

EXHIBIT 3

**Sheppard Pratt Health System
100 Bed Psychiatric Hospital
at Elkridge**

FINAL DRAFT

Space Programs & Building Size Summary

April 10, 2015

CANNONDESIGN

Building Program Summary

April 10, 2015

Department	Proposed Depart'l Gross SF		Comments
General Adult Unit	12,209	17 Beds	
Adolescent Unit	12,209	17 Beds	
Co-Occurring Unit	12,209	17 Beds	
Fenton Psychotic Disorders Unit	12,209	17 Beds	
Young Adult Unit	12,209	17 Beds	
Geriatric Unit	11,665	15 Beds	
Lobby / Admissions / Intake / CWIC	5,265		
Administration	3,240		
Clinical Services	4,074		
Pharmacy	1,800		
Day Hospitals	14,729		
Inpatient Treatment Team	754		
Gymnasium	6,470		
Meditation Suite	754		
Education / Conference Center	2,484		
Judicial Suite	999		
Dietary	5,575		
EVS - Housekeeping / Laundry	1,350		
Maintenance/Engineering/Security	6,544		
SUBTOTALS	126,748	DGSF	
Building Grossing Factor	1.35		
TOTAL BGSF	171,490	BGSF	

Department Program Summary

April 10, 2015

Department	Proposed Net SF	NSF to DGSF Factor	Proposed Depart'l Gross SF	Comments
General Adult Unit	8,420	1.45	12,209	17 Beds
Adolescent Unit	8,420	1.45	12,209	17 Beds
Co-Occurring Unit	8,420	1.45	12,209	17 Beds
Fenton Psychotic Disorders Unit	8,420	1.45	12,209	17 Beds
Young Adult Unit	8,420	1.45	12,209	17 Beds
Geriatric Unit	8,045	1.45	11,665	15 Beds
Lobby / Admissions / Intake / CWIC	3,900	1.35	5,265	
Administration	2,400	1.35	3,240	
Clinical Services	2,910	1.40	4,074	
Pharmacy	1,500	1.20	1,800	
Day Hospitals	10,910	1.35	14,729	
Inpatient Treatment Team	580	1.30	754	
Gymnasium	5,176	1.25	6,470	
Meditation Suite	580	1.30	754	
Education / Conference Center	1,840	1.35	2,484	
Judicial Suite	740	1.35	999	
Dietary	4,460	1.25	5,575	
EVS - Housekeeping / Laundry	1,080	1.25	1,350	
Maintenance/Engineering/Security	5,235	1.25	6,544	
SUBTOTALS	91,456	NSF	126,748	DGSF
Building Grossing Factor			1.35	
TOTAL BGSF			171,490	BGSF

Lobby / Admissions / Intake / CWIC

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 LOBBY/RECEPTION				
1.01 Lobby/Waiting	1	600	600	
1.02 Reception/Customer Svc. Rep.	1	120	120	Size for 1
1.03 Switchboard	1	120	120	
1.04 Gift Shop	1	500	500	Includes Storage
1.05 Vending	1	120	120	
1.06 Visitor/Public Toilets	2	50	100	
1.07 Housekeeping Closet	1	40	40	
1.08 Lactation Room	1	80	80	
1.09 Family Lounge/ Meeting Room	0	200	0	
SUBTOTAL			1,680	
2.00 ADMISSIONS/ INTAKE				Adjacent to CWIC, Adj to Med Clinic- Registration/ Access Coordination
2.01 Registrar / Reception	1	120	120	
2.02 Work Area	1	120	120	Includes space for supply storage
2.03 Triage/ Assessment	1	120	120	Area / Alcove
2.04 Office	1	120	120	
2.05 Intake Stretcher bays	3	80	240	
2.06 Intake Private Room	1	100	100	Glass walled room for visibility
2.07 Patient Storage	0	100	0	Patient Belonging Storage On-Unit
2.08 Waiting	1	150	150	Family Waiting for New Admits/ Walk
2.09 Public Toilets	1	60	60	
2.10 Vending	0	120	0	
2.11 Patient Toilet Room	1	60	60	
2.12 Patient Shower Room	0	60	0	
2.13 Laundry Room	0	120	0	Clothing laundered on unit
2.14 Staff Work Area	1	300	300	4 UR Staff, 1 Hotelling/ Future
2.15 Staff Toilet	1	50	50	
2.16 Intake Vestibule	1	100	100	
2.17 Intake Garage	0	400	0	4 Covered Outdoor Ambulance Bays
SUBTOTAL			1,540	
3.00 CRISIS WALK IN CLINIC (CWIC)				Co-located with CWIC
3.01 Reception	1	120	120	shared with outpatient aftercare
3.02 Waiting	1	150	150	
3.02 Office/Consult Room	3	120	360	
3.03 Patient Toilet	1	50	50	
SUBTOTAL			680	
4.00 OUTPATIENT AFTER CARE				Locate in MOB.
4.01 Office/Consult Room	0	120	0	
SUBTOTAL			0	
TOTAL NET SQUARE FEET			3,900	Net Square Feet
		x	1.35	Grossing Factor
DEPT GROSS SQUARE FEET			5,265	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Administration

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 ADMINISTRATION				
1.01 Office, Directors	3	140	420	Admin Dir; Clinical Dir; +1 TBD
1.02 Office	3	120	360	Bus Off; HR; +1 TBD
1.03 Administrative Assistants	2	80	160	
SUBTOTAL			940	
2.00 MEDICAL RECORDS SUITE				
2.01 Director Office	0	140	0	Occurs at Main SPPH.
2.02 Staff Work Stations	3	60	180	2 staff and 1 scanning cubicle
2.03 File Storage	1	80	80	Files scanned then sent to remote storage.
2.04 Temporary Storage	0	200	0	
SUBTOTAL			260	
3.00 UTILIZATION REVIEW				
3.01 Work Area	0	300	0	Assumes (4) 60 sf workstations and (2) 30 sf hoteling areas
3.02 Storage	1	80	80	
SUBTOTAL			80	
4.00 INFORMATION SYSTEMS				
4.01 Server Room	1	300	300	
4.02 Work Room/Storage	1	100	100	lockable storage, workbench
4.03 Tech. Work Stations	2	60	120	
SUBTOTAL			520	
5.00 ADMINISTRATIVE SUPPORT				
5.01 Conference/Board Room	1	300	300	
5.02 Administrative Kitchen	1	80	80	Adj. To Conf./Bd. Rm.
5.03 Copy/Files	1	120	120	
5.04 Toilets	2	50	100	
5.05 On-Call Room	0	100	0	
5.06 On-Call Toilet/Shower	0	60	0	
SUBTOTAL			600	
TOTAL NET SQUARE FEET			2,400	Net Square Feet
		x	1.35	Grossing Factor
DEPT GROSS SQUARE FEET			3,240	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

General Adult Unit

17 Beds

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 BED ZONE				
1.01 Private Patient Room	15	120	1,800	
1.02 Patient Room, Double	1	200	200	
1.03 Patient Toilet/Shower	16	65	1,040	
SUBTOTAL			3,040	
2.00 BED ZONE SUPPORT				
2.01 Patient Laundry	1	100	100	1 washer / 1 dryer- no table for folding
2.02 Patient Tub Room	0	160	0	
2.03 Clean Supply	1	100	100	
2.04 Soiled Work Rm./Holding	1	100	100	
2.05 Housekeeping Closet	0	40	0	Located in Support Zone
SUBTOTAL			300	
3.00 TEAM CENTER				
3.01 Nurse Station	1	80	80	1 workstation
3.02 Medication Room	1	120	120	
3.03 Team Conference Room	1	300	300	
3.04 Charting/Work Area	1	450	450	Includes (6) 60 sf workstations (3) 30 sf hoteling
3.05 Emergency Equip.	1	15	15	
3.06 Staff Toilet	1	50	50	
3.07 Exam Room	1	120	120	
3.08 Intake/ Assessment Room	1	120	120	Inc. area to gather/ search belongings
3.09 Seclusion Room	2	80	160	
3.10 Seclusion Room Toilet	1	60	60	
3.11 Seclusion Vest./Staff Sta.	1	80	80	
SUBTOTAL			1,555	
4.00 ACTIVITY AREA				
4.01 Activity Area / Day Room	1	510	510	30 sf per patient
4.02 Dining Room	1	425	425	25 sf per patient
4.03 Servery	1	200	200	
4.04 Group Therapy	2	300	600	Multi-Purpose Rooms- Moveable divider wall for 10-17 (with wall open)
4.05 Visitors'/Consult. Rm.	2	120	240	
4.06 Quiet/ Comfort Room	1	120	120	
4.07 Patient/Visitor Toilet	1	50	50	
4.08 Nourishment Area	1	80	80	
4.09 Housekeeping Closet	1	40	40	
4.10 Activity Storage	1	80	80	
4.11 Exterior "Porch"	1	0	0	200 sf Patio
SUBTOTAL			2,345	

General Adult Unit

17 Beds

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
5.00 STAFF SUPPORT				
5.01 Psychiatrist Office	1	100	100	
5.02 Nurse Manager Office	1	100	100	
5.03 Social Work Office	2	100	200	
5.04 Rehab Therapist Office	1	100	100	
5.05 Discharge Planner Office	1	100	100	
5.06 Staff Lounge/ Lockers	1	200	200	Include Kitchenette
5.07 Staff Toilet w/Shower	1	60	60	
SUBTOTAL			860	
6.00 UNIT ENTRY				
6.01 Secure Vestibule	1	80	80	
6.02 Storage	1	120	120	
6.03 Patient Storage	1	120	120	
SUBTOTAL			320	
TOTAL NET SQUARE FEET			8,420	Net Square Feet
			x 1.45	Grossing Factor
DEPT GROSS SQUARE FEET			12,209	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Adolescent Unit**17 Beds**

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 BED ZONE				
1.01 Private Patient Room	15	120	1,800	
1.02 Patient Room, Double	1	200	200	
1.03 Patient Toilet/Shower	16	65	1,040	
SUBTOTAL			3,040	
2.00 BED ZONE SUPPORT				
2.01 Patient Laundry	1	100	100	1 washer / 1 dryer- no table for folding
2.02 Patient Tub Room	0	160	0	
2.03 Clean Supply	1	100	100	
2.04 Soiled Work Rm./Holding	1	100	100	
2.05 Housekeeping Closet	0	40	0	Located in support zone
SUBTOTAL			300	
3.00 TEAM CENTER				
3.01 Nurse Station	1	80	80	1 workstation
3.02 Medication Room	1	120	120	
3.03 Charting/ Work Area	1	450	450	(6) 60 sf Workstations; (3) 30 sf Hoteling
3.04 Team Conference Room	1	300	300	
3.05 Emergency Equip.	1	15	15	
3.06 Staff Toilet	1	50	50	
3.07 Exam Room	1	120	120	
3.08 Intake/ Assessment Room	1	120	120	
3.09 Seclusion Room	2	80	160	
3.10 Seclusion Room Toilet	1	60	60	
3.11 Seclusion Vest./Staff Sta.	1	80	80	
SUBTOTAL			1,555	
4.00 ACTIVITY AREA				
4.01 Activity Area / Day Room	1	510	510	30 sf per patient
4.02 Dining Room	1	425	425	25 sf per patient
4.03 Servery	1	200	200	
4.04 Group Therapy	2	300	600	moveable divider wall
4.05 Visitors'/Consult. Rm.	2	120	240	
4.06 Quiet/ Comfort Room	1	120	120	
4.07 Patient/Visitor Toilet	1	50	50	
4.08 Nourishment Area	1	80	80	
4.09 Housekeeping Closet	1	40	40	
4.10 Activity Storage	1	80	80	
4.11 Exterior "Porch"	1	0	0	200 sf Patio
SUBTOTAL			2,345	

Adolescent Unit

17 Beds

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
5.00 STAFF SUPPORT				
5.01 Psychiatrist Office	1	100	100	
5.02 Nurse Manager Office	1	100	100	
5.03 Social Work Office	2	100	200	
5.04 Rehab Therapist Office	1	100	100	
5.05 Discharge Planner Office	1	100	100	
5.06 Staff Lounge/ Lockers	1	200	200	Include Kitchenette
5.07 Staff Toilet w/Shower	1	60	60	
SUBTOTAL			860	
6.00 UNIT ENTRY				
6.01 Secure Vestibule	1	80	80	
6.02 Storage	1	120	120	
6.03 Patient Storage	1	120	120	
SUBTOTAL			320	
7.00 EDUCATION CENTRE				
7.01 Classrooms	0	300	0	
7.02 Storage	0	60	0	
7.03 Office, Teacher	0	120	0	
7.04 Toilet	0	50	0	
SUBTOTAL			0	
TOTAL NET SQUARE FEET			8,420	Net Square Feet
		x	1.45	Grossing Factor
DEPT GROSS SQUARE FEET			12,209	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Co-Occurring Unit**17 Beds**

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 BED ZONE				
1.01 Private Patient Room	15	120	1,800	
1.02 Patient Room, Double	1	200	200	
1.02 Patient Toilet/Shower	16	65	1,040	
SUBTOTAL			3,040	
2.00 BED ZONE SUPPORT				
2.01 Patient Laundry	1	100	100	1 washer / 1 dryer
2.02 Patient Tub Room	0	160	0	
2.03 Clean Supply	1	100	100	
2.04 Soiled Work Rm./Holding	1	100	100	
2.05 Housekeeping Closet	0	40	0	Located in Support Zone
SUBTOTAL			300	
3.00 TEAM CENTER				
3.01 Nurse Station	1	80	80	1 workstation
3.02 Medication Room	1	120	120	
3.03 Charting/ Work Area	1	450	450	(6) 60 sf workstations, (3) 30 sf Hoteling
3.04 Team Conference Room	1	300	300	
3.05 Emergency Equip.	1	15	15	
3.06 Staff Toilet	1	50	50	
3.07 Exam Room	1	120	120	
3.08 Intake/ Assessment Room	1	120	120	
3.09 Seclusion Room	2	80	160	
3.10 Seclusion Room Toilet	1	60	60	
3.11 Seclusion Vest./Staff Sta.	1	80	80	
SUBTOTAL			1,555	
4.00 ACTIVITY AREA				
4.01 Activity Area / Day Room	1	510	510	30 sf per patient
4.02 Dining Room	1	425	425	25 sf per patient
4.03 Servery	1	200	200	
4.04 Group Therapy	2	300	600	moveable divider wall
4.05 Visitors'/Consult. Rm.	2	120	240	
4.06 Quiet/ Comfort Room	1	120	120	
4.07 Patient/Visitor Toilet	1	50	50	
4.08 Nourishment Area	1	80	80	
4.09 Housekeeping Closet	1	40	40	
4.10 Activity Storage	1	80	80	
4.11 Exterior "Porch"	1	0	0	200 sf Patio
SUBTOTAL			2,345	

Co-Occurring Unit

17 Beds

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
5.00 STAFF SUPPORT				
5.01 Psychiatrist Office	1	100	100	
5.02 Nurse Manager Office	1	100	100	
5.03 Social Work Office	2	100	200	
5.04 Rehab Therapist Office	1	100	100	
5.05 Discharge Planner Office	1	100	100	
5.06 Staff Lounge/ Lockers	1	200	200	Include Kitchenette
5.07 Staff Toilet w/Shower	1	60	60	
SUBTOTAL			860	
6.00 UNIT ENTRY				
6.01 Secure Vestibule	1	80	80	
6.02 Storage	1	120	120	
6.03 Patient Storage	1	120	120	
SUBTOTAL			320	

TOTAL NET SQUARE FEET

8,420

Net Square Feet

x

1.45

Grossing Factor

DEPT GROSS SQUARE FEET**12,209****Departmental Gross Square Feet**

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Fenton Psychotic Disorders Unit**17 Beds**

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 BED ZONE				
1.01 Private Patient Room	15	120	1,800	
1.02 Patient Room, Double	1	200	200	
1.03 Patient Toilet/Shower	16	65	1,040	
SUBTOTAL			3,040	
2.00 BED ZONE SUPPORT				
2.01 Patient Laundry	1	100	100	1 washer / 1 dryer
2.02 Patient Tub Room	0	160	0	
2.03 Clean Supply	1	100	100	
2.04 Soiled Work Rm./Holding	1	100	100	
2.05 Housekeeping Closet	0	40	0	Located in Support Zone
SUBTOTAL			300	
3.00 TEAM CENTER				
3.01 Nurse Station	1	80	80	1 workstation
3.02 Medication Room	1	120	120	
3.03 Charting/ Work Area	1	450	450	(6) 60 sf workstations, (3) 30 sf hoteling
3.04 Team Conference Room	1	300	300	
3.05 Emergency Equip.	1	15	15	
3.06 Staff Toilet	1	50	50	
3.07 Exam Room	1	120	120	
3.08 Intake/ Assessment Room	1	120	120	
3.09 Seclusion Room	2	80	160	
3.10 Seclusion Room Toilet	1	60	60	
3.11 Seclusion Vest./Staff Sta.	1	80	80	
SUBTOTAL			1,555	
4.00 ACTIVITY AREA				
4.01 Activity Area / Day Room	1	510	510	30 sf per patient
4.02 Dining Room	1	425	425	25 sf per patient
4.03 Servery	1	200	200	
4.04 Group Therapy	2	300	600	
4.05 Visitors'/Consult. Rm.	2	120	240	
4.06 Quiet/ Comfort Room	1	120	120	
4.07 Patient/Visitor Toilet	1	50	50	
4.08 Nourishment Area	1	80	80	
4.09 Housekeeping Closet	1	40	40	
4.10 Activity Storage	1	80	80	
4.11 Exterior "Porch"	1	0	0	200 sf Patio
SUBTOTAL			2,345	

Fenton Psychotic Disorders Unit**17 Beds**

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
5.00 STAFF SUPPORT				
5.01 Psychiatrist Office	1	100	100	
5.02 Nurse Manager Office	1	100	100	
5.03 Social Work Office	2	100	200	
5.04 Rehab Therapist Office	1	100	100	
5.05 Discharge Planner Office	1	100	100	
5.06 Staff Lounge/ Lockers	1	200	200	Include Kitchenette
5.07 Staff Toilet w/Shower	1	60	60	
SUBTOTAL			860	
6.00 UNIT ENTRY				
6.01 Secure Vestibule	1	80	80	
6.02 Storage	1	120	120	
6.03 Patient Storage	1	120	120	
SUBTOTAL			320	

TOTAL NET SQUARE FEET

8,420

Net Square Feet

x

1.45

Grossing Factor

DEPT GROSS SQUARE FEET**12,209****Departmental Gross Square Feet**

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Young Adult Unit**17 Beds**

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 BED ZONE				
1.01 Private Patient Room	15	120	1,800	
1.02 Patient Room, Double	1	200	200	
1.03 Patient Toilet/Shower	16	65	1,040	
SUBTOTAL			3,040	
2.00 BED ZONE SUPPORT				
2.01 Patient Laundry	1	100	100	1 washer / 1 dryer
2.02 Patient Tub Room	0	160	0	
2.03 Clean Supply	1	100	100	
2.04 Soiled Work Rm./Holding	1	100	100	
2.05 Housekeeping Closet	0	40	0	Located in Support Zone
SUBTOTAL			300	
3.00 TEAM CENTER				
3.01 Nurse Station	1	80	80	1 workstation
3.02 Medication Room	1	120	120	
3.03 Charting/ Work Area	1	450	450	(6) 60 sf workstations, (3) 30 sf hoteling
3.04 Team Conference Room	1	300	300	
3.05 Emergency Equip.	1	15	15	
3.06 Staff Toilet	1	50	50	
3.07 Exam Room	1	120	120	
3.08 Intake/ Assessment Room	1	120	120	
3.09 Seclusion Room	2	80	160	
3.10 Seclusion Room Toilet	1	60	60	
3.11 Seclusion Vest./Staff Sta.	1	80	80	
SUBTOTAL			1,555	
4.00 ACTIVITY AREA				
4.01 Activity Area / Day Room	1	510	510	30 sf per patient
4.02 Dining Room	1	425	425	25 sf per patient
4.03 Servery	1	200	200	
4.04 Group Therapy	2	300	600	
4.05 Visitors'/Consult. Rm.	2	120	240	
4.06 Serenity Room	1	120	120	
4.07 Patient/Visitor Toilet	1	50	50	
4.08 Nourishment Area	1	80	80	
4.09 Housekeeping Closet	1	40	40	
4.10 Activity Storage	1	80	80	
4.11 Exterior "Porch"	1	0	0	200 sf Patio
SUBTOTAL			2,345	

Young Adult Unit

17 Beds

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
5.00 STAFF SUPPORT				
5.01 Psychiatrist Office	1	100	100	
5.02 Nurse Manager Office	1	100	100	
5.03 Social Work Office	2	100	200	
5.04 Rehab Therapist Office	1	100	100	
5.05 Discharge Planner Office	1	100	100	
5.06 Staff Lounge/ Lockers	1	200	200	Include Kitchenette
5.07 Staff Toilet w/Shower	1	60	60	
SUBTOTAL			860	
6.00 UNIT ENTRY				
6.01 Secure Vestibule	1	80	80	
6.02 Storage	1	120	120	
6.03 Patient Storage	1	120	120	
SUBTOTAL			320	

TOTAL NET SQUARE FEET

8,420

Net Square Feet

x

1.45

Grossing Factor

DEPT GROSS SQUARE FEET**12,209****Departmental Gross Square Feet**

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Geriatric Unit**15 Beds**

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 BED ZONE				
1.01 Private Patient Room	15	120	1,800	
1.02 Patient Room, Double	0	200	0	
1.03 Patient Toilet/Shower	15	65	975	
SUBTOTAL			2,775	
2.00 BED ZONE SUPPORT				
2.01 Patient Laundry	1	100	100	1 washer / 1 dryer
2.02 Patient Tub Room	0	160	0	
2.03 Clean Supply	1	100	100	
2.04 Soiled Work Rm./Holding	1	100	100	
2.05 Housekeeping Closet	0	40	0	Located in Support Zone
SUBTOTAL			300	
3.00 TEAM CENTER				
3.01 Nurse Station	1	80	80	1 workstation
3.02 Medication Room	1	120	120	
3.03 Charting/ Work Area	1	450	450	(6) 60 sf workstations (3) 30 sf hoteling
3.04 Team Conference Room	1	300	300	
3.05 Emergency Equip.	1	15	15	
3.06 Staff Toilet	1	50	50	
3.07 Exam Room	1	120	120	
3.08 Intake/ Assessment Room	1	120	120	
3.09 Seclusion Room	2	80	160	
3.10 Seclusion Room Toilet	1	60	60	
3.11 Seclusion Vest./Staff Sta.	1	80	80	
SUBTOTAL			1,555	
4.00 ACTIVITY AREA				
4.01 Activity Area / Day Room	1	450	450	30 sf per patient
4.02 Dining Room	1	375	375	25 sf per patient
4.03 Servery	1	200	200	
4.04 Group Therapy	2	300	600	
4.05 Visitors'/Consult. Rm.	2	120	240	
4.06 Quiet Room/ Comfort Room	1	120	120	
4.07 Patient/Visitor Toilet	1	50	50	
4.08 Nourishment Area	1	80	80	
4.09 Housekeeping Closet	1	40	40	
4.10 Activity Storage	1	80	80	
4.11 Exterior "Porch"	1	0	0	200 sf Patio
SUBTOTAL			2,235	

Geriatric Unit

15 Beds

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
5.00 STAFF SUPPORT				
5.01 Psychiatrist Office	1	100	100	
5.02 Nurse Manager Office	1	100	100	
5.03 Social Work Office	2	100	200	
5.04 Rehab Therapist Office	1	100	100	
5.05 Discharge Planner Office	1	100	100	
5.06 Staff Lounge/ Lockers	1	200	200	Include Kitchenette
5.07 Staff Toilet w/Shower	1	60	60	
SUBTOTAL			860	
6.00 UNIT ENTRY				
6.01 Secure Vestibule	1	80	80	
6.02 Storage	1	120	120	
6.03 Patient Storage	1	120	120	
SUBTOTAL			320	

TOTAL NET SQUARE FEET

8,045

Net Square Feet

x

1.45

Grossing Factor

DEPT GROSS SQUARE FEET**11,665****Departmental Gross Square Feet**

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Clinical Services

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 SHARED RECEPTION				SHARED FOR DOM, ECT & LAB
1.01 Reception	1	80	80	Shared for Clinic, Lab and ECT
1.02 Waiting Area	1	120	120	Shared for Clinic, Lab and ECT
			200	
2.00 DEPARTMENT OF MEDICINE				
1.03 Exam Room	1	120	120	
1.04 Exam / Procedure Room	1	160	160	
1.05 Office/Consult	2	120	240	
1.06 Office, Infection Control	1	100	100	
1.07 Staff Work Area	1	120	120	
1.08 Patient Toilet	1	50	50	
SUBTOTAL			790	
3.00 ECT SUITE				Locate contiguous to Dept of Med. &
3.01 Sub-Waiting Area	4	20	80	
3.02 Nurses' Work Area	1	180	180	
3.03 Intake Alcove	1	80	80	
3.04 Interview Room	1	120	120	
3.05 ECT Procedure Room	1	240	240	
3.06 Recovery Room	1	240	240	
3.07 Patient Toilet	2	50	100	1 in intake area; 1 in recovery
SUBTOTAL			1,040	
4.00 LABORATORY				
4.01 Waiting	0	120	0	See Shared Support
4.02 Blood Draw Station	1	50	50	
4.03 Specimen Collection Toilet	1	50	50	
4.04 Lab Work Area	0	200	0	
4.05 Office	1	120	120	
4.06 Patient Toilet	0	50	0	
4.07 Housekeeping Closet	1	40	40	
SUBTOTAL			260	
5.00 SHARED SUPPORT				
5.01 Staff Lounge/Lockers	1	100	100	Include Kitchenette alcove
5.02 Meeting Room	1	180	180	Size for 6-8 people
5.03 Equipment Storage	1	120	120	
5.04 Clean Utility	1	80	80	Shared by ECT and Lab
5.05 Soiled Utility	1	80	80	Shared by ECT and Lab
5.06 Staff Toilet w/Shower	1	60	60	
SUBTOTAL			620	
TOTAL NET SQUARE FEET			2,910	Net Square Feet
		x	1.4	Grossing Factor
DEPT GROSS SQUARE FEET			4,074	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Pharmacy

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 OFFICES				
1.01 Pharmacist Offices	2	100	200	Lead Pharmacist and Pharmacist
SUBTOTAL			200	
2.00 WORK / SUPPORT				
2.01 Staff / Entry Vestibule	1	80	80	
2.02 Work Area	1	140	140	3 shredders
2.03 Workstations	2	80	160	Pharmacy Tech and Admin Asst.
2.04 Main Storage	1	600	600	Compounding not required.
2.05 Unit Dosing Station	1	50	50	
2.06 Narcotics Vault	1	40	40	
2.07 Staff Lounge / Break Area	1	120	120	Supports 24/7 service
2.08 Staff Locker Alcove	10	6	60	
2.09 Staff Toilet	1	50	50	
2.10 Night Access Vestibule	0	60	0	
SUBTOTAL			1,300	
 TOTAL NET SQUARE FEET			1,500	Net Square Feet
		x	1.2	Grossing Factor
DEPT GROSS SQUARE FEET			1,800	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Day Hospitals

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 ADULT DAY HOSPITAL				20 to 30 Slots
1.01 Reception	1	80	80	
1.02 Sub-Waiting	1	150	150	
1.03 Locker Alcove	1	80	80	
1.04 Nurses' Work Area	1	120	120	Assumes (2) 60 sf Workstations
1.05 Discharge Planner Work station	1	65	65	
1.06 Offices	4	120	480	
1.07 Group Room, Medium	3	300	900	10 person occ. per room, moveable divider between rooms
1.08 Group Room, Large	0	400	0	
1.09 Interview/ Consultation Room	2	120	240	
1.10 Patient Toilet Room	1	60	60	
1.11 Nourishment	1	80	80	
SUBTOTAL			2,255	
2.00 ADOLESCENT DAY HOSPITAL				20 Slots
2.01 Reception	1	80	80	Unit Secretary
2.02 Sub-Waiting	1	150	150	10 Person Occ.
2.03 Locker Alcove	1	80	80	
2.04 Nurses' Work Area	1	120	120	Assumes (2) 60 sf Workstations
2.05 Discharge Planner Work station	1	65	65	
2.06 Medication Room	1	80	80	
2.07 Group Room, Medium	2	300	600	10 person occ. per room, 30 sf per person
2.08 Group Room, Large	0	400	0	18- 20 person occ.
2.09 Storage	1	50	50	
2.10 Assessment Room	1	120	120	formerly Interview/ Consult Room
2.11 Office, Social Work	2	140	280	Includes space for family meetings
2.12 Office, Psychiatrist	2	120	240	
2.13 Office, Program Director	1	120	120	
2.14 Quiet Room	2	100	200	One Quiet Room, One Step Down
2.15 Patient Toilet Room	2	60	120	
SUBTOTAL			2,305	
3.00 EATING DISORDERS PARTIAL IOP				20 PHP/ 15 IOP 7 days/week; 3 meals / day
3.01 Reception	1	80	80	
3.02 Sub-Waiting	1	150	150	
3.03 Locker Alcove	2	80	160	
3.04 Patient Changing Room	8	50	400	
3.05 Exam Room	2	120	240	
3.06 Patient Toilet Room	2	60	120	Located off Exam Rooms
3.07 Nurses' Work Area	1	240	240	Assumes (2) 60 sf Workstations
3.08 Discharge Planner Work Station	1	65	65	
3.09 Hoteling Work Station	8	30	240	Social Workers etc

Day Hospitals

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
3.10 Offices	4	120	480	(3) Psychiatrists and Staff
3.11 Group Room, Medium	4	300	1,200	10 person occ. per room; Dining, moveable dividers
3.12 Group Room, Large	0	400	0	18- 20 person occ.
3.13 Art Therapy Room	1	200	200	
3.14 Private Dining Room	1	600	600	30 people
3.15 Interview/ Consultation Room	1	120	120	
3.16 Medication Room	1	100	100	
3.17 Patient Toilet Room	2	60	120	
3.18 Nourishment	1	80	80	
SUBTOTAL			4,595	
4.00 SULLIVAN PSYCHOTIC DISORDERS DAY HOSPITAL				15 Slots; Psychotic Disorders
4.01 Reception	1	80	80	
4.02 Sub-Waiting	1	150	150	
4.03 Locker Alcove	1	80	80	
4.04 Nurses' Work Area	1	120	120	Assumes (2) 60 sf Workstations
4.05 Discharge Planner Work station	1	65	65	
4.06 Office	2	120	240	
4.07 Group Room, Medium	2	300	600	10 person occ. per room moveable divider wall between rooms
4.08 Group Room, Large	0	400	0	18- 20 person occ.
4.09 Interview/ Consultation Room	1	120	120	
4.10 Patient Toilet Room	1	60	60	
4.11 Nourishment	1	80	80	
SUBTOTAL			1,595	
5.00 OFFICES				
5.01 Staff Office	0	100	0	Moved to Day Hospital Programs
5.02 Psychologist / Psychiatrist Office	0	120	0	Moved to Day Hospital Programs
5.03 Admin. Assistants	0	60	0	Moved to Day Hospital Programs
SUBTOTAL			0	
6.00 SUPPORT				
6.01 Staff Toilets	2	60	120	1 per 2 Day Hospitals
6.02 Housekeeping	1	40	40	
SUBTOTAL			160	
TOTAL NET SQUARE FEET			10,910	Net Square Feet
		x	1.35	Grossing Factor
DEPT GROSS SQUARE FEET			14,729	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Inpatient Treatment Team

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 INPATIENT TEAM OFFICES				
1.01 Office	4	100	400	6 additional offices currently programmed on the units for doctors
1.02 Nursing Shift Coordinators	3	60	180	3 in 1 room; 1 per shift
SUBTOTAL			580	
 TOTAL NET SQUARE FEET			580	Net Square Feet
		x	1.3	Grossing Factor
DEPT GROSS SQUARE FEET			754	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Gymnasium

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 GYMNASIUM				
1.01 Gym Open Floor Area	1	4,356	4,356	1/2 Gym (66'X66')
1.02 Equipment Storage	1	120	120	Inside & Outside Equipment
1.03 Stage	0	600	0	
SUBTOTAL			4,476	
2.00 EXERCISE / FITNESS				
2.01 Aerobics Room	0	400	0	
2.02 Activity Room	1	400	400	Exercise Equipment
SUBTOTAL			400	
3.00 SUPPORT				
3.01 Male Lockers	0	200	0	
3.02 Male Shower	0	60	0	
3.03 Male Toilet Room	1	120	120	
3.04 Female Lockers	0	200	0	
3.05 Female Shower	0	60	0	
3.06 Female Toilet Room	1	120	120	
3.07 Housekeeping Closet	1	60	60	
SUBTOTAL			300	
4.00 OFFICE SUPPORT				
4.01 Director's Office	0	100	0	
4.02 Instructor/Therapists' Office	0	240	0	
4.03 Classroom/Conference Room	0	200	0	
SUBTOTAL			0	

TOTAL NET SQUARE FEET

5,176 Net Square Feet

x

1.25 Grossing Factor

DEPT GROSS SQUARE FEET**6,470 Departmental Gross Square Feet**

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Meditation Suite

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 MEDITATION ROOM				
1.01 Meditation Room	1	400	400	
SUBTOTAL			400	
2.00 SUPPORT				
2.01 Chaplains' Office	1	100	100	
2.02 Storage	1	80	80	
SUBTOTAL			180	

TOTAL NET SQUARE FEET

580 Net Square Feet

x

1.3 Grossing Factor

DEPT GROSS SQUARE FEET

754 Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Education / Conference Center

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 EDUCATION / CONFERENCE CENTER				
1.01 Conference Room, Large	2	400	800	seats 20-24, provide video conferencing- Moveable wall allows for 40 to 50 person capacity in 800 sf
1.02 Conference Room Medium	2	240	480	seats 10-12
1.03 Library Learning Center	0	240	0	Patient and Family Resources
1.04 IT Training Room	1	240	240	Classroom seating
1.05 Office, Educator	1	160	160	Shared by 2 staff.
1.06 Copy Area	1	60	60	
1.07 Public Toilet	2	50	100	
SUBTOTAL			1,840	
TOTAL NET SQUARE FEET			1,840	Net Square Feet
			x 1.35	Grossing Factor
DEPT GROSS SQUARE FEET			2,484	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Judicial Suite

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 JUDICIAL SUITE				Close to IP units and exterior access
1.01 Hearing Room	1	300	300	
1.02 Waiting	1	150	150	
1.03 Interview/ Consultation Room	0	120	0	Not required. Witness tapings, etc..
1.04 Work Area	1	80	80	Patient and Family Resources
1.05 Office, Public Defender / Flex	1	160	160	Meeting with 3-4 people.
1.06 Public Toilet	1	50	50	
SUBTOTAL			740	
TOTAL NET SQUARE FEET			740	Net Square Feet
		x	1.35	Grossing Factor
DEPT GROSS SQUARE FEET			999	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Dietary

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 FOOD PREP./STORS.				
1.01 Baking/Cooking/Rough Prep.	1	500	500	
1.02 Salad/Desert Prep.	1	200	200	
1.03 Freezers/Ref. Storage.	1	200	200	
1.04 Dry Storage	1	150	150	
1.05 Pot Wash	1	60	60	
1.06 Dish Wash	1	120	120	
1.07 Dish Storage	1	60	60	
1.08 Cart Washing	1	60	60	
1.09 Cart Holding	1	60	60	
1.10 Housekeeping Cl.	1	50	50	
SUBTOTAL			1,460	
2.00 DINING				
2.01 Dining Room	1	2000	2,000	
2.02 Servery	1	200	200	
2.03 Condiments	1	40	40	
2.04 Drink Island	1	40	40	
2.05 Private Dining	0	200	0	Occurs in Conference Center
2.06 Toilets	1	50	50	
SUBTOTAL			2,330	
3.00 SUPPORT				
3.01 Waiting	0	60	0	
3.02 Offices	4	80	320	
3.03 Male Staff Lockers/Toil./Shower	1	100	100	
3.04 Female Staff Lockers/Toil./Showe	1	250	250	
SUBTOTAL			670	
TOTAL NET SQUARE FEET			4,460	Net Square Feet
		x	1.25	Grossing Factor
DEPT GROSS SQUARE FEET			5,575	Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

EVS - Housekeeping / Laundry

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 HOUSEKEEPING				
1.01 Central Product Storage	1	200	200	
1.02 Equipment Storage./Charging	1	80	80	
1.03 EVS Director's Office	1	100	100	
1.04 Shift Supervisor's Office	3	60	180	3 desks in 1 room
1.05 Mop Wash	1	40	40	
SUBTOTAL			600	
2.00 LAUNDRY				Contracted linen service
2.01 Clean Linen Holding	1	120	120	4 carts
2.02 Soiled Linen Cart Holding	1	120	120	4 carts
SUBTOTAL			240	
3.00 SHARED SUPPORT				
3.01 Cart Wash Area	1	40	40	
3.02 Male Staff Lockers/Toil./Shower	1	80	80	
3.03 Female Staff Lockers/Toil./Showe	1	120	120	
SUBTOTAL			240	

TOTAL NET SQUARE FEET

1,080 Net Square Feet

x 1.25 Grossing Factor

DEPT GROSS SQUARE FEET**1,350 Departmental Gross Square Feet**

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.

Maintenance/Engineering/Security

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 MAINTENANCE				
1.01 Central Repair Shop	1	500	500	
1.02 Equipment Storage./Charging	1	60	60	
1.03 Supervisor's Office/Plan Rm.	1	100	100	Mechanical Trades Supervisor
1.04 Key Shop	1	65	65	
1.05 Exterior Maintenance. Storage.	0	100	0	Assume contract svc. for ext. maintenance.
1.06 Storage	3	200	600	
SUBTOTAL			1,325	
2.00 FACILITY ENGINEERING				
2.01 Engineering Office/BAM	1	100	100	Operations Director
2.02 Receiving Office	1	100	100	
SUBTOTAL			200	
3.00 SHARED SUPPORT				
3.01 Staff Break Area	0	150	0	Staff will use main dining area
3.02 Male Staff Lockers/Toil./Shower	1	80	80	
3.03 Female Staff Lockers/Toil./Showe	1	60	60	
SUBTOTAL			140	
4.00 SECURITY				Located with lobby and reception
4.01 Roll Call / Work Area/ Monitor Rm	1	300	300	Assumes (3) 60 sf Workstations and shared work area
4.02 Reception Work station	1	80	80	
4.03 Waiting	1	80	80	
4.04 Badging	1	60	60	
4.05 Security Office	2	100	200	Lead Security Officer, Other
4.06 Patient Property Room	1	80	80	
4.07 Secure Storage	1	60	60	Holsters, Guns
SUBTOTAL			860	
5.00 MAIL				
5.01 Mail Room	1	200	200	2 staff
SUBTOTAL			200	
6.00 CLINICAL SUPPORT				
6.01 Drivers / Transportation	4	60	240	
SUBTOTAL			240	
7.00 RECEIVING/ CENTRAL STORAGE				
7.01 Loading Dock	2	0	0	Outside Building, Composting
7.02 Garbage Compacter / Recycling	1	0	0	Outside Building
7.03 Breakdown/ Receiving	1	400	400	

Maintenance/Engineering/Security

Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
7.04 Clean Storage	1	600	600	
7.05 Temporary Holding	1	400	400	
7.06 Equipment Storage	1	600	600	
7.07 Soiled Holding Room	1	150	150	
7.08 Bio-Hazardous Waste Room	1	60	60	
7.09 Oxygen Storage	1	60	60	
SUBTOTAL			2,270	

TOTAL NET SQUARE FEET

5,235 Net Square Feet

x 1.25 Grossing Factor

DEPT GROSS SQUARE FEET

6,544 Departmental Gross Square Feet

Notes:

1. Net square feet is the area inside a room, excluding walls, chases...
2. Department gross square feet includes corridors and wall thicknesses.