

1. Concept Design

- A. Nesser Construction Inc and NBBJ met with the Primary Care Clinic and the Pediatric Specialty Care Clinic groups to program and design concept plans for both departments. The departments currently share level 2 of PCC 2.
- B. The goals of the remodel were described as follows:
 - a. Specialty Pediatrics: Improve acoustic separation around exam rooms to achieve a level of separation that achieves an STC of 40-50 so that normal speech is barely audible.
 - b. Primary Care: Increase the size of the exam rooms to between 115 and 120 sf and follow the SCF standard Exam room layout.
- C. Most of the meetings were jointly attended. Both Clinical groups helped create the concept plan and program attached. Both groups approved the plan and program through the electronic correspondence on the Autodesk Forma software.
- D. The approved renovation plans include the following scope of work:
 - a. Pediatrics Specialty Pediatric Care Clinic: 22 exam rooms, 1 support clinic exam room, 2 family exam rooms, 2 procedure rooms, 1 medication room shared with Primary Care Clinic, 1 video conf room, 1 lactation room, 1 talking room, 1 specimen (Soiled) room, 1 conference room, 1 reception area, 1 Clean/Medical Supply room, 4 toilet rooms, waiting, and integrated care team work space, shared employee break room.
 - b. Primary Care Clinic: 24 exam rooms, 1 support Clinic exam room, 4 talking rooms, 1 procedure room, 1 medication room shared with Pediatrics Specialty Care Clinic, 1 specimen POC testing (soiled) room, 1 clean supply rm, 1 reception area, 1 exercise room, 1 shower room, 2 storage rooms, 4 toilet rooms, waiting, integrated care team work space, shared conference room.
- E. The selected concept plan and corresponding space program is attached to this summary (see Attachment 1). It includes same-handed exam rooms in the Primary Care Clinic. Same-handed exam rooms are rooms that locate the door and exam table and sink in exactly the same position in each room.

2. Acoustic separation between rooms

Improved acoustic wall construction is shown between the exam rooms, talking rooms, and procedure rooms in both clinics. In the Specialty Pediatrics Clinic, the improvements in most cases are to existing walls. In the Primary Care Clinic and portions of the Specialty Care clinic, the walls are new and will be built to higher standard of construction than the existing walls.

During the concept design phase, it has been recommended that a mockup of the upgraded wall construction gets built (two rooms in the pediatrics area were identified – 2504 and 2506).

The recommendation is to upgrade the walls and ceiling, and then to test the performance through decibel meters and by having the clinical groups test the sound transmission of speech from room to room. Once a satisfactory level of acoustic performance can be achieved, final documentation for all the walls would be specified as part of the final construction documents.

On a recently built clinic for another client the project was able to achieve STC ratings of 50 by using the following wall construction:

- Two layers of 5/8" type X gypsum wall board extending 4" above the ceiling.
- 16-20 gauge metal studs at least 16" OC.
- Batt Insulation.
- One layer of 5/8" Type-X gypsum Board extended to structure and sealed to the structure.

Southcentral Foundation in the past has upgraded the acoustic performance in a procedure room by making the following modification:

- Ceiling tile was replaced with Armstrong Ceiling tile # 1938 Ultima Health Zone 2x4.
- Sound FX Drywall was added to all walls.
- IPC wall treatment was removed and reinstalled on the new drywall.

The same approach may work at PCC 2, although that would need to be tested in the mock-up as PCC 2 and PCC 3 differ in their original construction.

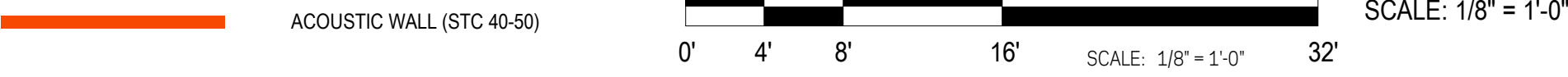
3. Construction Phasing

To implement the proposed changes to the clinic, portions of the clinic must be shut down and walled off to be a construction zone. The clinical groups reviewed a phasing diagram showing how the remodels could progress with the construction team having access to one hallway at a time. This would allow all the rooms in the corridor to be modified during that phase of construction. Some of the phase's access to the construction zone would include crossing through active clinical space. Noise in the construction zone could be significant and will likely require all construction activities to take place in the evening after the clinic closes and weekends (see attachment 2 showing proposed phases of construction). The order of the phases and duration of each phase has not been determined.



1 F2 FLOOR PLAN

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SCF PCC 2 LEVEL 2

ATTACHMENT 1

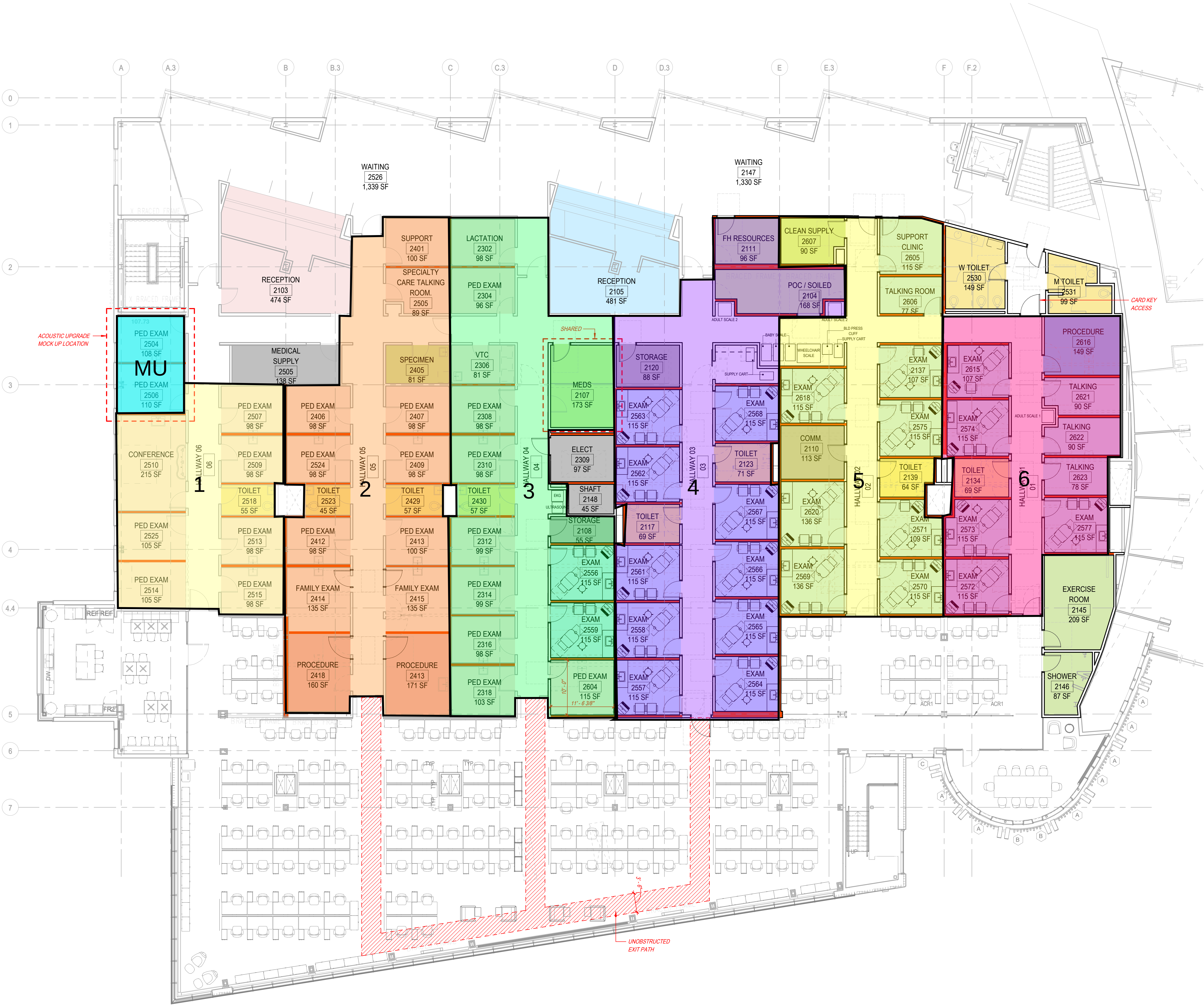
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PEDIATRIC SPECIALTY CARE CLINIC			
Room	Existing	Proposed	Delta
EXAM	21	22	+1
	(1) 90-95 sf	(16) 96-100 sf	(-1)
	(17) 96-100 sf	(3) 101-105 sf	(-1)
	(1) 101-105 sf	(2) 106-110 sf	(+2)
	(2) 106-110 sf	(1) 111-115 sf	(0)
			(+1)
SUPPORT CLINIC	1 98 sf	1 100 sf	0
FAMILY EXAM	0	2 270 sf	+2
		(2) 135 sf	
Subtotal Exam	22 2,178 sf	25 2,584 sf	+3
PROCEDURE	1 208 sf	2 331 sf	+1
	(1) 208 sf	(1) 160 sf	
		(1) 171 sf	
VIDEO CONF	1 100 sf	1 81 sf	0
LACTATION	1 98 sf	1 98 sf	0
TALKING	1 89 sf	1 89 sf	0
IMMUNIZATION	1 81 sf	0	-1
SPECIMEN	1 81 sf	1 81 sf	0
CONFERENCE	2 430 sf	1 215 sf	-1
	(2) 215 sf	(1) 215 sf	
RECEPTION	1 474 sf	1 474 sf	0
EMPLOYEE AREA	1 96 sf	0	-1
SUPPLY/STORAGE	1 138 sf	1 138 sf	0
TOILET	4 214 sf	4 214 sf	0
	(1) 45 sf	(1) 45 sf	
	(1) 55 sf	(1) 55 sf	
	(2) 57 sf	(2) 57 sf	

PRIMARY CARE CLINIC			
Room	Existing	Proposed	Delta
EXAM	29	24	-5
	(1) 81-85 sf	(3) 106-110 sf	
	(2) 91-95 sf	(19) 111-115 sf	
	(20) 96-100 sf	(2) 136-140 sf	
	(3) 101-105 sf		
	(2) 116-120 sf		
	(1) 121-125 sf		
MID-WIFE	2 196 sf	0 0	-2
	(2) 98 sf		
SUPPORT CLINIC	1 96 sf	1 115 sf	0
LACTATION EXAM	1 117 sf	0	-1
Subtotal Exam	33 3415	25 2,899 sf	-8
TALKING	2 178 sf	4 328	+2
	(1) 85 sf	(3) 76-78 sf	
	(1) 93 sf	(1) 94 sf	
PROCEDURE	1 175 sf	1 149 sf	0
FH RESOURCES	1 97 SF	1 96 sf	0
PHARMACY STORAGE	1 97 sf	0	-1
MEDICATION	1 84 sf	1 173 sf	0
POC TEST/ SOILED	1 77 sf	1 181 sf	0
CLEAN SUPPLY	1 138 sf	1 90 sf	0
RECEPTION	1 481 sf	1 481 sf	0
EXERCISE ROOM	1 209 sf	1 209 sf	0
SHOWER ROOM	1 87 sf	1 87 sf	0
STORAGE	2 244 sf	2 143 sf	0
	(1) 91 sf	(1) 55 sf	
	(1) 153 sf	(1) 88 sf	
TOILET	4 212 sf	4 273 sf	0
	(1) 45 sf	(1) 64 sf	
	(3) 55-56 sf	(3) 69-71 sf	
ELECT	1 97 sf	1 97 sf	0
COMM	1 91 sf	1 113 sf	0

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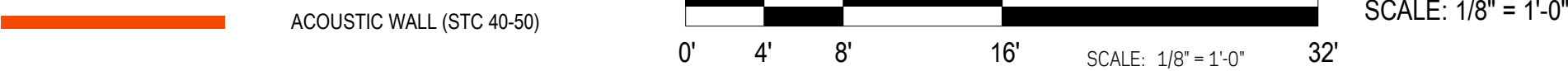


CONSTRUCTION PHASING DIAGRAM

MU = MOCK UP
1-6 = INDICATES CONSTRUCTION PHASES

1 F2 FLOOR PLAN

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SCF PCC 2 LEVEL 2 ATTACHMENT 2

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