



Navicent  
Health

# Materials Specifications



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*This document is updated frequently. All contractors should confirm that they have the current version.*



## Construction Safety Guidelines

Construction projects in and around healthcare facilities require additional precautions to maintain a safe environment for patients. Contractors working in NAVICENT HEALTH facilities are required to follow all regulatory safety and environmental standards along with any special instructions determined to be necessary by NAVICENT HEALTH Facilities Management and Infection Prevention.

The following items\* have established policies or guidelines, which need to be adhered to:

- Code Red (Fire Safety) NAVICENT HEALTH Policy 5-457
- Wall/Structural Penetration and Hot Work (FM Policy 13-004)
- Lock-Out Tag-Out (FM Policy 4-009)
- Risk Management for Hospital Construction and Renovation Projects (FM Policy 12-002)
- Confined Spaces-Confined space entry will be conducted by trained individuals with full compliance to 29 CFR 1910.146 Permit Required Confined Spaces.
- Interim Life Safety Measures (FM Policy 13-010)

**\* Notification and coordination with Facilities Management must be established prior to performing work. A Preconstruction Risk Assessment (PCRA) may be required to ensure the safety of patients, personnel, and visitors.**

The following guidelines are intended to minimize risks during demolition, construction, and renovation:

1. All outside contractors are required to wear identification badges while working on NAVICENT HEALTH property.
  - a) The NAVICENT HEALTH will arrange for the badges to be issued.
  - b) Badges are to be returned at the end of proposed project assignment to NAVICENT HEALTH
  - c) Badges are to be worn and visible at all times.  
**Note:** The badge must be prominently displayed on the upper left portion of the uniform or clothing at all times, (NAVICENT HEALTH Policy 40-006)
  - d) Contractors are responsible for keeping track of their badges; there will be a fee for lost badges.  
**Failure to comply will result in removal from the facility.**
2. The use of tobacco products are not allowed on NAVICENT HEALTH properties.
3. Healthcare Insurance Portability and Accountability Act (HIPPA)
4. Eating or drinking on the job site:
  - a) NAVICENT HEALTH Facilities Management and the Contractor Superintendants will designate appropriate areas for breaks and lunch.
5. Parking:
  - a) Contractor parking locations will be designated by NAVICENT HEALTH Facilities Management and/or NAVICENT HEALTH Hospital Police. The NAVICENT

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HEALTH Parking policy is strictly enforced. Tickets will be issued and restrictions may be imposed for repeat violations. (NAVICENT HEALTH Policy 5-204)

6. Infection Control:
  - a) Dust must be contained and prevented from traveling to areas outside the construction site using approved methods outlined in the Preconstruction Risk Assessment (PCRA)
  - b) Standard shop vacuums do not meet the criteria for use outside of a HEPA filtered containment area. All vacuuming outside of containment areas must be done with an approved High Efficiency Particulate Air (HEPA) filtered vacuum.
  - c) All procedures outlined in the PCRA must be followed.
  - d) Any breaches of the containment, failure of the pressure regulation system, or other events that could result in risk to patients, personnel, or visitors must be reported to NAVICENT HEALTH Facilities Management immediately.
  - e) Sharps or other biohazardous materials may be present behind cabinets and in formerly inaccessible locations. Caution must be exercised when moving fixtures. If hazardous materials are encountered contact NAVICENT HEALTH Facilities Management; do not handle them or try to dispose of them.
  
7. **Hazardous Materials:** The OSHA Hazard Communication Standard, CFR 1910.1200 requires that Safety Data Sheets (SDS) be readily available for any chemical in the workplace to which employees may be exposed. To comply with this regulation we require that, as a contractor working on NAVICENT HEALTH property, you provide the following:
  - a) A list of the chemicals being used on your job site at NAVICENT HEALTH
  - b) SDS Sheets for chemicals listed

It is expected that you, as a contractor, will ensure that the other provisions of the Standard are met for your employees, including employee information and training. NAVICENT HEALTH may conduct periodic audits to ensure that the requirements of the Hazard Communication Standard are being met.

8. Bringing construction material into building:
  - a) All carts must be in good condition with bumpers to protect walls/doors and wheels that do not squeak or squeal or damage the floors.
  - b) Use sufficient personnel to control traffic.
  - c) Do not block exits or fire doors with materials or carts.
  - d) "Rules of Road" applies – always travel on right side of corridors; pedestrians have the right-of-way.
  - e) Clean up completely when unpacking and distributing materials.
  - f) ) Never leave materials or supplies unattended when not inside jobsite.
  
9. Removing materials and debris from the worksite:
  - a) Trash and debris must be removed at the end of the work day.
  - b) Materials must be placed in covered carts. The carts must be cleaned (including the wheels) to remove loose dust prior to leaving the worksite.
  - c) Materials must be removed by the route approved in the PCRA or by NAVICENT HEALTH Facilities Management.

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10. Power Tools:
  - a) Power tools must have the correct shields, guards, or attachments as installed or recommended by the manufacturer.
  - b) All tools must be kept in good repair.
  - c) All extension cards should have ground fault interrupters.
  - d) All welding or brazing equipment must be in good repair, secured in approved carriers or cans, and used appropriately by qualified individuals.
  - e) The use of gasoline-powered equipment is prohibited inside buildings.
  - f) ) The use of propane-powered equipment must be approved by NAVICENT HEALTH Facilities Management prior to operation.
  
11. Stored Materials:
  - a) Materials for installation should be stored neatly, out of aisles and pathways, and inside construction areas.
  - b) All storage boxes, toolboxes, and equipment on jobsites should be locked when not in use.
  
12. Appropriate Dress:
  - a) Contractors working in NAVICENT HEALTH buildings and properties will maintain a professional appearance. Additional or specialized clothing may be required based on the hazards presented by the work being done.
  
13. Appropriate Behavior:
  - a) Improper language will not be tolerated.
  - b) Improper behavior will not be tolerated. (NAVICENT HEALTH Policy 10-602)
  - c) NAVICENT HEALTH has a zero tolerance policy for violence in the workplace. (NAVICENT HEALTH Policy 40-307)

**Please report any safety concerns immediately by called 3-1468 or 3-2700.**







## **Contractor Bidding Policies and Practices**

1. The attached bid tabulation sheet does not represent a contract between Owner and Contractor; it is simply a means for Owner to select a Contractor from the field of qualified Contractors. Owner reserves the right to reject any and all bids for any reason or no reason and contractor waives any and all rights to protest.
2. All contracts administered will be based on AIA (American Institute of Architects) documents, adjusted as set forth in the executed contract between Owner and Contractor. These Policies and Practices and the Bid Form shall become Exhibits and will be incorporated in the contract between Owner and Contractor.
3. A breach of these policies and procedures shall result in a material breach of contract and default by Contractor, and will not only put the Contractor's future ability to work with NAVICENT HEALTH in jeopardy, but will be grounds for legal action as set forth in the executed contract for a particular project.
4. NAVICENT HEALTH will only consider bids from Contractors that have completed a Bid Form. No contract will be signed without it.
5. For GMP contracts, any savings in the allowances and contingencies line items achieved on the project will be reimbursed to the Owner in full. NAVICENT HEALTH /THE MEDICAL CENTER will strictly follow the definition of "Cost of the Work," as set forth in the contract documents. Until a contract is executed, this is negotiable, but the burden falls on the contractor to argue why this should be the case for each specific project. Any savings split will be set forth in the contract between Owner and Contractor.
6. Not allowances in the Contractor's budget shall be expended without written consent from the Owner's Representative specifically agreeing to it.
7. No contingencies in the Contractor's budget shall be expended without written consent from the Owner's Representative specifically agreeing to it.
8. The Owner recognizes that a Contractor will routinely have cost overruns and savings among the many trade contracts involved in a construction project. All reallocations of individual line items in the construction budget should be completed amongst the trades. Allocations into or out of the line item for General Conditions, any Allowances and/or Contingencies shall not be made without a written contract amendment or change order executed by Owner's Representative.
9. No pay application shall be submitted without all applicable back-up documentation. Pay applications will be held and not processed until this is in place.

## **Building Design Standards**

10. NAVICENT HEALTH reserves the right to audit any and all documentation associated with any project on NAVICENT HEALTH property or that leased by any NAVICENT HEALTH entity, including, but not limited to, wage rates of all Contractor's employees, contracts with sub-contractors, subcontractor invoices and documents, etc. All documentation and information shall be made available within three business days of the request. Contractor shall ensure that its contracts with subcontractors and suppliers, and their sub-subcontractors and suppliers at all levels, include obligations to comply with Owner's demands for documentation or information.
11. For those projects where it is possible to release the retainage of Sub-Contractors before the Date of Substantial Completion at no harm to the Owner and/or Contractor, it is our preference that this occur. Release of retainage shall in no way indicate acceptance by NAVICENT HEALTH /THE MEDICAL CENTER by any work, and shall not relieve Contractor of responsibility for such work.
12. It is the expectation of NAVICENT HEALTH that if a Contractor owner or has any financial equity in an entity that rents equipment or provides other services to be used for a project, the Contractor shall notify Owner in a writing submitted with its bid proposal. The rates charged for such equipment or services shall be mutually agreed upon before execution of the contract. These shall be based on the average of comparable costs obtained by contacting (by phone or email) sales representatives of local rental companies, and not by using their websites. This information shall be provided to the Owner.
13. The Contractor acknowledges and agrees that for any equipment that is rented on a project, and where the total rental value of that equipment exceeds for a reasonable purchase price in Owner's sole discretion, title to such equipment shall be transferred to NAVICENT HEALTH at the conclusion of the project.
14. The Contractor acknowledges that when renting equipment to a project, it will make decisions of amount of equipment, timely rental, etc. that are consistently in keeping with what is in the best interest of NAVICENT HEALTH . Owner reserves the right to withhold reimbursement for rental fees if it determines, in its sole discretion, that equipment is not being used in the most economical manner possible. Any question about this should be brought to the Owner's Representative immediately, and if Contractor fails to do so, Owner reserves the right to withhold reimbursement to the Contractor for the specific equipment rental.
15. Subject to the provisions of the contract, including, but not limited to, the right to withhold payments, NAVICENT HEALTH agrees to pay Contractor via pay application in net-fifteen days from the date that a pay application is approved, not submitted. Contractor recognizes that Owner and Architect have audit procedures that must occur before payment is approved.
16. The Contractor shall pay the Sub-Contractors within net-fifteen days from receipt of payment from Owner unless a portion of the Pay Application is contested.

17. Owner acknowledges and Contractor recognizes that selection of a Contractor will not always be based solely on lowest cost. There are several factors for selection, including, but not limited to:
  - a. Experience performing similar work
  - b. Ability to perform the work in a specified time frame and within given parameters (working off-hours, etc.)
  - c. Knowledge and experience working in a specific occupancy type (business vs. healthcare vs. ambulatory)
  - d. Proposed members of the team
  - e. Fee and estimate for General Conditions, including expenses associated with labor and equipment rental
18. It is the intent of NAVICENT HEALTH to not solicit bids from Contractors who are not able to bond a particular project. Therefore, as sizes and scopes of projects fluctuate, the pool of qualified Contractors who will be solicited will also fluctuate. Contractors are expected to update Owner with changes in their bonding capacity.
19. Joint ventures will generally not be solicited or selected, unless they provide obvious benefit to NAVICENT HEALTH . For projects larger in scope than what local firms can bond, those contractors may act as a Sub-Contractor to the General Contractor, but (generally speaking) NAVICENT HEALTH wishes to have a construction contract with only one Contractor.
20. A Contractor who wishes to self-perform any work on a job shall receive written consent from the Owner's Representative regarding that decision prior to engagement. This can occur at the outset of a project or during the project.
21. Contractors acknowledge that each firm has one opportunity to submit a bid on any project. An attempt to submit a second bid will be rejected and will jeopardize the Contractor's ability to bid on future projects with NAVICENT HEALTH .
22. In its sole discretion, NAVICENT HEALTH will generally use a competitive bid process to award construction projects. However, there will be situations that do not allow for this based on any number of factors. In those cases, NAVICENT HEALTH retains the right to either engage an abbreviated bid process, or award a contract based on existing relationships.
23. The Contractor will provide a list of Sub-Contractors for each project to the Owner upon signature of the sub-contracts. The Owner retains the right to contact these sub-contractors as needed.
24. NAVICENT HEALTH is committed to using local Contractors and Sub-Contractors when possible. However, NAVICENT HEALTH reserves the right and will use regional and national firms to obtain the best possible value for the Health System.

**Building Design  
Standards**

**Navicent Health Contractor Bidding  
Policies and Practices**

By signing below, you acknowledge and commit your firm to abide by these policies and practices when working with Navicent Health.

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Signature

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Printed Name

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Title

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Company

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Date

## **Construction Project Development Process**

Guideline: This document is meant to specify the steps that must be taken when a construction project is being planned. All other Enterprise Program Management Office processes and tools must be followed and utilized, including the Charter, Project Closeout and Transition Checklists, Risk Matrices, etc.

Philosophy: NAVICENT HEALTH will make every reasonable effort to utilize local architects, engineers, contractors and subcontractors when designing and constructing new projects and renovating existing spaces, as long as this is in the best interest of NAVICENT HEALTH .

Additionally, the following statements and questions will guide our decision making in determining what resources will be utilized for specific projects:

- Ideally, any internal renovation in healthcare, ambulatory or business occupancies will be constructed by THE MEDICAL CENTER Facilities Management. If this is not feasible for any number of reasons, projects will be bid to either local or regional General Contractors based on the size and scope of the project. Business occupancies will be designed by local architects and engineers, while healthcare and ambulatory occupancies should utilize a healthcare-focused architect.
- Any construction of a new facility should be accomplished by a General Contractor. If business occupancy, a local architectural and engineering firm should be used, and if healthcare or ambulatory occupancy, a specialized firm should be used.
- Other criteria to consider includes, but isn't limited to:
  - » Other commitments of the THE MEDICAL CENTER Facilities Management Department?
  - » Prior similar work performed by a General Contractor or Architect?
  - » Ability to bond a project?
  - » Duration of project work?
  - » On THE MEDICAL CENTER campus or off-campus?
  - » Type of occupancy?
  - » Total construction cost?

Scope: If this process is not followed, written approval must be gained from the Chair of the EPMO Executive Oversight Committee.

## **Building Design Standards**

### Steps:

1. Set Scope of Work, Design Constraints and Parameters with all stakeholders and then set Not- to-Exceed Cost, based on the following questions:
  - Does the proposed project fit within our strategic, facility and capital plans?
  - Are we willing to exceed CON threshold?
  - What will lease rates support?
  - At what cost does the Return on Investment become acceptable?
  - Do we intend to finance this project?
2. Educate Board about plans and request approval for development funding.
3. Select architectural and engineering firms based on the criteria and questions listed above.
4. Execute contract with architectural firm including:
  - Scope of project
  - Fee for project with breakdown by category (programmatic, schematic, etc.)
  - Management plan, including timelines
  - Finish standard expected for project
  - Other standards expected for project
5. Begin architectural drawings using development funding.
6. Proceed through Schematic Design, with EPMO Executive Oversight Committee approval at its completion. Design Development will then begin. Additionally, a CON is filed with the State of Georgia Approximately six months prior to the start of construction.
7. The EPMO Executive Oversight Committee signs off on completed Design Development Drawings and a projected timeline.



8. The project goes to pre-screened General Contractors for bid. Concurrently, Other Disciplines are Pricing Specific Components, such as:
- Demolition and Abatement
  - Furniture, Artwork and Textiles
  - Medical Equipment
  - Telecommunications and Information Services
  - Specialty Trades, such as Signage and Security
  - Landscaping
  - Moving
  - Appropriate Amount of Contingency, Based Upon:
    - » Risk of a Change of Program or Goal
    - » Renovation vs. New Construction
    - » Existing Condition of Space
    - » Unknown Conditions

The standard contingencies (that can be adjusted depending on the circumstances) are based on:

- New Construction:
- Renovation of Existing Spaces within Healthcare or Ambulatory Occupancies:
- Renovation of Existing Spaces within Business Occupancy:

Also concurrently, Construction Documents are being prepared by the Architect and Engineer.

9. Bids are received and the General Contractor is selected by the EPMO Executive Oversight Committee based on pre-determined criteria, which are primarily Guaranteed Maximum Price and Proposal Schedule since the contractors have been screened on ability to bond the project, quality, prior similar work performed, etc.
10. Based on the cost from the General Contractor and estimates from other involved disciplines, the Project Manager generates a Project Budget Form and prepares a package that is presented to the COO and/or CEO for approval, including all bids and rationale for choice of contractor, required signatures, etc. He then submits it to the Chief Professional Services Officer for Board consideration. The bid evaluation matrix used to make a selection of contractor may accompany the packet presented for Board consideration.
11. Assuming the Board approves the project, the contract with the General Contractor is signed and the Scope of Work begins.

**Building Design Standards**

12. Value engineering should be a step with the General Contractor (once selected) that determines value added to the project even if the project is within the approved budget. It can continue to occur as appropriate to reduce costs during the project.
13. Project continues through Close-Out. All bills for any project must be received no later than 90 days after the date of substantial completion. Any outstanding invoices received after this date will not be paid.

**Contractor Bid Form**

Name of Firm: \_\_\_\_\_

Date: \_\_\_\_\_

Project: \_\_\_\_\_

***Section I: Proposed Timeline***

The Contractor agrees to complete the defined scope work in \_\_\_ days from the date of execution of a contract. The description of the scope of work is defined as \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_, dated \_\_\_\_\_.

***Section II: Fee***

The Contractor proposes a fee of \_\_\_\_\_% based on the schedule and scope of work referenced above, for a total project cost of \$\_\_\_\_\_.

***Section III: Bonding Capacity***

Total Firm Bonding Capacity: \_\_\_\_\_

Capacity to Bond This Project Based on Other Projects: \_\_\_\_\_

**Building Design Standards**

**Section IV: Labor Rates (Please complete the following with dollar values, and not percentages):**

	Project Executive	Project Manager	Superintendent	Foreman	Foreman	Carpenter	Equipment Operator	Truck Driver	Laborer
Name:									
Hourly									
Truck & Insurance									
Labor Taxes									
Benefits (Medical, Dental, Vacation, Retirement, etc)									
Phone & Fuel									
Computer & Office									
Overhead & Profit									
<b>Total</b>									

**Section V: General Conditions**

	Amount (Not-to-exceed Lump Sum)
Construction Trailer	
Printing & Postage	
Rental Equipment	
Small Tools	
Supervision	
Permits & Inspection Fees	
Scheduling	
Labor	
Overhead & Profit	
	List any other items on a separate page with applicable amounts.
<b>Total</b>	

***Section VI: Acknowledgments and Signatures***

The submission of a Proposal constitutes an acknowledgment and representation by the Contractor that it has visited the Project site and has familiarized itself with the local conditions under which the required Work is to be performed.

The submission of a Proposal constitutes a representation by the Contractor that it has examined, analyzed, and studied any reports, including geotechnical reports and soils investigation reports, furnished by NAVICENT HEALTH and it further represents that any conditions reflected in any such reports have been fully considered by the Contractor in its proposed lump sum contract price.

The submission of a Proposal constitutes a representation by the Contractor that it has studied and examined the Contract Documents and such other information as may have been furnished by NAVICENT HEALTH . Furthermore, the submission of a Proposal constitutes a representation by the Contractor that it has no knowledge of any ambiguities, errors, omissions or other inaccuracies in any of the Contract Documents or material furnished by NAVICENT HEALTH in connection with the Project.

By signing below, you submit this bid for consideration to NAVICENT HEALTH. You certify that you fully understand the risks, surrounding operations and the site conditions, and assume the risk for constructing the project should your firm be selected.

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Signature

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Printed Name

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Title

---

Company

---

Date



## **Typical Building Design**

- Typical floor area of 12,000 - 25,000 SF per floor for multi-story buildings. Projects with large group practices and/or hospital services may require larger floor sizes.
- Split-level and basements shall not be used without approval from NAVICENT HEALTH .
- Footings shall be as recommended by the soil reports provided by NAVICENT HEALTH .
- Typical building width should be 100'± or 90'± depending upon expected tenant size. These dimensions allow for and suite bays of 33'± (small bay) and 58'± (large bay) or 33' ± (small bay) and 48'+ (large bay) with a standard 6' corridor and approximately 3' of exterior wall width.
- The 33' bays are used for small suites (typically under 4,000 SF).
- The 48' and 58' feet deep bays are used for larger offices (typically over 4,000 SF).
- Target building floor-to-floor heights are 15'-4" on the first floor with upper floors of 14'-0". The height below structure at the top floor should be a minimum of 12'-0" at low point of roof. Projects with hospital outpatient services may require higher floor-to-floor heights. Intent is that floor-to-floor height accommodate 9'-0" ceilings at all locations. Where higher ceilings are necessary, floor-to-floor height should be increased accordingly. Other factors may influence floor-to-floor height, such as the need to align with an existing floor of another facility. Discuss this issue with NAVICENT HEALTH representatives early in the design process.
- Exterior finish material is typically brick veneer with cast-stone and prefinished metals that require minimal or no maintenance. Limited use of EIFS is acceptable. (See Division 7.)
- Window systems for the main entrance should be storefront materials - curtain wall should not be used unless approved by NAVICENT HEALTH . Upper floors shall utilize ribbon or punched systems as appropriate for the building design.
- Exterior wall systems shall be designed with 6" metal studs, fiberglass-faced gypsum sheathing, water barrier, batt insulation, and vapor barrier as may be required. Pre-cast, EIFS, and other systems may be used with the approval from NAVICENT HEALTH .

### **Miscellaneous:**

- Covered main entry canopies should be provided for all projects with either a full width canopy system or a porte-cochere which covers half of the vehicle. Either system shall be sufficient in width for vehicles to park temporarily and allow traffic to pass around the parked vehicles.
- Roof screens shall be used to screen roof top HVAC units for all buildings unless a penthouse is required for the project.
- Window washing tie-backs should be included for buildings in excess of three floors.

## **Building Interior Construction**

- An overall efficiency factor of 0.94± (rentable/gross) and a factor of 0.86± (usable/rentable).
- Main lobby entrance vestibules should be a minimum of 12'-0" depth to allow for proper operation of the automatic doors.
- Main lobby areas should utilize larger sized porcelain tile or natural stone (16"x16" minimum size) with matching base materials.
- Decorative lighting as appropriate in lobby areas – light coves should not be used.
- Public restroom facilities should be provided on each level. The main level should have 2-stall facilities with double sink units located near the lobby; upper floors should use single unit male/female toilet rooms with wall-mounted lavatories.
- Janitor closets shall be provided on each floor and shall have adjustable shelving units on one wall to provide adequate storage for dry goods and janitorial supplies.



## **Division 1 - General Requirements**

- A copy of the Construction agreement and General Conditions will be provided for review during the proposal phase. Contracts shall include a divisional schedule of values, proposed value engineering, with fee and General Conditions breakdown.
- Contractor shall maintain a general liability policy having bodily injury and property damage limits of at least \$2,000,000 per occurrence and workers compensation insurance as required by law. Policies shall name GGHS and the financial lender as additional insured.
- Change proposals will be reviewed by NAVICENT HEALTH upon Contractors submission of a change proposal, which shall include an itemized detail of all costs in a form satisfactory to NAVICENT HEALTH . Submission shall include quotes from subcontractors, and suppliers with detailed quantities and unit prices. Cost mark-ups for the General Contractor and Sub-Contractors shall be negotiated as part of the Contract Documents. In the event that NAVICENT HEALTH disputes the pricing, the Contractor shall obtain three independent quotes from each trade and submit in the approved format.
- Delays resulting from weather conditions shall be submitted with supporting documentation from the local weather service outlining deviation from “normal and typical” weather conditions for the region. Contractor shall be entitled to a Change Order for a time extension for substantiated days but shall not be entitled to any additional general conditions costs or direct costs unless otherwise agreed.
- Allowances set forth in the Construction Agreement shall not include additional fee or general requirements for the General Contractor unless otherwise agreed by NAVICENT HEALTH . NAVICENT HEALTH has sole authorization and approval of costs charged to allowances.
- Contractor shall be responsible to pay sales taxes on all direct purchased items, consumer taxes, gross receipt taxes and other taxes or project costs as outlined in the Construction Agreement. Building permit fees, permit review fees and taxes on total project costs shall be evaluated on a project by project basis.
- A complete and accurate set of electronic as-built drawings shall be maintained which indicate deviations and/or changes to the contract documents. Contract documents, submittals, change proposals, samples, test reports, etc. shall be maintained at that jobsite at all times. Owner’s manuals, including warranties, contact information, maintenance data and training information shall be transmitted to the architect at project completion.
- Performance and Payment bonds may be obtained by the contractor for one-hundred percent (100%) of contract value from a surety approved by NAVICENT HEALTH .
- Contractor shall provide and install a construction sign in a format approved by NAVICENT HEALTH .
- Utilities consumed by building operation prior to substantially complete shall be paid by the contractor as part of the cost of work. Contractor shall coordinate with NAVICENT HEALTH for transfer of permanent utilities to NAVICENT HEALTH at Substantial Completion.

## **Building Design Standards**

- Contractor fee and General Conditions shall be a fixed amount stated in the contract. General Conditions shall include, but not be limited to the following items:
- Mobilization & de-mobilization
  - *On-site supervision, base salary plus taxes, benefits, etc., travel expenses, living expenses and per- diem expenses.*
  - *A reasonable allocation of the primary project manager salary.*
  - *Direct on-site office, office expenses, postage, photos & equipment.*
  - *Construction period cleanup costs.*
  - *Plans, blueprints and reproductions.*
  - *Construction signs.*
  - *Temporary utilities & site telephone services.*
  - *Job trailer, water/ice, and sanitary services.*
  - *Site safety controls, excluding construction period fencing.*
  - *Miscellaneous small tools and equipment rentals.*
  - *Punch list labor, materials and final cleaning.*
- Contractor to conduct owner training on all systems prior to substantial completion. A minimum of 16 hours of training on the building automation system, 4 hours for the fire alarm system and 4 hours for the security/access control system shall be provided.

### **Division 3 - Concrete**

- The placing, curing, finish and forming of concrete steel shall conform to the latest published standard of the American Concrete Institute (ACI) for design conditions and project location.
- Reinforcing material shall conform to current ASTM standards for grade 60 deformed reinforcing materials. Installation, fabrication, and protection shall conform to CRSI “Recommended Practice for Placing Reinforcing Bars” and ACI standards.
- Contractor shall coordinate with the owner’s third party testing lab to monitor concrete placement, take test cylinders and perform compressive strength tests. Owner’s testing firm will take a minimum of four cylinders for each day’s pour. Standard 7 day and 28 day tests shall be performed with one cylinder being held in reserve.
- Lightweight concrete shall be used for elevated floor slabs. Normal weight concrete shall be used for slab-on-grade and equipment pads.
- Curing compounds utilized on slabs that are scheduled to receive seam-less flooring shall be compatible with the flooring manufacturer’s installation and warranty requirements.

### **Division 4 - Masonry**

- Masonry and related materials shall conform to standards of the Brick Institute of America, the National Concrete Masonry Association and the International Masonry Industry All-Weather Council.
- Contractor shall provide a mock-up panel (minimum 4’x4’) that incorporates each material to be installed on the project. Mock-up shall include a portion of the brick ledge, window assembly, and exterior materials shall include masonry anchors, brick ties, counter flashing, grout mesh, weeps and wick material, and other items to demonstrate a complete assembly NAVICENT HEALTH shall approve the mock-up prior to Contractor ordering materials.
- Exterior hollow metal door frames shall be grouted with mortar if in masonry units.
- Mortar joints shall receive a smooth tooled concave finish unless otherwise specified in the documents.
- Brickwork shall be cleaned with non-acid cleaners in accordance with the manufacturer’s recommendations. Non-conformant work will be removed and replaced with no cost to the Owner.
- Provide interlocking pavers, patterned concrete or other accent materials at building entrances.

## Building Design Standards

- Provide cast stone, natural stone, or other veneer accent materials at building entrances.
- Exterior wall systems shall be framed with 6" studs.

### Division 5-Metals

- Metals shall conform to the standards of the American Institute of Steel Construction, the Steel Deck Institute, the National Association of Architectural Metal Manufacturers, Steel Joint Institute, and the Steel Structures Painting Council Specifications.
- All materials shall be new, free from rust, mill scale and other foreign material; shop primed and shall be touched up upon completion of erection.
- Elevated floor slabs shall be designed to a minimum 70 psf live load (50 psf + 20 psf for partitions) in occupied areas and 90 psf in mechanical rooms or as required by local code or building use. Corridor areas should be 100 psf while roof loading should be determined by the appropriate code.
- Where roof hatches are used, a prefabricated steel roof hatch with access by an alternating tread stair or a fabricated metal stair with concrete filled pans should be provided. Safety railing(s) shall be installed as required by code. NAVICENT HEALTH preference is that one fire stair be extended to roof level to allow roof access.
- Contractor shall coordinate with the owner's third party testing lab to visually inspect the welds, test the bolted members for proper torque, inspect Nelson studs and visually inspect the installation.
- All galvanized material shall be touched up with galvanized paint upon completion of welding.
- Structural system shall be designed as a moment framed system with structural steel framing for elevated floors and bar joists for roof support. Structural members shall be used in lieu of joists under rooftop units.
- Bar joists for elevated floor slabs and brace-framed structural systems shall be reviewed as value-engineering options and shall not be used without approval by NAVICENT HEALTH .
- As an alternate design; braced frame structural steel, composite metal deck with structural steel supports, metal decking and bar joist at the roof shall be considered. Structural bracing shall be strategically located so that physician suite designs will be minimally affected; typically located at stairwells, behind elevator and at exterior walls.
- Framing for roof top screening systems shall be provided as required.

### Division 6 - Carpentry

- Rough carpentry shall be fire treated for interior installation, pressure treated for exterior installation and installed in locations as required.
- Shelving shall be 3/4" white melamine, 12" deep with a finished edge unless otherwise shown on the drawings. Install on standard adjustable wall rails and brackets.
- Cabinets for the shell or tenant suites shall include the following (or as required for ADA):
  - *Particle board, MDF and flake board may be used*

- *Wall blocking shall be installed where required for adequate bracing*
- *Exterior visible surfaces shall be high-pressure plastic laminate; interior surfaces shall be melamine coated.*
- *Wall cabinets shall be 12" deep w/ at least one adjustable shelf.*
- *Base cabinets shall be 33-1/4" high and 24" deep w/ one adjustable bracket unless otherwise shown. No shelves shall be installed in sink cabinets. Generally, countertop height should be 34-inches to comply with ADA requirements. Confirm countertop heights where workstations are located.*
- *Plastic laminate finish panels shall be installed at all open ends of countertops.*
- *Cabinets shall be constructed with a minimum 1/8" hardboard back except at sink locations.*
- *All units shall comply with current ADA standards.*
- All blocking inside the walls, wall cavities shall be fire treated with rating stamp and documentation from the supplier stating the rating of the wood.
- All backboards for in IT closets for data and phone systems shall be fire treated plywood and shall be painted gun metal gray.

## **Division 7- Thermal and Moisture Protection**

### ***I. Roofing***

- Thermoplastic (TPO) single-ply roofing membranes are preferred.
- Elastomeric sheet and TPO roofing shall be a fully adhered single-ply system with white or reflective materials over rigid foam insulation board. Ballast and mechanically fastened systems shall not be used. Manufacturer approved walk pads shall be installed from the roof access point to roof-mounted equipment.
- An add alternate must be included for all roofing projects to allow upgrade from a single ply TPO roofing membrane to a modified bitumen roof system.
- Single-ply modified bitumen roofs shall be capped with a 90 lb, 3-ply fiberglass reinforced, fully adhered, and aggregate-covered cap sheet. A second layer, in an alternate color shall be installed for walkway pads to access roof mounted equipment. A white modified bitumen cap sheet is now available that may be superior to the aggregate-covered cap sheet. Discuss use with NAVICENT HEALTH .
- Other roofing to be considered in some locations:
  - *Built-up roofing shall be asphalt and gravel system with a 3-ply mineral felt or 4-ply organic felt with a 90 lb. cap sheet with light colored stone surfacing.*

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- *Shingle roofing shall be Class "A" fire rated fiberglass with self-sealing tabs. Underlayment shall be 15# asphalt felt as recommended by manufacturer.*
- *Metal roofing shall be a minimum 24 gauge, Kynar 500 factory finish, standing seam.*
- Roof access shall be provided by extending one fire stair per major roof area to allow roof access. In some cases, a roof hatch may be accepted by NAVICENT HEALTH in lieu of extending a stair. Refer to Division 5.

### **II. Insulation**

- Material shall be rigid polyisocyanurate, glass fiberboard, expanded polystyrene, or other approved material and designed according to local code requirement.
- Exterior Walls shall use 6" fiberglass insulation, installed full height of wall. In addition, provide code-required continuous insulation on outside face of wall sheathing or provide wall sheathing with required insulation value.
- Provide R-value at exterior walls and roofs as required to conform to requirements of current edition of Georgia Energy Code.
- Vapor barrier shall be installed as recommended by architect's vapor analysis. A written vapor analysis shall be required for each project.
- Cementitious fireproofing material shall be installed where required.
- Provide fiberglass sound batt insulation in partitions for mechanical rooms, toilet rooms, physician offices, exam rooms, consultation rooms, public corridors, and walls separating tenant offices. Insulation shall extend full thickness of the stud used. Include sound batt insulation at utility rooms and other rooms not listed herein if those rooms contain noise-producing equipment that might disturb adjacent occupants.

### **III. Dampproofing, Waterproofing and Sealants**

- Provide a Bithuthene Waterproofing System at below-grade construction.
- Provide dampproofing at exterior face of concrete masonry units used to backup brick veneer.
- Exterior Sealant shall be a Type II, Class polyurethane or two-part polyurethane Type I, Class "A" material. Filler or backer rod shall be closed cell or low-density open cell material. System shall be guaranteed for two years.
- All firecaulking of penetrations should be done using Metacaulk Fire Caulk.
- Provide FRP panels at all floor mounted mop sinks. Extend material a minimum of 18" wider than sink and at least 48" AFF. Joints shall be sealed with silicone and shall have factory manufactured joint and end pieces. Provide the fire retardant treated type panels.

### **IV.. Exterior Wall Systems**

- Exterior wall systems shall be a masonry product unless specifically approved or as requested by NAVICENT HEALTH .

- Gypsum sheathing shall be exterior grade, ASTM C 1177. Runners, furring, corner beads, expansion joints, control joints and trim shall be galvanized or zinc.
- Exterior Insulated Finish Systems (EIFS) shall not be used unless approved by NAVICENT HEALTH . When approved, product shall be EIFS system shall be by Dryvit, Sto, and Synergy or approved equal installed in accordance with manufacturer's recommendations. Finish, texture and colors shall be manufacturer's standards.
- Types of EIFS
  - *Class PB (polymer based) - Non load-bearing, exterior wall cladding system as defined by ASTM C 1397.*
  - *Class PM (polymer modified) - Non load-bearing, exterior wall cladding system with significantly thicker base coat.*
  - *When EIFS is used near grade-level (within 12 feet), consider use of Class PM system.*

## **Division 8 - Door and Windows**

### ***I. Glass and Glazing***

- Window frames shall be thermal-break sections, interior glazed with sills, receptor channels and attachments as manufactured by Kawneer or approved equal with a factory applied finish.
- Curtain wall framing systems shall not be used without approval by NAVICENT HEALTH .
- Glass shall be fixed units with 6mm glass manufactured in 1-inch insulated systems. Provide exterior lites in heat strengthened glass or tempered glass. Interior lite to be safety glass where required by code. In non-accessible areas, spandrel glass shall be 6mm non-insulated units with rigid insulation.
- Provide glass with Solar Heat Gain Coefficient in compliance with current edition of Georgia Energy Code.

### ***II. Exterior Doors & Store Fronts***

- Exterior aluminum doors shall be Series 190 Narrow Stile or Series 800 Narrow Stile as manufactured by Kawneer or equal with a factory applied finish. Medium or wide stile doors may be used if approved by NAVICENT HEALTH .
- Main entry doors shall be automatic bi-parting sliding doors. Secondary entrance door(s) shall be swing doors. Stairwell exit doors shall be insulated hollow metal.
- Exterior doors shall have weather stripping and gasket sweep and drip edge.
- Exterior door hardware shall have continuous hinge, cylinder lock, surface-mounted closer, and panic devices as required by code.
- Storefronts shall be equal to Trifab 450 as manufactured by Kawneer with factory applied finish to entry system. Exterior doors and sidelights shall be glazed with insulated safety glass. Glazing in storefront shall be 1" insulated glass system. Insulated glass at doors may be reduced to 5/8", but 1" glazing is preferred. Consider providing insulated glazing at interior portions of entrance vestibules.

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- Hollow metal doors shall be welded 16 gauge metal, rated if required. All doors shall include required hardware and rubber door silencers.

### **III. Interior Wood Doors**

- Shell Building Doors & Frames (Includes Tenant Suite Doors on Public Corridors) - 7'-0" tall, 1-3/4", solid core, 5-ply construction, stain grade, rotary cut, book-matched, white birch factory pre-finished. Frames shall be welded hollow metal, primed and ready for field painting. Fire ratings shall be as required for installed location. Frames for future tenant suite entrances shall be knock-down hollow metal, primed and ready for field painting.
- Tenant Suite Doors & Frames (Excluding Doors on Public Corridors) - 7'-0" tall, 1-3/4", solid core, 5-ply construction, stain grade doors, rotary cut, book matched, white birch, factory pre-finished with knock-down hollow metal frames. Frames shall be field painted.
- Approved Door Frames are SteelCraft Model F16 or F14 or approved equal.
- Approved Doors are Marshfield Rotary Cut Birch with a factory applied finish or approved equal.
- Approved Door Finishes will be supplied by the Interior Design Team at NAVICENT HEALTH .

### **IV. Door Hardware**

- Door hardware shall have a dull chrome finish (US 26D) unless otherwise selected by owner.
- Shell building shall be Schlage D series (SAT), Corbin Russwin CL3300, Best 9K, Sargent 10 Line LL Design or equal. The main tenant suite entry door shall be fully mortised hardware equal to above referenced selections - all other hardware shall be cylindrical.
- Interior tenant suite doors shall be Schlage S series, Corbin Russwin CL3900, Best 5K, Sargent 7 Line LL Design or equal.
- Provide Best cores at all locksets.
- Misc. Door Hardware (closer models are "or equal").
  - *Exterior metal doors - stainless steel ball bearing with closer (LCN 4000).*
  - *Labeled doors - standard hinges with door closer (LCN 1000).*
  - *Interior shell doors - standard hinges, closer as required (LCN 1000).*
  - *Suite entrance doors - standard ball bearing with closer (LCN 1000).*
  - *Interior suite doors - standard hinges.*
  - *Shielded doors shall have pivots or continuous-type hinges.*
- Door closers shall be provided on all doors as required by code, including stairwell, elevator, toilets & electrical/data rooms.
- Doorstops (wall or floor) shall be provided at all doors swinging against partitions. Overhead stops shall be provided in all locations where stops are located in hallways and as shown on the drawings.



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- Sound and light gaskets shall be included on all darkroom doors, pump rooms, equipment rooms and elevator rooms.

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- Panic devices shall be installed as required by code.

### ***V. Keying***

- Shell building and all suites shall conform to a Grand Mastered System.
- A sub-master shall be provided for maintenance (janitor, mech., elec, etc.) This maintenance sub-master shall exclude the elevator room key, exterior door key and tenant suite keys.
- Exterior doors shall be keyed alike
- Janitor closets shall be keyed alike
- Elevator machine room shall be keyed separately from other “service” rooms.
- Where pushbutton locks are required by the NAVICENT HEALTH , provide Trilogy Push Button Locks (NAPCO Security Group) with Best Lock Cores. (Trilogy Models 4100 and 4500).

## **Division 9 - Finishes**

### ***I. Drywall***

- Gypsum for all partitions shall be 5/8” material and Type “X” at all locations. Shaft wall gypsum board shall be used as required by code.
- Water-resistant gypsum shall be used in high moisture areas and where required by code.
- Interior studs shall be a minimum of 20 gauge, 3-5/8” steel studs, 16” maximum spacing. Studs for lead-lined walls shall be sized and spaced as required for support.
- Partitions that are not full-height shall extend through all ceilings, diagonally braced to structure above, and sound attenuated at all toilets, exam rooms, consultation rooms and common wall between tenant suites.
- Furring shall be used and held tight to all columns and plumbing chases to minimize chase dimensions.
- Corridor walls, stairwell, shaft wall, etc. shall be constructed as a complete 2-sided assembly with joint tape and fire sealants prior to completion of shell building.

### ***III. Floor Covering***

- Resilient tile shall be laid in a straight pattern, parallel to the short dimension of the room. Tile is not required under cabinets. Typically, provide no-wax VCT such as Texas Granite by AmericanBiltrite Flooring.
- Ceramic tile shall be centered within the room. Base material shall be 4” and shall match the floor tile.
- Elevator cab floors shall receive ceramic tile to match main lobby tile.
- Carpet shall be installed in corridors and shall receive carpet base to match floor with bound edge.
- Rubber base shall be pre-molded external comers with joints a minimum of 18” from corners. All utility and service rooms shall receive base including utility rooms and stair landings.

- Provide 25 SF of each floor tile material, 20 SY of carpeting and 40 LF of each base material for attic stock.
- Transition strips shall be installed between all differing materials and at unfinished floor areas.

#### ***IV. Acoustical Ceiling***

- Acoustical Ceiling Tile shall be Armstrong Cortega 770, 24"x24" tile. Wherever upscale tile is desired, obtain approval from NAVICENT HEALTH prior to specifying such tile.
- All grid shall be Armstrong Prelude XL 15/16", pre-finished white aluminum.
- Provide (1) full box of each ceiling material used on project as attic stock.

#### ***V. Painting and Vinyl Wall Covering***

- Exposed metal and wood surfaces shall receive one coat of primer and two coats of finish paint.
- Door frames shall be field painted or factory-finished in a standard color.
- Concrete block shall receive one coat of block filler and one coat of elastomeric latex paint.
- Vinyl wall covering shall not be used on exterior walls.
- Provide 1 gallon of each paint used and a minimum of 30 LF of each vinyl wall covering material as attic stock.

#### ***VI. Finishes***

- All Finishes schedules will be supplied by the Interior Design Department at NAVICENT HEALTH .

### **Division 10 - Miscellaneous Specialties**

- Interior signage and building directories shall be included as an allowance in the Contract Documents. At a minimum, code required signage shall include the stairs, public toilets, janitorial, mechanical and elevators and the signage shall conform to ADA standards. Suite signs shall be provided by the tenant suites and must match shell signage.
- The Building directory shall be of a size to include approximately one strip of text per 600 SF of gross building size.
- Exterior lettering shall include a physical building address of a size easily visible from the main entrance.
- Exterior site signage shall be included as an allowance to the Construction Agreement.
- Approved Wall and Corner Guards by InPro and C/S Group.
- All Signage will be designed and installed by NAVICENT HEALTH .

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- Toilet accessories shall be as follows:
  - *Grab Bars - stainless steel satin finish*
  - *Toilet Paper Holders - stainless steel satin finish - double roll holder - vendor provided*
  - *Trash Receptacle - stainless steel satin finish, semi-recessed one piece*
  - *Mirror - ADA-compliant frameless*
  - *Soap dispenser - vendor provided at no charge*
  - *Paper Towel dispenser - vendor provided*
  - *Mop & broom holder shall be provided in janitorial closets*
- Toilet Partitions - Provide overhead-braced phenolic type. Manufacturer's standard stainless steel hardware with coat hook & tamper-resistant mountings. Do not allow Zamac hardware.
- Sliding Glass Window - 1/4" tempered glass in aluminum top and bottom Teflon coated track. Exposed edges of glass shall be polished and included finger grips. Glass should include locking mechanism if shown on drawings.
- Specimen Pass-Thru - stainless steel satin with single action operation.
- Fire Extinguisher Cabinets - Semi recessed cabinet with clear anodized finish and located as required by code. Cabinet shall include a certified minimum 10-pound ABC type extinguisher unless otherwise required by code.
- Approved fire Extinguisher Cabinets by Larsen – Model 2409-6R or approved equal
- Coat Hooks with chrome finish shall be centered on door at all single-user toilet rooms – not required at toilet rooms containing toilet partitions.
- Fireman's Knox Box - provide where required by local agencies.

### **Division 11 - Equipment**

- All Equipment schedules will be handled on a case by case scenario with input from the NAVICENT HEALTH Construction Department and the Architectural and Engineering firms.

### **Division 12 - Furnishings**

- All Furnishing Schedules will be supplied and installed by the NAVICENT HEALTH Interior Design Department and NAVICENT HEALTH Construction Team.
- Window blinds shall be installed with permission from NAVICENT HEALTH and will be on a case by case basis.
- Furniture, artwork and foliage shall be purchased and installed by NAVICENT HEALTH .

### **Division 14 - Conveying Equipment**

- Provide vertical conveying system complying with all applicable codes and regulations. Cab size shall be a minimum clear space of 6'- 8" by 5'-5" and shall be rated for 3500-pound capacity. Higher capacity units may be used as approved by Owner.
- Approved Conveyance Systems must be Thyssen Krupp, Kone or approved equal.



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- Finishes:
  - *Walls - raised panel plastic laminate*
  - *Ceilings - polished stainless steel with micro halogen lights*
  - *Flooring - vinyl no-wax 18x18-inch tile*
  - *Include button anchors and freight pads for each cabs*
  - *Brushed stainless steel doors, frames and jambs*
  - *Brushed stainless steel handrails at rear and side of cabs*
- Speed shall be a minimum of 225 fpm for 2 story buildings, 350 fpm for 3 & 4 story buildings
- Provide a constant flow ventilation fan with keyed switch
- Provide self-leveling system on all units
- Door operators shall be controlled with a continuous electric eye.
- Elevator installer shall provide rails and supports as required to span from floor to floor without the need for additional structural supports.
- Provide a full 1-year maintenance and service agreement from date of Substantial Completion.

### Division 21 – Fire Suppression

- Automatic fire sprinkler system in accordance with NFPA and the Building Code for light hazard occupancy.
- Sprinkler contractor shall assume all responsibility for design, approvals, permitting, and conformance to code, installation, testing and other requirements.
- Future tenant spaces shall be designed for minimum required coverage but shall include additional capacity in the main and branch lines to accommodate future tenant heads.
- Install fully recessed sprinkler heads with cover plates in all public areas, chrome plated semi- recessed heads in other areas with ceilings, chrome plated upright heads in areas without ceilings, and chrome plated upright heads in all unfinished future tenant spaces.

### Division 22 - Plumbing

- Sanitary sewer, storm water, natural gas, domestic water and related systems shall comply with all codes and requirements.
- Plumbing excavated below grade shall be backfilled and compacted as required by contract documents and shall be tested by NAVICENT HEALTH 's testing firm.
- Cast iron shall be used for all sanitary, venting and storm water piping within the building. Copper shall be used for all domestic water supply and condensate lines within the building. PVC pipe may be used for sanitary and rain leader piping below grade as allowed by code.
- Clean-outs shall be located in corridor walls of utility areas to be located in ceramic tile flooring areas or carpeted locations.

- Domestic water systems (hot and cold water) shall be fully insulated with a minimum of 1" fiberglass pipe insulation or as required by code.
- Condensate piping installed for roof mounted equipment shall be supported with a man-made blocking support material equal to "pipe pier" as manufacturer by Erico. Treated wood materials shall not be used. Condensate drains shall be piped to the roof drains or other location as required by code and shall not drain on the roof even if allowed by code.
- A domestic water heater system shall be provided to service the shell building and all future tenant suites.
- Provide a hot water re-circulation system as required.
- Provide piping rough-ins at columns for future tenant suites. Piping shall provide adequate service for future suites and shall include sanitary, venting and domestic cold water. Provide valves and wyes above ceiling for tie-in of future plumbing.
- Provide a frost proof hose-bib connection on each side of the building and at the roof.
- Fixtures shall be as follows:
  - *Toilets shall be floor mounted white vitreous china and have a pressure assisted tank assembly with 1.6 gpf rating. Wall mounted units shall not be used,*
  - *Lavatories shall be white vitreous china, counter mounted in public restrooms, wall mounted in tenant suites.*
  - *Sinks in cabinets shall be brushed stainless steel (minimum size 15"x15") with wrist handle gooseneck faucet. Double bowl sinks in break rooms shall have a rear-set drain to allow for ADA access under sink unit. Other sizes as requested by tenant,*
  - *Mop Basin shall be floor mounted fiber glass mop sink with vacuum break and hose assembly,*
  - *Floor drains shall be provided in all janitor closets, restrooms and other locations as required by local ordinances. Trap primers shall be installed in all locations,*
  - *Electric Drinking Fountains shall be a two-level ADA compliant chilled water unit on each floor near the restrooms.*
  - *Infrared or "touch-less" units shall not be used unless approved by NAVICENT HEALTH*
- Approved Plumbing Devices – any deviation from these items must be approved by the NAVICENT HEALTH Construction Team.
  - *Clean outs by Smith Industries models 4472T and 4032L*
  - *Floor Drains by Speed Set model 2005L*
  - *Shower Drains by Zurn Model FD2250*
  - *Lavatories by Kinston Model K-2006 ADA, Pinoir K2035-4 ADA and Zurn Z1231WP*
  - *Lavatories by Just Manufacturing Models SL-2222-A-GR, SL-2217-A-GR and SL-2125-A-GR*
  - *Faucets by Zurn Models Z831B4, Z831R4, AquaSense Z6920-TMV*

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- *Faucets by Delta Model 400 Series*



- *Faucets by Crane Model 830AA*
- *Mixing Valves by Zurn Model Z7101-SS-LH-DV2P-HW and Symmons Model 5-400*
- *Toilets by Kohler Model K4330-ADA with Centoco Elongated Seat Model 1500STSCCSS*
- *Bariatric Toilets by Acorn Model Duraware 2125A-ADA*
- *Flushometers by Sloan Model 111-1.6/XL and Optima 111-SMO Battery Powered*
- *Water Fountains by Elkay Model E2STLR8C-ADA*
- *Crane Mop Sinks Model MBS2424*
- *Bed Pan Washers by Zurn or Sloan*
- *Circulating Pumps by Bell And Gosset*
- *Ball Valves by Nibco with zone valve plans submitted for approval by NAVICENT HEALTH .*
- *Pre-fab Headwall units are not to be used at NAVICENT HEALTH*

### **Division 23 - Heating, Ventilation & Air Conditioning**

- Single Story Structures shall utilize single zone, packaged rooftop air conditioning units with electric heat. Gas. Each zone shall have independent thermostat controls.
- Multi-story structures shall utilize air volume packaged rooftop units with variable air volume terminal units located in the ceiling plenums. Roof top units shall have variable frequency drives and economizer capabilities that are fully controllable by the control package. Heating will be provided with electric re-heat for each VAV unit. Hydronic heating will only be provided when approved by NAVICENT HEALTH .
- Built-up mechanical systems and penthouses shall be utilized when economic conditions warrant.
- HVAC for Acute Care suites shall be designed according to AIA Health Care and ASHRAE HVAC guidelines.
- Separate Air Handling Units may be required for suites that need 24/7 conditioning (ASC, ED, Imaging, Sleep Clinic Etc.). The design and costs associated with these units shall be included as part of the tenant's design and construction costs.
- The ceiling plenum shall be used as a return air system. Ducted return systems shall not be used except as needed for Acute Care suites within the building.
- Building shall have a central exhaust system that provides for all shell exhaust needs and the needs for tenant suite. Design shall be based on approximately (1) toilet for every 800 SF of tenant area.
- Design engineers shall explore the benefits of utilizing a Heat Recovery Ventilators (HRV) or Energy Recovery Ventilators (ERV) for intake, exhaust and make-up air systems.
- Ductwork shall be externally insulated with a minimum of 1" duct liner insulation. Internal lining

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shall not be used unless approved by NAVICENT HEALTH .

- Diffusers, return grills shall be aluminum with a baked white enamel finish.
- Return grills in tenant spaces shall be installed with a sound dampening boot or gooseneck with flex-duct for sound attenuation.
- Vibration isolation shall be provided on all mechanical units in accordance with the design of the equipment. Roof curbs shall be provided that allow for transition duct work to be placed above the roof deck.
- Contractor shall provide temporary filters and pre-filters on all return and transfer ductwork during construction. Temporary filters shall be removed on a routine basis during construction. Upon substantial completion, contractor shall remove pre-filters and change all filters in equipment with high efficiency filters as recommended by the manufacturer.
- Contractor shall fully balance the systems and submit test reports from an independent registered agency to architect for review and approval prior to completion of project.
- Contractor shall provide start-up of the units with a factory certified contractor.
- Preferred providers of chilled water air handling units:
  - *Carrier Corporation*
  - *Trane Company*
  - *York Division , Borg-Warner Corp.*
  - *McQuay Air Cond. Div., Snyder General Corp.*
- Preferred providers of refrigerant based handling units\fan coils:
  - *Carrier Corporation*
  - *Trane Company*

### Division 25 - Integrated Automation

- A computer based, DDC control package shall be included for all RTU and built-up systems. Control package shall be capable of programming temperature set points for supply air, CFM, room temp, start-up & shutdown times, set point limits and all other set points required to provide complete control of HVAC control system. System shall be capable of web-based operation and control.
- HVAC Control system must be Siemens Apogee or comparable system that can be fully integrated into the existing Apogee Building Automation System.

## **Division 26 - Electrical**

### ***I. Electrical and Distribution***

- Main electrical service shall be single metered at the transformer
- Independent sub-metering shall be required for tenants with high-use electrical equipment. Engineer shall use an E-Mon/D-Mon style meters when the project requires full-building sub-metering for shell common area and HVAC equipment or power consumption monitoring via consumption meters as provided by Veris Industries power monitoring equipment.
- Provisions shall be made to sub-meter each tenant suite on an individual electrometering system. One sub-meter will be provided for high voltage (if required) and one for low voltage service for each suite.
- Service shall be 120/208v or 277/480v depending on availability and building mechanical requirements. High voltage systems shall power mechanical equipment and lighting. Low voltage shall power other devices as required. Lighting and equipment systems shall be 277 volt when available.
- Step-down transformers shall be provided on each floor with main breaker and sub panels at each floor.
- BX or Greenfield conduit may be used for lighting and convenience outlet circuits as allowed by code. Other conduit within the building or as required for Acute Care areas shall be EMT. PVC may be used underground as allowed by code.
- Essential electrical systems shall be designed with the tenant's suite design according to NFPA.
- All wiring on the secondary side of the transformer shall be copper; aluminum wiring shall not be used.
- Provide sleeves and/or conduct between electrical rooms as required.
- All Electrical Homeruns must be in Conduit
- MC Cable should be given as a VE item if applicable per Local and State Electrical Codes.

### ***II. Electrical Devices and Fixtures***

- Switches, outlets, cover plates and other wiring devices shall be a minimum of 15 amp and shall be provided in the same color.
- Occupancy sensor shall be used for lights in public restrooms.
- Exterior outlets shall be installed on each side of the building and also provided on the roof.
- Keyed switches shall be provided for public corridor lighting.
- Lighting fixtures for shell building public areas shall be 2'x2' recessed indirect units, T-8, electronic ballast. Parabolic lenses may be used at the direction of NAVICENT HEALTH . Battery pack fixtures or wall/ceiling mounted emergency lights shall be used as required by code.
- Lights in janitor closets, electrical, elevator, mechanical and other service rooms shall be

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a general-purpose fluorescent fixture with a wire safety cage.

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- Exterior lights and poles shall be factory-finished, single, double or other lamp configuration to provide adequate light coverage for all areas of the property.
- Wall mounted lights shall be utilized where required to provide adequate lighting.
- Exit lights shall be LED display, single or double faced with letters, color and directional arrow as required by code.
- An engineer shall evaluate a lighting control system for the building and review with NAVICENT HEALTH prior to including in the design documents.
- As LED lighting devices become more affordable, designers may consider providing LED ceiling lighting in lieu of fluorescent fixtures. This action should be discussed with NAVICENT HEALTH prior to use.
- Approved Electrical Devices – any deviation from these items must be approved by the NAVICENT HEALTH Construction Team.
  - *Generators by Cummins or Caterpillar*
  - *ASCO Transfer Switches*
  - *Square D and GE Panels and Switch Gear*
  - *Receptacles and Sitches must meet Nema #6-20 Hospital Grade Specifications*
  - *Lithonia Light Fixtures - Models P8HN-50M, LP6FN, L8SN, L8AF10*
  - *LSI Industries Light Fixtures – Models SLI32-SSOR-UE,SS010-FC1-LM-UE 2x2 and SS010-FC1-LM- UE 2x4*
  - *H.E. Williams Model – BLDG-D22-317-W34W 2x2 and BLDG-D22-317-W34W 2x4*
  - *Day Brite Lighting Model – WB2-32-WO-UNV-1/2EB*
  - *Phillips Model – 8056-CCL-W-S7226HU*
  - *Emergi Light Exit Lights Model – LXN-1 and 2-GC-C-U*

### Division 27 - Communications

- Provide 2-4" conduit and 2-2" conduits from main utility service location at the property line to the first data room. Sleeves shall be provided to electrical or communications rooms on all floors. Owner shall install telephone cable, fiber optics, cable TV service, etc. as required.
- Provide a 2" conduit to the roof from the electrical or communication room on the top floor of the building. Conduit shall terminate in a weather proof manner, such as an inverted trap. Conduit shall be reserved for roof-top mounted communication devices.
- The common area finishes as shown below are typical for NAVICENT HEALTH projects. Certain projects may contain upgraded lobbies, restrooms, finishes or other features.
- Approved Low Voltage Electrical Devices – any deviation from these items must be approved by the NAVICENT HEALTH Construction Team.
  - *General Cable Model – GenSPEED 6000 Enhanced Category 6 Cable*
  - *Ortronics Jack Systems Model – OR40300546*

## **Building Design Standards**

- *Cable Trays and J Hooks must be used to maintain cable systems integrity and compliance with Local and State Codes.*
- *Cooper Low Voltage Rack Systems Model – Cooper 19” Series*
- *Versus Tracer Systems Models – 4422 and 4452*
- *Nurse Call by Rauland Borg – Model Responder IV*
- *Paging System by Bogen Systems – Model M Class Amplified 2M600.*
- *Color code for Dictaphone, Nurse Call, Patient Monitor, Security, Sound, Paging, TV, Audio-Visual, Voice, Data:*
  - *DICTAPHONE      MEDIUM BLUE*
  - *NURSE CALL      LIGHT VIOLET*
  - *PATIENT MONITOR      ORANGE*
  - *SECURITY      MEDIUM GREEN*
  - *SOUND, PAGING      BLACK*
  - *TV, AUDIO VISUAL      MEDIUM BROWN*
  - *VOICE, DATA      WHITE*
- *Conduit: Provide EMT conduit sized and routed as required by the system manufacturer. Provide a pullcord in each conduit.*

## **Division 28 - Electronic Safety and Security**

### ***I. Fire and Smoke Alarm System***

- *A complete fire and smoke detection alarm system per the requirements of the local jurisdictional agencies*
- *System shall be fully addressable and have adequate space to support the additional requirement of future tenant spaces within the building.*
- *System shall be fully tested and certified prior to substantial completion.*
- *Approved Fire Alarm System and Controls by Edwards Systems Technology (EST3 Voice Control System).*

### ***II. Access Control***

- *Furnish and install an access control and locking system for exterior doors serving the lobby and corridor areas. Access controls shall not be provided at stairwell doors unless requested by Owner.*
- *Control system shall utilize the HubMax modular access control system as manufactured by International Electronics Incorporated or other system as approved by Owner.*
- *Doors shall be locked with magnetic lock and released with motion sensors and secondary egress buttons*

- System shall be tied into the fire alarm system to provide release of all locking devices in the event of an alarm situation.
- Plenum rated cabling shall be used for all devices.

### **Division 31 - Earthwork**

- Soil conditions shall be as represented by the Soil Report. Architect shall arrange for a soils investigation by a firm approved by NAVICENT HEALTH within 10 days of being awarded job if site is known.
- Contractor shall inspect the site to verify existing condition and document existing conditions prior to starting work.
- All existing conditions will be documented in the contract document and / or covered in the pre- bid walk thru with the Contractors. Any items not noted by the documents or the Contractor will be deemed to be included in the base bid by the Contractor.
- Contractor shall coordinate with the owner's third party testing firm to monitor soil placement, compaction, analysis and other requirements as outlined in the documents. Owner shall pay for testing services.
- Asphalt paving shall be installed as recommended in the soils report and shall not contain areas of ponding water or birdbaths
- Storm water piping shall be RCP unless otherwise allowed by code and approved by NAVICENT HEALTH .
- Sanitary, fire water and domestic water utilities within the building footprint shall be ductile iron pipe. Domestic water lines shall be copper if 4" diameter or less. PVC may be used underground as allowed by local codes.
- Contractor shall apply for and coordinate the installation of electrical, telephone, water and gas services, connection fees, tap fees, meter fees and other related fees shall be coordinated and paid by Contractor. Deposits shall be paid by the Owner Contractor shall transfer services at substantial completion.
- Landscape irrigation systems shall be equipped with a zoned automatic electronic controller, rain sensor and freeze gauge.
- Parking lot lighting shall be installed in accordance with local requirements.





## **General Specifications - Medical Office Building**

- Main suite entrance door will be a standard 1-3/4", solid core, factory-finished, white birch veneer door of color to match shell. Main suite entry shall be recessed and include a 12" or 18" glass side light.
- Interior hinged doors will be 1-3/4", solid core, factory-finished door and knock-down hollow metal frames.
- Cabinets will have standard color, plastic laminate finish on exposed exterior surfaces with standard white Melamine interiors, standard European style hinges and wire pulls (no plastic pulls).
- Window treatment shall be provided with the shell building.
- Door hardware finished and lever type to match shell building.
- Heating, ventilation and air conditioning system will provide climate control in suite with interior and exterior zones are required; design between 1 ton/225 SF to 1 ton/300 SF depending on geographic region. The Engineer shall make design recommendations to NAVICENT HEALTH during schematic design phase.
- Soffited entry with recessed can light with splayed/angled entry wall at suite entrance. Flooring shall be cut pile carpeting to compliment corridor carpet. Wall finish shall match corridor.
- Ceilings shall be a standard 2'x2' Armstrong 770, or equal, regular acoustical lay-in ceiling tile with standard 15/16" white grid system. Target ceiling height is 9'-0" at most locations.
- Provisions for tenant telephone and computer systems shall be provided in each suite.

## **Lobbies and Corridors**

- Floors: 16"x16" or 18"x18" porcelain tile units using two or three color patterns; no solid color tiles shall be used except as accent tiles.
- Tile base to match field color. Grout with acrylic additive to be dark in color, 1/8 inch joint typical. Field tiles to continue with public restrooms.
- Natural stone may be considered as approved by NAVICENT HEALTH .
- Direct glue down loop carpet at corridors with cut pile of a complimentary color at recessed tenant entry doors.
- Ceilings: See Division 9. (A limited number of drywall soffits is acceptable.)
- 2'x2' direct/indirect fluorescent fixtures in corridors. (Some recessed can lights or wall sconces, indirect lighting may be used in lobby.) LED lighting may also be considered.
- Walls: Painted walls with chair rail or two colors painted with wood accent in lobby.
- Entry: Recessed, carpeted walk off mat "Waterhog" classic tile by Andersen Company, color to be selected by Architect/Designer.

## **Building Design Standards**

### **Public Restrooms**

- Floors: Porcelain or ceramic field tile, coordinate with lobby specification with bull-nose base tile of same color.
- Walls: Wet wall shall be wall tile coordinated with the flooring material. Other walls shall be painted with a material acceptable to the local jurisdictional authority.
- Ceilings: Same as lobby and corridors.
- Counter tops & toilet partitions: Solid surface or natural stone to coordinate with finishes.
- Toilet Partitions: Refer to Division 10.

### **Electrical, Mechanical, Telephone, Janitor and Other Utility Areas**

- Floors: Sealed concrete with 4" vinyl cove base.
- Walls: Paint eggshell enamel - (provide 5/8" FRT plywood on all walls in telephone closet). Provide FRP panel wainscot at sink and mop basin locations. FRP panels to be fire-retardant treated.
- Ceiling: Painted with utility fluorescent fixtures hanging from structure with safety cages.

### **Stairwells**

- Floor: Paint floors, underside of stairs and railing semi-gloss enamel. 4" vinyl cove base at landings.
- Stair treads to be clean and painted with slip-resistant concrete paint.
- Walls and Railings: Painted with semi-gloss enamel.
- Ceiling: Paint exposed structure and underside of stairs with semi-gloss enamel. Provide lay-in ceiling at upper level to conceal bar joists.

### **Waiting Room**

- Walls: Sound conditioned and painted with primer and 2 coats washable latex enamel paint with eggshell finish.
- Floor: Looped pile carpeting in standard color/pattern with 4" resilient cove base or LVT.
- Electrical: One duplex outlet on each wall and 2'x 4' standard recessed 8" parabolic fluorescent ceiling lighting.

### **Business/Reception Area**

- Walls: Sound conditioned and painted with primer plus 2 coats washable latex enamel paint with eggshell finish.
- Floor: Looped pile carpeting in standard color/pattern with a 4" resilient cove base.
- Electrical: Duplex outlets as required and 2'x4' standard recessed 8" parabolic fluorescent ceiling lighting.
- Telephone/IS Boxes. Dedicated copier outlet as requested.
- Cabinets: Counter base cabinets and wall-mounted storage cabinets, as requested.
- Special: Pass-through ledges at each opening and opaque glass sliding doors, as requested.

### **Exam and Special Procedure Rooms**

- Walls: Sound conditioned and painted with primer plus 2 coats washable latex enamel paint with eggshell finish.
- Floor: No-wax vinyl composition tile 12"x12" in standard colors with 4" resilient cove base. Consider sheet vinyl with heat-welded seams at Special Procedure Rooms.
- Electrical: G.F.I, duplex outlet at counter, two duplex outlets, and 2'x4' standard recessed direct/ indirect fluorescent ceiling lighting.
- Cabinets: Base cabinets with 1 adjustable shelf, counter with stainless sink and 4" backsplash including required blocking. Upper cabinets shall be provided as an alternate, as requested.
- Special: Stainless steel sink with gooseneck spout and faucets that meet ADA requirements. Coat hook on door.

### **Consultation Rooms and Private Offices**

- Walls: Sound conditioned and painted with primer plus 2 coats washable latex enamel paint with eggshell finish.
- Floor: Cut pile carpeting in standard color with 4" resilient cove base.
- Electrical: Two duplex outlets and 2'x4' standard direct/indirect fluorescent ceiling lighting.
- Special: Coat hook mounted on the door.

### **Nurse Station**

- Walls: Sound conditioned and painted with primer plus 2 coats washable latex enamel paint with eggshell finish.
- Floor: Vinyl composition tile 12"x12" in standard color with 4" resilient cove base.
- Electrical: Duplex outlets as required and 2'x4' standard direct/indirect fluorescent ceiling lighting.
- Cabinet: Combination lower and upper cabinet unit with a 4-drawer, base cabinet and a 2-door front base cabinet with 1 adjustable shelf. Upper unit 30" height and 14" depth with 5-door front with 2 adjustable shelves. Blocking as required.

## **Building Design Standards**

### **Storage Rooms**

- Walls: Primer plus 2 coats washable latex enamel paint with eggshell finish.
- Floor: Vinyl composition tile 12"x12" in standard color with 4" resilient cove base.
- Electrical: 2'x 4' standard direct/indirect fluorescent ceiling light and one duplex outlet.
- Shelving: Melamine-faced shelves - 5 shelves high by 16" deep.

### **Halls within Suites**

- Walls: Primer plus 2 coats washable latex enamel paint with eggshell finish
- Floor: Carpet or vinyl composition tile in standard color/pattern with 4" resilient cove base.
- Electrical: Duplex outlets are required for maintenance (20' spacing) and 2'x4' standard direct/ indirect fluorescent lighting approximately 12' on center.

### **Toilet Rooms**

- Walls: Sound conditioned and painted primer plus 2 coats washable latex enamel paint with eggshell finish.
- Floor: Vinyl composition tile 12" x 12" in standard color/pattern with 4" resilient cove base. Ceramic tile with ceramic base shall be used as required by local codes.
- Electrical: GFI Duplex outlet and 2' x 4' standard direct/indirect fluorescent ceiling light.
- Plumbing: ADA pressure-assisted vitreous china water closet and vitreous china wall-mounted sink with ADA-compliant pipe covers.
- Special: Coat hook mounted on door, paper towel/trash dispenser combo, double toilet paper holder, unframed mirror, grab bars, and exhaust venting. All toilet room fixtures and accessories shall comply with ADA requirements.

### **Finish Materials**

- NAVICENT HEALTH Interior Design Department shall provide a minimum of three "standard" finish packages for use in tenant suite color selections. Each standard package shall contain multiple material options for each palette and shall coordinate/compliment the shell building finishes.

## Ambulatory Care Facilities – Outpatient Unit or Facility

- *Primary Care Outpatient Facility*
- *Free-Standing Outpatient Diagnostic & Treatment Facilities*
- *Urgent Care Facility*
- *Cancer Treatment Facility*
- *Outpatient Surgical Facility*
- *Gastrointestinal Endo Facility*
- *Renal Dialysis Centers*
- *Psychiatric Outpatient Facility*
- *Outpatient Rehab Facility*

### General

- Comply with requirements of **Guidelines for Design and Construction of Health Care Facilities**, 2010 edition. (If a newer addition is adopted by the State Health Planning office in Georgia, meet the requirements of the newer edition.)

### Site:

- Building entrances used to reach outpatient services shall be at grade level

### Isolation Room: (All)

- Provide handwash station in room.
- Provide separate patient toilet w/water closet and lavatory.
- Perimeter walls, ceilings and floor including penetrations to be tightly sealed so that air does not infiltrate from outside space
- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceilings: Epoxy paint on GWB.*
- Doors: Provide closer and edge seals.

### Protective Environment Room:

- Match all requirements for isolation rooms except that separate patient toilet not required.
- Provide light fixtures with sealed lenses.

## **Support Spaces for Patient Care**

### ***Documentation Area***

- Solid surface countertop.

### ***Handwash Station***

- Provide wherever hands-on patient care is provided.

### ***Medication Distribution Station:***

- Provide solid surface work counter with sink, refrigerator.
- Finishes:
  - *Walls:*       *Paint on GWB.*
  - *Floors:*       *Sheet Vinyl w/resilient base.*
  - *Ceiling:*       *2'x2' Acoustical.*
  - *Cabinets:*     *Solid surface countertop.*
- Special: Space for Med Distribution Station

### ***Nourishment Area:***

- Provide sink, work counter, refrigerator, storage cabinet, specified equipment.
- Provide handwash station (adjacent or located within area).
- Finishes:
  - *Walls:*       *Paint on GWB.*
  - *Floors:*       *Sheet Vinyl w/resilient base.*
  - *Ceiling:*       *2x2 Acoustical.*
  - *Cabinets:*     *Solid surface countertop.*

### ***Clean Holding***

- Finishes:
  - *Walls:*       *Paint on GWB.*
  - *Floors:*       *Sheet Vinyl w/resilient base.*
  - *Ceilings:*     *2'x2' Acoustical.*

### **Soiled Holding**

- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceiling: Vinyl-faced GWB panels.*

### **Wheelchair Storage/Parking**

- Finishes:
  - *Walls: Paint on GWB.*
  - *Floors: Sheet Vinyl w/resilient base.*
  - *Ceilings: 2'x2' Acoustical.pending*

### **General Support Spaces**

#### **Sterilization Facilities**

- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceiling: Vinyl-faced GWB panels.*

#### **Anesthesia Workroom**

- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceilings: 2'x2' Acoustical.*

#### **Diagnostic Imaging Facilities:**

- Viewing & storage
- Pressing room/booths
- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceilings: 2'x2' Acoustical.*
- Special: Refer to equipment provider for locations
- Electrical: Refer to equipment provider for floor outlet locations

**Building Design  
Standards**

**Laboratory Services:**

- Finishes:
  - *Walls:* Epoxy paint on *GWB*.
  - *Floors:* Sheet vinyl w/heat-welded seams and integral coved base.
  - *Ceiling:* Vinyl-faced *GWB* panels.
  - *Cabinets:* Refer to specimen cabinet provider for clearances



## **Hospitals**

- *General Hospitals*
- *Hospitals*
- *Small Primary Care Hospitals*
- *Critical Access Hospitals*
- *Psychiatric Hospitals*
- *Rehabilitation Hospitals*

## **General**

- Comply with requirements of guidelines for design and construction of healthcare facilities, 2014 Edition ( If newer addition is adopted by the State Health Planning office in Georgia, meet the requirements of the newer edition.)

## **Site**

- Building entrances used to reach hospital services shall be at grade level.

## **Isolation Room: (All)**

- Provide handwash station in room.
- Provide separate patient toilet w/water closet and lavatory.
- Perimeter walls, ceilings and floor including penetrations to be tightly sealed so that air does not infiltrate from outside space.
- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral coved base.*
  - *Ceilings: Epoxy paint on GWB.*
  - *Doors: Provide closer and edge seals.*

## **Protective Environment Room:**

- Match all requirements for isolation rooms except that separate patient toilet not required.
- Provide light fixtures with sealed lenses.

## **Support Spaces for Patient**

### **Care Documentation Area**

- Solid surface countertop.

### **Handwash Station**

- Provide wherever hands-on patient care is provided.

### **Medication Distribution Station:**

- Provide solid surface work counter with sink, refrigerator.
- Finishes:
  - *Walls: Paint on GWB.*
  - *Floors: Sheet Vinyl w/resilient base.*
  - *Ceiling: 2'x2' Acoustical.*
  - *Cabinets: Solid surface countertop.*
- Special: Space for Med Distribution Station

### **Nourishment Area:**

- Provide sink, work counter, refrigerator, storage cabinet, specified equipment.
- Provide handwash station (adjacent or located within area).
- Finishes:
  - *Walls: Paint on GWB.*
  - *Floors: Sheet Vinyl w/resilient base.*
  - *Ceiling: 2'x2' Acoustical.*
  - *Cabinets: Solid surface countertop.*

### **Clean Holding**

- Finishes:
  - *Walls: Paint on GWB.*
  - *Floors: Sheet Vinyl w/resilient base.*
  - *Ceiling: 2'x2' Acoustical.*

### **Soiled Holding**

- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral coved base.*
  - *Ceiling: Vinyl-faced GWB panels.*

## **Wheelchair Storage/Parking**

- Finishes:
  - *Walls: Paint on GWB.*
  - *Floors: Sheet Vinyl w/resilient base.*
  - *Ceilings: 2'x2' Acoustical.pending*

## **General Support**

### **Spaces Sterilization**

#### **Facilities**

- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceilings: Vinyl-faced GWB panels.*

#### **Anesthesia Workroom**

- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceilings: 2'x2' Acoustical.*

#### **Diagnostic Imaging Facilities**

- Viewing & storage
- Dressing room/booths
- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceilings: 2'x2' Acoustical.*
    - » Special: Refer to equipment provider for locations.
    - » Electrical: Refer to equipment provider for floor outlet locations.

#### **Laboratory Services:**

- Finishes:
  - *Walls: Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceilings: Vinyl-faced GWB panels.*
  - *Cabinets: Refer to specimen cabinet provider for clearances.*

## Building Design Standards

### Nursing Units:

- Patient Room/Isolation Rooms
- Medical/Surgical Nursing Unit
- Oncology Nursing Unit
- Pediatric & Adolescent Oncology Nursing Unit
- Critical Care Unit
- Intermediate Care Unit
- Coronary Critical Care Unit
- Combined Medical/Surgical Critical Care & Coronary Care Unit
- Pediatric Critical Care Unit
- Obstetrical Unit
- Nursery Unit
- Pediatric & Adolescent Unit
- Psychiatric Nursing Unit
- In-Hospital Skilled Nursing Unit
- Bariatric Care Unit
- Finishes:
  - *Walls: Paint on GWB.*
  - *Floors: Sheet Vinyl w/resilient base or Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceilings: 2'x2' Acoustical.*
  - *Cabinets: Solid surface countertops*
- Special: Space for Medical Distribution Station, privacy curtain, flush surface light fixtures, natural lighting.
- Personal Care Accommodations:
  - *Toilet, shower, handwashing station*
  - *Individual secured storage*
  - *Bed clearance*
  - *Space for visitors*

**Diagnostic and Treatment Locations:**

- Interventional Imaging Services
- Exam/Treatment Rooms
- Emergency Services
- Surgical Service
- Diagnostic Imaging Services (See Diagnostic Imaging Facilities)
- Nuclear Medicine Services
- Rehabilitation Therapy Services
- Respiratory Therapy Services
- Renal Dialysis Services
- Cancer Treatment/Infusion Therapy Service
- Gastrointestinal Endoscopy Service
- Hyperbaric Services
- Finishes:
  - *Walls: Paint on GWB/Epoxy paint on GWB.*
  - *Floors: Sheet vinyl w/heat-welded seams and integral covered base.*
  - *Ceilings: Vinyl-faced GWB panels/2'x2' Acoustical (pending.)*
  - *Cabinets: Solid surface countertop.*
- Special: Refer to equipment provider for locations.
- Electrical: Refer to equipment provider for locations.
- Plumbing: Pending.
- HVAC: Pending.
- Med Gas Outlets.

**General Support Services & Facilities:**

- Materials Management
- Morgue Facilities
- Linen Services/Central Services
- Waste Management Facilities
- Environmental Services
- Engineering & Maintenance Services
- Finishes:
  - *Walls:*      *Sheet Vinyl/Sheet vinyl w/heat-welded seams and integral covered Sheet Vinyl base.*
  - *Floors:*     *Sheet Vinyl/ Epoxy paint on GWB/ Paint on GWB.*
  - *Ceiling:*    *Acoustical/Vinyl-faced GWB panels.*

**Dietary Services:**

- Finishes:
  - *Walls:*      *Epoxy paint on GWB*
  - *Floors:*     *Sheet Vinyl.*
  - *Ceilings:*   *Vinyl-faced GWB panels.*

**Pharmacy Services:**

- Finishes:
  - *Walls:*      *Paint on GWB.*
  - *Floors:*     *Sheet Vinyl.*
  - *Ceiling:*    *Vinyl-faced GWB panels.*

**Public & Administrative Areas:**

- Finishes:
  - *Walls:*      *Paint on GWB.*
  - *Floors:*     *Sheet Vinyl/Carpet or LVT.*
  - *Ceiling:*    *2'x2' Acoustical.*