

### SPACE PROGRAM

Room ID	Room Name	RFP REQUIREMENT				PROVIDED IN PROPOSAL			Original RFP Comments
		Room Size (NSM)	Min Room Size (NSM)	Number of Rooms	Total Area (NSM)	Room Size (NSM)	Number of Rooms	Total Area (NSM)	
<b>Reception/ Public Support</b>									
100	Patient Elevator Lobby	22.00	21.34	1	22.00	22.09	1	22.09	Finished similar to Polson Lower Elevator Lobbies.
101	Service Elevator Lobby	40.00	38.80	1	40.00	39.34	1	39.34	
102	Patient/ Public Lounge	23.00	22.31	1	23.00	25.88	1	25.88	Power, data, and wall backing for future smart board; contains nourishment alcove (see description on RID 128). Nourishment Alcove must be 2.5nsm within Patient/ Public Lounge.
103	Quiet Room	7.00	6.93	1	7.00	7.95	1	7.95	Lounge chairs with space for 4 persons.
104	Feature Wall & Art Alcove	3.00	2.97	1	3.00	3.01	1	3.01	At unit entrance, wayfinding, art
105	Public Washroom	5.00	4.95	2	10.00	5.21	2	10.42	one at unit entrance
106	Hygiene Sink/ Health Information	1.00	0.99	1	1.00	1.07	1	1.07	At unit entrance, locate pamphlet holder and respiratory centre here.
		<b>Subtotal</b>			<b>106.00</b>	<b>Subtotal</b>		<b>109.76</b>	
<b>Clinical Area</b>									
107	Private Patient Room	19.50	18.92	19	370.50	19.49	19	370.25	patient bed, fold-out sleeper, wardrobe, sink, observation window, door with leaf, TV, extruded headwall, gantry ceiling lift, nurse call, multi-level lighting, individual temperature control
108	Private Patient Room Shower-Washroom	4.50	4.46	19	85.50	4.48	19	85.03	Shower, sink, toilet with drop-down grab-bars, curtain, mirror, shelf for toiletries
109	Semi-Private Patient Room	33.00	32.01	4	132.00	35.98	4	143.92	Two patient beds, fold-out sleepers, wardrobes, sink, observation window, TV's, extruded headwalls, gantry ceiling lifts, nurse call, multi-level lighting, individual temperature control
110	Semi-Private Patient Room Shower-Washroom	4.50	4.46	4	18.00	4.46	4	17.84	Shower, sink, toilet with drop-down grab-bars, curtain, mirror, two shelves for toiletries
111	Private Patient Room (Isolation-Negative Pressure)	22.50	21.83	1	22.50	21.84	1	21.84	patient bed, fold-out sleeper, wardrobe, sink, observation window, door with leaf, TV, extruded headwall, gantry ceiling lift, nurse call, multi-level lighting, individual temperature control
112	Private Patient Room (Isolation-Negative Pressure) Shower-Washroom	5.00	4.95	1	5.00	5.13	1	5.13	Shower, sink, toilet with drop-down grab-bars, shower grab bars, curtain, mirror, shelf for toiletries
113	Private Bariatric Patient Room (Isolation-Negative Pressure)	26.00	25.22	1	26.00	25.60	1	25.60	patient bed, fold-out sleeper, wardrobe, sink, observation window, door with leaf, TV, extruded headwall, gantry ceiling lift, nurse call, multi-level lighting, individual temperature control
114	Private Bariatric Patient Room (Isolation-Negative Pressure) Shower-Washroom	5.50	5.45	1	5.50	5.50	1	5.50	Shower, sink, toilet with drop-down grab-bars, shower grab bars, curtain, mirror, shelf for toiletries

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115	Ante Room	7.00	6.93	2	14.00	7.79	2	15.58	countertop and sink, room for storage, room pressure monitor for patient room
116	Private Bariatric Patient Room	26.00	25.22	1	26.00	25.48	1	25.48	patient bed, fold-out sleeper, wardrobe, sink, observation window, door with leaf, TV, extruded headwall, gantry ceiling lift, nurse call, multi-level lighting, individual temperature control
117	Private Bariatric Patient Room Shower-Washroom	5.50	5.45	1	5.50	5.53	1	5.53	Shower, sink, toilet with drop-down grab-bars, shower grab bars, curtain, mirror, shelf for toiletries
118	Supply Alcove	0.50	0.50	8	4.00	0.92	12	11.05	Eight alcoves are allocated, but preference is to have one per every two patient rooms. Space for storage of clinical items. Electrical and data outlets required.
119	Decentralized Care Team Station	0.50	0.50	23	11.50	1.22	23	28.08	Observation window into patient room c/w integral blinds controlled from both sides; charting station c/w drawer. Nurse call outside the patient room.
120	Corridor Handwash Sink Alcove	0.75	0.74	5	3.75	0.75	7	5.45	Sinks shall be evenly distributed throughout the department in compliance with CSA Z8000.
		<b>Subtotal</b>			<b>729.75</b>	<b>Subtotal</b>		<b>766.28</b>	

#### Clinical Support Area

121	Soiled Utility Room	13.00	12.61	2	26.00	12.29	2	24.57	stainless steel counter with cabinetry, hand wash sink, utility sink, macerator, space for 3 large bins
122	Equipment Room	27.00	26.19	1	27.00	26.19	1	26.19	Accessible from both sides
123	Cart Alcove	1.50	1.49	2	3.00	1.50	2	3.00	
124	Stretcher Alcove	2.50	2.48	1	2.50	2.49	1	2.49	Close to Collaboration Centre
125	Crash Cart Alcove	2.50	2.48	1	2.50	2.50	1	2.50	Close to Collaboration Centre
126	Linen Alcove	2.00	1.98	2	4.00	2.28	2	4.56	One per neighborhood
127	Shower/ Tub Room	12.00	11.64	1	12.00	13.08	1	13.08	Tub (Specialty), sink, toilet with drop down grab-bars, shower area; Full height transfer pole, gantry ceiling lift, privacy curtains
128	Nourishment Alcove	0.00	2.48	1	0.00	0.00	1	0.00	Nourishment alcove to be located within the Patient/Public Lounge (2.5nsm accounted for in Patient/ Public Lounge). Contains countertop and cabinetry, refrigerators, double sink, ice machine with filtered water, coffee machine, microwave.
129	Activity Room	33.00	32.01	1	33.00	41.24	1	41.24	Patient rehabilitation activity room. Clinical handwash sink, utility sink, 2 workstations, full height storage cabinets, gantry ceiling lift, full height transfer pole, floor outlets, clerestory windows, door with leaf, specialty equipment.
130	Medication Room	13.00	12.61	2	26.00	12.74	2	25.48	Countertop and cabinetry, refrigerators, handwash sink, utility sink, 3 unit Pyxis meds stations

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131	Clean Utility Room	16.00	15.52	2	32.00	15.95	2	31.90	Wall mounted bin supply system throughout
132	Staff Washroom	5.00	4.95	2	10.00	5.25	2	10.50	Distributed throughout department
133	Verna-Care Closet	7.50	7.43	1	7.50	8.05	1	8.05	stainless steel counter with cabinetry, hand wash sink, utility sink, macerator, space for 3 large bins
134	Collaborative Centre/ Unit Clerk	38.00	36.86	1	38.00	50.06	1	50.06	Clinical staff area near main entrance of the department used for staff/patient/visitor interaction. Clinical Team collaboration should be able to take place without compromising confidentiality. Two distinct zones: Zone 1- Unit Clerk: 2 workstations. Zone 2 - Charting: Standing Height counter with 3 workstations and electronic patient tracking board. Table with seating for 4. Pneumatic Tube station, millwork. Co-located with Teaming Room/Dictation
135	Teaming Room/ Dictation	30.00	29.10	1	30.00	30.54	1	30.54	Break out space for dictation workstation; open counter and upper cabinets. Eight workstations for clinical staff as follows: 1 in Dictation room (acoustically separated), 1 at the central telemetry monitoring station + 6 others.
136	Wheelchair Storage Room/ Staxi	5.10	5.05	1	5.10	9.60	1	9.60	wheelchair storage
137	Corridor Seating	1.20	1.19	2	2.40	0.80	3	2.40	
138	Housekeeping Closet	11.50	11.16	1	11.50	11.50	1	11.50	Floor mop sink without curb for floor cleaner access and wheelchair/commode access, sink, eyewash fixture, detergent dispensing system
		<b>Subtotal</b>			<b>272.50</b>	<b>Subtotal</b>		<b>297.66</b>	
<b>Clinical Support Area</b>									
139	Multidisciplinary Room	18.00	17.46	1	18.00	18.09	1	18.09	Medium Sized Room, Refer to Appendix 1L. Seating for 6-8, monitors, wired for AV, Tele-health and Virtual team Infrastructure. Full height millwork for teaching supplies. Room shared with Clinical staff and UBC students
140	Manager Office	11.00	10.67	1	11.00	11.60	1	11.60	
141	PCC Office	9.00	8.91	1	9.00	8.96	1	8.96	Adjacent to Collaboration centre
142	Staff Lounge	44.00	42.68	1	44.00	42.68	1	42.68	Kitchenette, lockers, sofa, recliners, TV, seating for 4 at a table, dish washer, double sink, coat closet, shelving for dirty footwear and lockers, visual separation from lounge area. Provide 28 lockers of "Z" type for staff.
		<b>Subtotal</b>			<b>82.00</b>	<b>Subtotal</b>		<b>81.33</b>	
		Subtotal Level 6 Net Area			1190.25	Subtotal Level 6 Net Area		1255.03	

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		Subtotal Level 7 Net Area			1190.25	Subtotal Level 7 Net Area		1255.03	
		Total Net Areas Level 6 and 7			2380.50	Total Net Areas Level 6 and 7		2510.05	

Floor Level	Floor Use	Original Gross Floor Area (SM)		Proposed Gross Floor Area (SM)		Comments
6	Inpatient Floor	2026.74		2026.74		Gross floor area remains unchanged
7	Inpatient Floor	2026.74		2026.74		Gross floor area remains unchanged
8	Mechanical Penthouse	1863.96		1863.96		Gross floor area remains unchanged
<b>TOTAL GROSS FLOOR AREA</b>		<b>5917.44</b>		<b>5917.44</b>		<b>Total gross floor area remains unchanged</b>