets: One phone and two data at each workstation
3. Tenant supplied and installed equipment: Modular workstation furniture or desks

Specific Space Requirement: #12 (Charting Alcove)

1. Cabinetwork: 5' per person work counter, suitable for stand-up or seated on high stool.
2. Electrical Outlets: Duplex receptacles per workstation.
3. Data/Telephone Outlets: One data at every station, one phone at every second station.
4. Lighting: Fixturing to be located to provide illumination on counter without shadows or glare.

Specific Space Requirement: #13 (Soiled Utility)

1. Cabinetwork: 6' long base cabinet and upper cupboards; open base and upper cupboards with adjustable shelving; Countertop to be stainless steel with integral 10" deep sink (not drop in) with integral 6" stainless steel backsplash and marine edges.
2. Hardware: Passage set, door closer.
3. Plumbing: Sink to have dual lever blade handle with goose neck faucet
4. Infection Control: FRP panel on all walls up to 48"

Specific Space Requirement: #14 (Clean Supply)

1. Hardware: Lockset, door closer.
2. Electrical / Data / Telephone: Duplex receptacle for specimen refrigerator (fridge by Tenant); duplex receptacle for medication fridge (fridge by Tenant) c/w temperature alarm data drop from refrigerator to building management system for monitoring and call-out; include general outlets throughout the room, as well as at least two data drops, for ancillary equipment connection / charging.
3. Tenant supplied, Landlord installed equipment: Mobile steel wire shelving, refrigerators.

Specific Space Requirement: #15 (Physician, NP, Clinic, Coordinator, Multi-use Office, Allied Health Offices)

1. Ceiling: Minimum NRC rating of 0.80.
2. Electrical Outlets: One quad receptacle and two duplex receptacles per person / workstation
3. Data/Telephone Outlets: One phone and two data per workstation
4. Hardware: Office lockset

Specific Space Requirement: #16 (Staff Room)

1. Ceiling: Minimum NRC rating of 0.80 unless room is in a non-public area of space.

2. Cabinetwork: 12 ft of lower cabinet and upper cupboards, including doors and adjustable shelving, including space for two built-in microwave ovens.
3. Plumbing: Double bowl sink with single handle manual faucet.
4. Electrical Outlets: Four above counter split circuit duplex outlets, microwave outlets, refrigerator outlet, as well as, perimeter outlets.
5. Data/telephone Outlets: One phone
6. Hardware: Passage set
7. Landlord supplied and installed equipment: Soap dispenser, paper towel dispenser.
8. Tenant supplied, Landlord installed equipment: Microwaves, refrigerator, hand sanitizer

Specific Space Requirement: #17 (Janitor Room)

1. Plumbing: floor mounted corner sink with dropped lip for bucket dumping and wall mounted supply faucet with filler hose.
2. FRP wall protection to 4'-0" behind floor sink. Extend 2'-0" beyond each side of mop sink.