

SPACE TYPE: CLINIC / HEALTH UNIT

Construction Criteria

The unit costs for Health Center space types are based on the construction quality and design features in the following table. This information has been generally organized under Uniformat headings. Items marked with a have a space-related cost impact on the building shell and core.

Category	
Interior Construction	
<i>Partitions</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ ½" GWB on metal studs at 16" OC ■ Raised floor to ceiling grid
<i>Suite Perimeter and Public Corridor</i>	<ul style="list-style-type: none"> ■ Structural slab-to-slab ■ One layer 5/8" GWB both sides on metal studs at 24" OC ■ Acoustical insulation ■ 45 STC
<i>Toilets</i>	<ul style="list-style-type: none"> ■ Structural slab-to-slab ■ One layer ½" GWB both sides on metal studs at 16" OC ■ Acoustical insulation ■ 40 STC
<i>Doors</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Solid core 1¾" hardwood veneer doors 3' - 0" (w) by 7' - 0" (h) ■ Door frames will be a minimum 14 gauge metal frame construction ■ Hardware to be latch sets with levers
<i>Main Suite Entrance and Perimeter Exits</i>	<ul style="list-style-type: none"> ■ Solid core 1¾" hardwood veneer doors 3' - 0" (w) by 7' - 0" (h) ■ Door frames will be a minimum 14 gauge metal frame construction ■ Frame and threshold sound gasketing ■ Hardware to be locksets with levers ■ Key locks ■ Automatic closers
<i>Toilets</i>	<ul style="list-style-type: none"> ■ Solid core 1¾" hardwood veneer doors 3' - 0" (w) by 7' - 0" (h) ■ Door frames will be a minimum 14 gauge metal frame construction ■ Frame sound gasketing ■ Hardware to be locksets with levers.
<i>Exam Rooms, and Physician Offices</i>	<ul style="list-style-type: none"> ■ Solid core 1¾" hardwood veneer doors 3' - 0" (w) by 7' - 0" (h) ■ Door frames will be a minimum 14 gauge metal frame construction ■ Hardware to be locksets with levers

Category	
<i>Signage</i>	
<i>Suite Entrance</i>	<ul style="list-style-type: none"> ■ Room identification signage to be raised plastic letters mounted beside the door with Braille tactile ADAAG compliant module
<i>Room Signage System</i>	<ul style="list-style-type: none"> ■ Signage for life safety, public convenience (rest rooms) within the functional areas of the tenant will be included in the unit costs and will be building standard modular vinyl lettering on plastic laminate signage frame system with ADAAG compliant tactile Braille vinyl signage modules ■ Signage requirements within the tenant demised space related to their function will be provided by the tenant
<i>Specialties – Toilet Accessories</i>	<ul style="list-style-type: none"> ■ Toilet paper holder ■ Feminine napkin disposal (female toilets only) ■ Paper towel dispenser combination waste receptacle ■ Soap dispenser ■ Mirror with stainless steel edging ■ ADAAG compliant grab bar ■ Specimen pass through
<i>Privacy Curtains</i>	<ul style="list-style-type: none"> ■ Ceiling mounted tracks in exam rooms ■ Flame resistant privacy curtains
<i>Window Treatment</i>	<ul style="list-style-type: none"> ■ Horizontal 1” louver blinds ■ Anti-static painted aluminum louvers ■ Concealed valance free head
Interior Finishes	
<i>Walls</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Type II vinyl wall covering with vinyl cove base
<i>Exam Rooms, Clean and Soiled Utility</i>	<ul style="list-style-type: none"> ■ Type II vinyl wall covering; base to be integral with sheet vinyl flooring
<i>Toilets</i>	<ul style="list-style-type: none"> ■ Ceramic tile
<i>File Rooms</i>	<ul style="list-style-type: none"> ■ Low VOC semi-gloss paint with vinyl cove base
<i>Floors</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ 6’- 0” (w) broadloom carpet ■ 32 oz per square yard level loop ■ Yarn dyed color with pattern ■ Fourth generation nylon yarn ■ Bonded construction with cushioned back
<i>Exam Room, Clean Utility, Soiled Utility</i>	<ul style="list-style-type: none"> ■ Seamless sheet vinyl floor with integral base

Category	
<i>Toilet</i>	<ul style="list-style-type: none"> ■ Ceramic tile
<i>File Room</i>	<ul style="list-style-type: none"> ■ Resilient vinyl tile
<i>Ceiling</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Suspended 24" by 24" acoustical tile ceiling included in building shell and core provisions
<i>Toilets</i>	<ul style="list-style-type: none"> ■ Suspended 24" by 24" acoustical tile ceiling included in building shell and core provisions <input checked="" type="checkbox"/> GWB soffit over counter areas
<i>Soiled Utility</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Suspended 24" (w) by 48" (l) washable moisture resistant acoustical ceiling tile
Plumbing	
<i>General</i>	<ul style="list-style-type: none"> ■ Wall mounted fountain with chiller
<i>Exam Rooms, Nurse Station, Clean Utility</i>	<ul style="list-style-type: none"> ■ Flat bottom porcelain sink inset in counter with lever faucets and hot and cold water supply
<i>Soiled Utility</i>	<ul style="list-style-type: none"> ■ Flat bottom porcelain sink inset in counter with lever faucets and hot and cold water supply ■ Floor drain
<i>Break Area</i>	<ul style="list-style-type: none"> ■ Brushed stainless steel sink inset in counter ■ Hot and cold water supply ■ Lever gooseneck faucet
<i>Toilets</i>	<ul style="list-style-type: none"> ■ Porcelain sink inset in counter ■ Cold and hot water supply ■ Lever faucet ■ Porcelain floor mounted flush-valve water closet
HVAC	
<i>Air Distribution System</i>	
<i>Air Handling Unit</i>	<ul style="list-style-type: none"> ■ AHUs are part of the building shell and core provisions; assume no additional cooling capacity is required <input checked="" type="checkbox"/> Provide a separate AHU for the clinic
<i>VAV System</i>	<ul style="list-style-type: none"> ■ VAV system is part of the building shell and core provisions ■ See building shell and core provisions for other zoning requirements
<i>Filtering</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Provide 25% pre-filter and 80% filtration to all clinic areas
<i>Air Supply</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ducted ceiling diffusers with return air ceiling plenum <input checked="" type="checkbox"/> Acoustical transfer ducts at all acoustically rated partitions at physician offices, exam rooms, and tenant demising partitions

Category	
<i>Exhaust Air</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Provide direct 100% exhaust at soiled utility <input checked="" type="checkbox"/> Provide direct 100% exhaust at toilet rooms operated by time clock or BAS
<i>Thermostat Controls</i>	<ul style="list-style-type: none"> ■ Provide setback thermostat even in areas of 24 hr operation with override control by building shell and core BAS
Fire Protection	
<i>Fire Suppression</i>	<ul style="list-style-type: none"> ■ Sprinkler system is part of the building shell and core provisions; assume that Tenant Improvements for this space type requires relocation of 10% sprinkler heads ■ Fire and smoke dampers to be provided in rated walls
<i>Fire and Smoke Detection</i>	<ul style="list-style-type: none"> ■ One smoke and heat detection device in each occupiable space
<i>Fire Alarms</i>	<ul style="list-style-type: none"> ■ Audible and visible (strobe) alarm in each occupiable space
Electrical	
<i>Electrical Outlets</i>	
<i>General</i>	Wall mounted duplex outlets on each wall of each room or every 50'- 0" OC
<i>Exam Rooms</i>	<ul style="list-style-type: none"> ■ Four wall mounted duplex outlets with one duplex outlet with dedicated line ■ Two splash mounted duplex outlets with one duplex outlet with dedicated line ■ Recessed wall duplex electrical outlet for clock
<i>Nurse Station</i>	<ul style="list-style-type: none"> ■ Two wall mounted duplex outlets with one duplex outlet with dedicated line <input checked="" type="checkbox"/> Four splash mounted duplex outlets with two duplex outlet with dedicated line, and three on emergency power ■ Recessed wall duplex electrical outlet for clock
<i>Clean Utility, Soiled Utility</i>	<ul style="list-style-type: none"> ■ Two quadplex ground fault interrupter counter splash mounted electrical outlet ■ Three wall mounted duplex outlets at 18" above the floor
Lighting	
<i>General</i>	<ul style="list-style-type: none"> ■ General lighting provided as part of the building standard shell and core provisions with a minimum of one 24" (w) by 48" (l) recessed parabolic fluorescent fixture with two T-8 lamps and electronic ballasts per room and additional fixtures per every 80 SF (or T-5 equivalent) ■ Independent switch control for each suite with 3 way switches at each entrance and for each enclosed space, including offices, exam rooms, and file rooms <input checked="" type="checkbox"/> 25% of lighting shall have emergency battery backup
<i>Exam Rooms</i>	<ul style="list-style-type: none"> ■ Dimmable light controls located on the wall at the entrance
<i>Telephone and Communication Outlets</i>	

Category	
<i>General</i>	<ul style="list-style-type: none"> ■ Conduit and pathways for services from the core to the tenant demised space provided as part of the building shell and core provisions; conduit and boxes within the tenant suite are part of the Tenant Improvement unit costs ■ Conduit and boxes are part of the Tenant Improvement unit costs; wiring and equipment for telephone and data LAN systems provided by tenant ■ Conduit and boxes for one telephone line for each room part of Tenant Improvement unit costs; wiring and equipment provided by tenant
	<ul style="list-style-type: none"> ■ Conduit and boxes for one LAN connection for each room part of Tenant Improvement unit costs; cabling and equipment provided by tenant ■ Conduit and boxes for one ceiling mounted PA speaker for each room part of Tenant Improvement unit costs; wiring and equipment provided by tenant
<i>Nurse Call System</i>	<ul style="list-style-type: none"> ■ Conduit and power connections for wall mounted nurse call in each exam room, toilet, and physician office and monitoring at nurse stations and front reception desk part of Tenant Improvement unit costs; equipment and wiring provided by tenant
<i>File Rooms</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for one wall mounted telephone line part of Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one ceiling mounted PA speaker part of Tenant Improvement unit costs; equipment and wiring provided by tenant
Equipment	
<i>Medical Equipment</i>	<ul style="list-style-type: none"> ■ Type I, II and III medical equipment are considered special costs
Furnishings	
<i>Casework</i>	<ul style="list-style-type: none"> ■ Mounting and utility connections part of Tenant Improvement unit costs; Type II medical equipment provided by tenant
<i>General</i>	<ul style="list-style-type: none"> ■ All millwork to be AWI custom grade hardwood veneer panels and plastic laminate tops with solid hardwood dimensional lumber
<i>Public Reception</i>	<ul style="list-style-type: none"> ■ 8'- 0" (l) counter with transaction height 10" (d) surface and 29" (h) desk surface behind grommet holes for wiring, 2 pedestals with drawers ■ Counter to be constructed of AWI custom grade hardwood
<i>Break Room</i>	<ul style="list-style-type: none"> ■ 10'- 0" base and upper cabinet
<i>Exam Room</i>	<ul style="list-style-type: none"> ■ 6'- 0" base and upper cabinet
<i>Clean Utility, Soiled Utility</i>	<ul style="list-style-type: none"> ■ 8'- 0" base and upper cabinet ■ 6'- 0" of shelving to be Type II medical equipment provided by tenant
<i>Medications</i>	<ul style="list-style-type: none"> ■ Locking secure metal medication upper cabinets counter to be Type II medical equipment provided by tenant. ■ Standard 4'- 0" lower cabinets and counter