



**SUBMITTAL TO THE RIVERSIDE UNIVERSITY HEALTH SYSTEM MEDICAL CENTER GOVERNING BOARD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 15.1
(ID # 24727)

MEETING DATE:

Tuesday, May 07, 2024

FROM : RUHS-MEDICAL CENTER:

SUBJECT: RIVERSIDE UNIVERSITY HEALTH SYSTEM – MEDICAL CENTER: Approve the Professional Service Agreement with Trammell Crow So. Cal. Healthcare Development, Inc., for Preliminary Development Services, effective upon signature and Continues in Effect for Ten (10) Months; All Districts; [Total Cost \$4,070,830; up to \$407,083 in Additional Compensation for the term of the Agreement, 100% - Hospital Enterprise Fund 40050]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Professional Service Agreement with Trammell Crow So. Cal. Healthcare Development, Inc., to provide preliminary development services, effective upon signature and continues in effect for ten (10) months for the contracted amount of \$4,070,830; and authorize the Chair of the Board to sign the Agreement on behalf of the County;
2. Authorize the RUHS Chief Executive Officer or their Designees, to administer the Agreement with Trammell Crow So. Cal. Healthcare Development, Inc., in accordance with applicable Board Policies, based on the availability of fiscal funding and as approved as to form by County Counsel to: (a) sign amendments that exercise the options of the Agreement including modifications of the statement of work that stay within the intent of the Agreement, and (b) sign amendments to the compensation provisions that do not exceed \$407,083 over the period of performance; and
3. Authorize the Purchasing Agent, or designee, to issue Purchase Orders for goods and/or services that do not exceed the total contract amount.

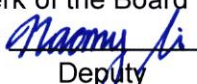
ACTION:Policy


Jennifer Cruikshank, Chief Executive Officer - Health System 4/28/2024

MINUTES OF THE GOVERNING BOARD

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 7, 2024
xc: RUHS-Medical Center

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE RIVERSIDE UNIVERSITY HEALTH
SYSTEM MEDICAL CENTER GOVERNING BOARD OF DIRECTORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1,017,707.50	\$3,053,122.50	\$4,070,830	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 100% - Hospital Enterprise Fund - 40050			Budget Adjustment: No	
			For Fiscal Year: 23/24 – 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Riverside University Health System – Medical Center (“RUHS-MC”) is requesting to enter into this agreement with Trammell Crow So. Cal. Healthcare Development, Inc. (“Trammell Crow”), for Preliminary Development Services. RUHS-MC has an immediate need for preliminary development services for the Master Plan and Development of Healthcare Facilities, which include: the Behavioral Health Treatment Center, Emergency Room Expansion, and Critical Care Expansion. Enlisting contractor services ensures RUHS-MC’s ability to provide adequate care to the patient community.

This Agreement will ensure that adequate funding is in place to provide preliminary development services, supporting RUHS-MC’s expansion master plan and allowing RUHS-MC to meet the growing patient service needs of the surrounding community.

Impact on Residents and Businesses

These services are a component of RUHS’s system of care aimed at improving the health and safety of its patients and the growing community.

Contract History and Price Reasonableness

Facilities Management (FM) on behalf of Riverside University Health System issued Request for Proposal (RFP) July 2022 for Master Plan and Development of Healthcare Facilities. FM Real Estate and the RUHS selection panel reported that developer Trammell Crow was selected on February 9, 2023, from the RFP list for the Master Plan and Development of Healthcare Facilities/Behavioral Health Treatment Center in Moreno Valley. Utilizing the program management consulting scoring matrix and in-person interviews, Trammell Crow was identified as one of the top three companies and was awarded a contract. The other respondents to the RFP who were not selected were notified.

**SUBMITTAL TO THE RIVERSIDE UNIVERSITY HEALTH
SYSTEM MEDICAL CENTER GOVERNING BOARD OF DIRECTORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

ATTACHMENTS:

Attachment A: Professional Service Agreement for Preliminary Development Services between County of Riverside and Trammell Crow

Attachment B: RFP-Riverside University Health System for Master Plan and Development of Healthcare Facilities



Meghan Hahn, Director of Procurement 4/25/2024



Jacqueline Ruiz, Principal Analyst 4/26/2024



Gregg Gu, Chief of Deputy County Counsel 4/25/2024

PROFESSIONAL SERVICE AGREEMENT

for

PRELIMINARY DEVELOPMENT SERVICES

between

COUNTY OF RIVERSIDE

and

TRAMMELL CROW SO. CAL. HEALTHCARE DEVELOPMENT, INC.



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This Agreement, made and entered into by and between Trammell Crow So. Cal. Healthcare Development, Inc., a Delaware corporation, (herein referred to as "CONSULTANT"), and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, (herein referred to as "COUNTY"), on behalf of Riverside University Health System – Medical Center (herein referred to as "RUHS-MC"). The parties agree as follows:

1. Description of Services

1.1 Subject to the terms of this Agreement, CONSULTANT shall provide all services as outlined and specified in Exhibit A, Scope of Services, in consideration for the Services Fee and other payments stated in Exhibit B, Payment Provisions, and shall use reasonable efforts to comply with any applicable requirements set forth in Attachment I, HIPAA Business Associate Attachment to the Agreement.

1.2 CONSULTANT represents that it has the skills, experience, and knowledge necessary to perform under this Agreement and the COUNTY relies upon this representation. CONSULTANT shall use commercially reasonable efforts to perform under this Agreement in conformance to and consistent with the highest standards of firms/professionals in the same discipline in the State of California.

1.3 CONSULTANT affirms this it is fully apprised of all of the services to be performed under this Agreement; and the CONSULTANT agrees it can properly perform these services for the Services Fee other payments stated in Exhibit B.

1.4 Acceptance by the COUNTY of the CONSULTANT's performance under this Agreement does not operate as a release of CONSULTANT's responsibility for full compliance with the terms of this Agreement.

2. Period of Performance

2.1 This Agreement shall be effective upon signature of this Agreement by both parties (the latest date on the signature pages hereto shall be the "Effective Date") and continue in effect for ten (10) months after the Effective Date, unless terminated earlier. CONSULTANT shall commence performance upon signature of this Agreement by both parties and shall diligently and continuously perform thereafter. The Riverside County Board of Supervisors is the only authority that may obligate the County for a non-cancelable multi-year agreement.

3. Compensation

3.1 The COUNTY shall pay the CONSULTANT for services performed, products provided and expenses incurred in accordance with the terms of Exhibit B, Payment Provisions. Maximum payments by COUNTY to CONSULTANT shall not exceed four million seventy thousand eight hundred thirty dollars (\$4,070,830). The COUNTY is not responsible for any fees or costs incurred above or beyond the contracted

amount and shall have no obligation to purchase any specified amount of other services or products. Unless otherwise specifically stated in Exhibit B, COUNTY shall not be responsible for payment of any of CONSULTANT's expenses related to this Agreement.

3.2 Reserved

3.3 CONSULTANT shall be paid only in accordance with an invoice submitted to COUNTY by CONSULTANT. CONSULTANT shall endeavor to provide invoices within fifteen (15) days from the last day of each calendar month, and COUNTY shall pay the invoice within thirty (30) working days from the date of receipt of the invoice. Prepare invoices in duplicate. For this Agreement, send the original and duplicate copies of invoices to:

RIVERSIDE UNIVERSITY HEALTH SYSTEM – MEDICAL CENTER
ATTN: HOSPITAL ADMINISTRATION
26520 CACTUS AVENUE
MORENO VALLEY, CALIFORNIA 92555

AP@ruhealth.org

- a) Each invoice shall contain a minimum of the following information: invoice number and date; remittance address; bill-to and ship-to addresses of ordering department/division; Agreement number (4300186100); quantities; item descriptions, extensions, sales/use tax if applicable, and an invoice total.
- b) Invoices shall be rendered monthly in arrears.

3.4 The COUNTY obligation for payment of this Agreement beyond the current fiscal year end (which shall mean June 30, 2024) is contingent upon and limited by the availability of COUNTY funding from which payment can be made, and invoices shall be rendered “monthly” in arrears. In the State of California, Government agencies are not allowed to pay excess interest and late charges, per Government Codes, Section 926.10. No legal liability on the part of the COUNTY shall arise for payment beyond June 30 of each calendar year unless funds are made available for such payment. In the event that such funds are not forthcoming for any reason, COUNTY shall immediately notify CONSULTANT in writing; and this Agreement shall be deemed terminated, have no further force, and effect, except that COUNTY shall remain obligated for the payment of all fees and expenses accrued prior to the date of termination. If requested by CONSULTANT, COUNTY shall provide written assurances of the availability of funds prior to CONSULTANT's performance of any activities under this Agreement and, in the event that the COUNTY

does not provide assurances of the availability of funds, CONSULTANT shall be entitled to cease performance under this Agreement.

4. Alteration or Changes to the Agreement

4.1 The Board of Supervisors and the COUNTY Purchasing Agent and/or his designee is the only authorized COUNTY representatives who may at any time, by written order, alter this Agreement. If any such alteration causes an increase or decrease in the cost of, or the time required for the performance under this Agreement, an equitable adjustment shall be made in the Agreement price or delivery schedule, or both, and the Agreement shall be modified by written amendment accordingly.

4.2 Any claim by the CONSULTANT for additional payment related to this Agreement shall be made in writing by the CONSULTANT within 30 days of when the CONSULTANT has or should have notice of any actual or claimed change in the work, which results in additional and unanticipated cost to the CONSULTANT. If the COUNTY Purchasing Agent decides that the facts provide sufficient justification, he may authorize additional payment to the CONSULTANT pursuant to the claim. Nothing in this section shall excuse the CONSULTANT from proceeding with performance of the Agreement even if there has been a change.

5. Termination

5.1. COUNTY and CONSULTANT may each terminate this Agreement without cause upon 30 days written notice served upon the other party stating the extent and effective date of termination.

5.2 COUNTY and CONSULTANT may each, upon five (5) days written notice terminate this Agreement for the other party's default, if the other party refuses or fails to comply with the terms of this Agreement or fails to make progress that may endanger performance and does not immediately cure such failure. In the event of such termination, the COUNTY may proceed with the work in any manner deemed proper by COUNTY.

5.3 After receipt (or its delivery) of the notice of termination, CONSULTANT shall:

- (a) Stop all work under this Agreement on the date specified in the notice of termination;
and
- (b) Transfer to COUNTY and deliver in the manner as directed by COUNTY any materials, reports or other products, which have been completed and paid for by COUNTY and, if the Agreement had been completed or continued, would have been required to be furnished to COUNTY.

5.4 After termination, COUNTY shall make payment only for CONSULTANT's performance up to the date of termination in accordance with this Agreement.

5.5 CONSULTANT's rights under this Agreement shall terminate (except for fees accrued prior to the date of termination) upon dishonesty or a willful or material breach of this Agreement by CONSULTANT; or in the event of CONSULTANT's unwillingness or inability for any reason whatsoever to perform the terms of this Agreement. In such event, CONSULTANT shall not be entitled to any further compensation under this Agreement.

5.6 If the Agreement is federally or State funded, CONSULTANT cannot be debarred from the System for Award Management (SAM). CONSULTANT must notify the COUNTY immediately of a debarment. Reference: System for Award Management (SAM) at <https://www.sam.gov> for Central Contractor Registry (CCR), Federal Agency Registration (Fedreg), Online Representations and Certifications Application, and Excluded Parties List System (EPLS)). Excluded Parties Listing System (EPLS) (<http://www.epls.gov>) (Executive Order 12549, 7 CFR Part 3017, 45 CFR Part 76, and 44 CFR Part 17). The System for Award Management (SAM) is the Official U.S. Government system that consolidated the capabilities of CCR/FedReg, ORCA, and EPLS.

5.7 The rights and remedies of COUNTY provided in this section shall not be exclusive and are in addition to any other rights and remedies expressly provided by law or in this Agreement.

6. Ownership/Use of Contract Materials and Products

The CONSULTANT agrees that all materials, reports or products in any form, including electronic, created by CONSULTANT for which CONSULTANT has been compensated by COUNTY pursuant to this Agreement shall become the property of the COUNTY upon the payment of all amounts due and owing to CONSULTANT under this Agreement. The material, reports or products may be used by the COUNTY for any purpose that the COUNTY deems to be appropriate in connection with the Project (as defined in Exhibit A hereto). Any reuse of the documents by COUNTY without the written consent of the CONSULTANT shall be at COUNTY'S sole risk and without liability or legal exposure to the CONSULTANT. CONSULTANT agrees not to release or circulate in whole or part such materials, reports, or products without prior written authorization of the COUNTY.

7. Conduct of CONSULTANT

7.1 The CONSULTANT covenants that it presently has no interest, including, but not limited to, other projects or contracts, and shall not acquire any such interest, direct or indirect, which would conflict in any manner or degree with CONSULTANT's performance under this Agreement. The CONSULTANT

further covenants that no person or subcontractor having any such interest shall be employed or retained by CONSULTANT under this Agreement. The CONSULTANT agrees to inform the COUNTY of all the CONSULTANT's interests, if any, which are or may be perceived as incompatible with the COUNTY's interests.

7.2 The CONSULTANT shall not, under circumstances which could be interpreted as an attempt to influence the recipient in the conduct of his/her duties, accept any gratuity or special favor from individuals or firms with whom the CONSULTANT is doing business or proposing to do business, in accomplishing the work under this Agreement.

7.3 The CONSULTANT or its employees shall not offer gifts, gratuity, favors, and entertainment directly or indirectly to COUNTY employees.

8. Independent Contractor/Employment Eligibility

8.1 The CONSULTANT is, for purposes relating to this Agreement, an independent contractor and shall not be deemed an employee of the COUNTY. It is expressly understood and agreed that the CONSULTANT (including its employees, agents, and subcontractors) shall in no event be entitled to any benefits to which COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the parties; and CONSULTANT shall hold COUNTY harmless from any and all claims that may be made against COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this Agreement. It is further understood and agreed by the parties that CONSULTANT in the performance of this Agreement is subject to the control or direction of COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

8.2 CONSULTANT warrants that it shall make its best effort to fully comply with all federal and state statutes and regulations regarding the employment of aliens and others and to ensure that employees performing work under this Agreement meet the citizenship or alien status requirement set forth in federal statutes and regulations. CONSULTANT shall obtain, from all employees performing work hereunder, all verification and other documentation of employment eligibility status required by federal or state statutes and regulations including, but not limited to, the Immigration Reform and Control Act of 1986, 8 U.S.C. §1324 et seq., as they currently exist and as they may be hereafter amended. CONSULTANT shall retain all such documentation for all covered employees, for the period prescribed by the law.

8.3 Ineligible Person shall be any individual or entity who: Is currently excluded, suspended, debarred or otherwise ineligible to participate in the federal health care programs; or has been convicted of a

criminal offense related to the provision of health care items or services and has not been reinstated in the federal health care programs after a period of exclusion, suspension, debarment, or ineligibility.

8.4 CONSULTANT shall screen prospective Covered Individuals prior to hire or engagement. CONSULTANT shall not knowingly hire or engage any Ineligible Person to provide services directly relative to this Agreement. CONSULTANT shall screen all current Covered Individuals within sixty (60) days of execution of this Agreement to ensure that they have not become Ineligible Persons unless CONSULTANT has performed such screening on same Covered Individuals under a separate agreement with COUNTY within the past six (6) months. Covered Individuals shall be required to disclose to CONSULTANT immediately any debarment, exclusion or other event that makes the Covered Individual an Ineligible Person. CONSULTANT shall notify COUNTY within five (5) business days after it becomes aware if a Covered Individual providing services directly relative to this Agreement becomes debarred, excluded or otherwise becomes an Ineligible Person.

8.5 CONSULTANT acknowledges that Ineligible Persons are precluded from providing federal and state funded health care services by contract with COUNTY in the event that they are currently sanctioned or excluded by a federal or state law enforcement regulatory or licensing agency. If CONSULTANT becomes aware that a Covered Individual has become an Ineligible Person, CONSULTANT shall remove such individual from responsibility for, or involvement with, COUNTY business operations related to this Agreement.

8.6 CONSULTANT shall notify COUNTY within five (5) business days of becoming aware that a Covered Individual or entity is currently excluded, suspended or debarred, or is identified as such after being sanction screened. Such individual or entity shall be promptly removed from participating in any activity associated with this Agreement.

9. Subcontract for Work or Services

CONSULTANT shall be entitled to subcontract or delegate the performance of services under this Agreement to any third party (a "Third Party Consultant").

10. Disputes

10.1 The parties shall attempt to resolve any disputes amicably at the working level. If that is not successful, the dispute shall be referred to the senior management of the parties.

10.2 Prior to the filing of any legal action related to this Agreement, the parties shall be obligated to attend a mediation session in Riverside County before a neutral third party mediator. A second mediation session shall be required if the first session is not successful. The parties shall share the cost of the mediations.

11. Licensing and Permits

CONSULTANT shall comply with all applicable State or other licensing requirements. All licensing requirements shall be met at the time proposals are submitted to the COUNTY. CONSULTANT warrants that it has all necessary permits, approvals, certificates, waivers and exemptions necessary for performance of this Agreement as required by the laws and regulations of the United States, the State of California, the County of Riverside and all other governmental agencies with jurisdiction, and shall maintain these throughout the term of this Agreement.

12. Intentionally Omitted**13. Non-Discrimination**

CONSULTANT shall not discriminate in the provision of services, allocation of benefits, accommodation in facilities, or employment of personnel on the basis of ethnic group identification, race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status or sex in the performance of this Agreement; and, to the extent they shall be found to be applicable hereto, shall comply with the provisions of the California Fair Employment and Housing Act (Gov. Code 12900 et. seq), the Federal Civil Rights Act of 1964 (P.L. 88-352), the Americans with Disabilities Act of 1990 (42 U.S.C. S1210 et seq.) and all other applicable laws or regulations.

14. Records and Documents

CONSULTANT shall make available, upon written request by any duly authorized Federal, State, or COUNTY agency, a copy of this Agreement and such books, documents and records as are necessary to certify the nature and extent of the CONSULTANT's costs related to this Agreement. All such books, documents and records shall be maintained by CONSULTANT for at least five years following termination of this Agreement and be available for audit by the COUNTY. CONSULTANT shall provide to the COUNTY reports and information related to this Agreement as reasonably requested by COUNTY.

15. Confidentiality

15.1 The CONSULTANT shall not use for personal gain or make other improper use of privileged or confidential information which is acquired in connection with this Agreement. The term "privileged or confidential information" includes but is not limited to: unpublished or sensitive technological or scientific information; medical, personnel, or security records; anticipated material requirements or pricing/purchasing actions; COUNTY information or data which is not subject to public disclosure; COUNTY operational

procedures; and knowledge of selection of contractors, subcontractors or suppliers in advance of official announcement.

15.2 The CONSULTANT shall protect from unauthorized disclosure names and other identifying information concerning persons receiving services pursuant to this Agreement, except for general statistical information not identifying any person. The CONSULTANT shall not use such information for any purpose other than carrying out the CONSULTANT's obligations under this Agreement. The CONSULTANT shall promptly transmit to the COUNTY all third party requests for disclosure of such information. The CONSULTANT shall not disclose, except as otherwise specifically permitted by this Agreement or authorized in advance in writing by the COUNTY, any such information to anyone other than the COUNTY. For purposes of this paragraph, identity shall include, but not be limited to, name, identifying number, symbol, or other identifying particulars assigned to the individual, such as finger or voice print or a photograph.

15.3 The CONSULTANT is subject to and shall operate in compliance with all relevant requirements contained in the Health Insurance Portability and Accountability Act of 1996 (HIPAA), Public Law 104-191, enacted August 21, 1996, and the related laws and regulations promulgated subsequent thereto. Please refer to Attachment 1 of this agreement.

15.4 Notwithstanding anything to the contrary in this Section 15, CONSULTANT shall be entitled to share privileged or confidential information (a) with its affiliates, investors, lenders, partners, members, officers, directors, employees, representatives, consultants and attorneys, or other involved third parties (collectively, "Disclosure Parties"), only to the extent necessary to provide the services for the Project or (b) as required by law. CONSULTANT will be responsible for ensuring that the Disclosure Parties are bound to agreements similar in scope to the Confidentiality provisions of this Agreement.

16. Administration/Contract Liaison

The COUNTY Purchasing Agent, or designee, shall administer this Agreement on behalf of the COUNTY. The Purchasing Department is to serve as the liaison with CONSULTANT in connection with this Agreement.

17. Notices

All correspondence and notices required or contemplated by this Agreement shall be delivered to the respective parties at the addresses set forth below and are deemed submitted two days after their deposit in the United States mail, postage prepaid:

COUNTY OF RIVERSIDE

RIVERSIDE UNIVERSITY HEALTH SYSTEM -
 MEDICAL CENTER
 26520 CACTUS AVENUE
 MORENO VALLEY, CALIFORNIA 92555

CONSULTANT

TRAMMELL CROW SO. CAL. HEALTH-
 CARE DEVELOPMENT
 3501 JAMBOREE ROAD, SUITE 230
 NEWPORT BEACH, CALIFORNIA 92660

Attention: David Nazaryk

18. Force Majeure

If either party is unable to comply with any provision of this Agreement due to causes beyond its reasonable control, and which could not have been reasonably anticipated, such as acts of God, acts of war, civil disorders, or other similar acts, such party shall not be held liable for such failure to comply.

19. EDD Reporting Requirements

In order to comply with child support enforcement requirements of the State of California, the COUNTY may be required to submit a Report of Independent Contractor(s) form **DE 542** to the Employment Development Department. The CONSULTANT agrees to furnish the required data and certifications to the COUNTY within 10 business days of written notice that it is being required by the EDD. This data will be transmitted to governmental agencies charged with the establishment and enforcement of child support orders. In the event a contract has been issued, failure of the CONSULTANT to comply with all federal and state reporting requirements for child support enforcement or to comply with all lawfully served Wage and Earnings Assignments Orders and Notices of Assignment shall constitute a material breach of Agreement. If CONSULTANT has any questions concerning this reporting requirement, please call (916) 657-0529. CONSULTANT should also contact its local Employment Tax Customer Service Office listed in the telephone directory in the State Government section under "Employment Development Department" or access their Internet site at www.edd.ca.gov.

20. Hold Harmless/Indemnification

20.1 CONSULTANT shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as Indemnitees) from any costs, liabilities and damages actually sustained by an Indemnitee ("Losses") which Losses are based upon any services that arise out of or relate to the gross negligence or willful misconduct of CONSULTANT, its officers, employees, affiliates, investors, lenders, partners, members, officers, and directors, arising out of or in any way relating to this Agreement..

20.2 With respect to any action or claim subject to indemnification herein by CONSULTANT, CONSULTANT shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CONSULTANT indemnification to Indemnitees as set forth herein.

20.3 CONSULTANT's obligation hereunder shall be satisfied when CONSULTANT has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved.

20.4 Notwithstanding anything to the contrary in this Agreement, in no event shall CONSULTANT have any liability under this Agreement for any Losses in excess of the payments made by COUNTY to CONSULTANT under this Agreement; provided however this shall not limit any Indemnification obligations under this Agreement.

21. Insurance

21.1 Without limiting or diminishing the CONTRACTOR'S obligation to indemnify or hold the COUNTY harmless, CONSULTANT shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents, or representatives as Additional Insureds.

A. Workers' Compensation:

If the CONSULTANT has employees as defined by the State of California, the CONSULTANT shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits of \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of The County of Riverside.

B. Commercial General Liability:

Commercial General Liability insurance coverage, including premises liability, contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of CONSULTANT's performance of its obligations hereunder. Policy shall include the COUNTY as Additional Insured. Policy's limit of liability shall be \$1,000,000 per occurrence limit with a general aggregate limit of \$2,000,000.

C. Vehicle Liability:

If vehicles or mobile equipment is used in the performance of the obligations under this Agreement, then CONSULTANT shall maintain liability insurance for all owned, non-owned, or hired vehicles so used in an amount of \$1,000,000 per occurrence combined single limit. Policy shall name the COUNTY as Additional Insureds.

D. Professional Liability CONSULTANT shall maintain Professional Liability Insurance providing coverage for the CONSULTANT's performance of work included within this Agreement, with a limit of liability of \$1,000,000 per claim and \$2,000,000 annual aggregate. If CONSULTANT's Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Agreement and CONSULTANT shall purchase at his sole expense either 1) an Extended Reporting Endorsement (also, known as Tail Coverage); or 2) Prior Dates Coverage from new insurer with a retroactive date back to the date of, or prior to, the inception of this Agreement; or 3) demonstrate through Certificates of Insurance that CONSULTANT has Maintained continuous coverage with the same or original insurer. Coverage provided under items; 1), 2), or 3) will continue as long as the law allows.

E. General Insurance Provisions - All lines:

1) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A-: VIII (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

2) The CONSULTANT must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds \$500,000 per occurrence each such retention shall have the prior written consent of the County Risk Manager before the commencement of operations under this Agreement.

3) CONSULTANT shall cause CONSULTANT's insurance broker(s) to furnish the County of Riverside with a properly executed Certificate(s) of Insurance and original copies of Endorsements effecting coverage as required herein. Further, said Certificate(s) and policies of insurance shall contain the covenant of the CONSULTANT that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed

original Certificate of Insurance and original copies of endorsements evidencing coverage's set forth herein and the insurance required herein is in full force and effect. CONSULTANT shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and original copies of endorsements.

4) It is understood and agreed to by the parties hereto that the CONSULTANT's insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.

5) If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of work; or, the term of this Agreement, including any extensions thereof, exceeds five (5) years; the COUNTY reserves the right to adjust the types of insurance and the monetary limits of liability required under this Agreement, if in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the CONSULTANT has become inadequate.

6) CONSULTANT shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

7) The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

8) CONSULTANT agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

22. General

22.1 CONSULTANT shall not assign any interest in this Agreement, whether by operation of law or otherwise, without the prior written consent of COUNTY. Any attempt to assign any interest herein shall be deemed void and of no force or effect.

22.2 Any waiver by COUNTY of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term of this Agreement. Failure on the part of COUNTY to require exact, full, and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms or preventing COUNTY from enforcement of the terms of this Agreement.

22.3 In the event the CONSULTANT receives payment under this Agreement, which is later disallowed by COUNTY for nonconformance with the terms of the Agreement, the CONSULTANT shall

promptly refund the disallowed amount to the COUNTY on request; or at its option the COUNTY may offset the amount disallowed from any payment due to the CONSULTANT.

22.4 INTENTIONALLY OMITTED.

22.5 CONSULTANT shall not provide any services or products subject to any chattel mortgage or under a conditional sales contract or other agreement by which an interest is retained by a third party. The CONSULTANT warrants that it has good title to all materials or products used by CONSULTANT or provided to COUNTY pursuant to this Agreement, free from all liens, claims, or encumbrances.

22.6 Nothing in this Agreement shall prohibit the COUNTY from acquiring the same type or equivalent equipment, products, materials or services from other sources, when deemed by the COUNTY to be in its best interest. The COUNTY reserves the right to purchase more or less than the quantities specified in this Agreement.

22.7 The COUNTY agrees to cooperate with the CONSULTANT in the CONSULTANT's performance under this Agreement, including, if stated in the Agreement, providing the CONSULTANT with reasonable facilities and timely access to COUNTY data, information, and personnel.

22.8 CONSULTANT shall comply with all applicable Federal, State and local laws and regulations. CONSULTANT will comply with all applicable COUNTY policies and procedures. In the event that there is a conflict between the various laws or regulations that may apply, the CONSULTANT shall comply with the more restrictive law or regulation.

22.9 CONSULTANT shall comply with all air pollution control, water pollution, safety and health ordinances, statutes, or regulations, which apply to performance under this Agreement.

22.10 CONSULTANT shall comply with all requirements of the Occupational Safety and Health Administration (OSHA) standards and codes as set forth by the U.S. Department of Labor and the State of California (Cal/OSHA).

22.11 This Agreement shall be governed by the laws of the State of California. Any legal action related to the performance or interpretation of this Agreement shall be filed only in the Superior Court of the State of California located in Riverside, California, and the parties waive any provision of law providing for a change of venue to another location. In the event any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

22.12 This Agreement, including any attachments or exhibits, constitutes the entire Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations,

proposals, discussions and communications, whether oral or in writing. This Agreement may be changed or modified only by a written amendment signed by authorized representatives of both parties.

23. Electronic Signatures

23.1 This Agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each party of this Agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Agreement. The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (h) of Section 1633.2 of the Civil Code.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Agreement.

COUNTY OF RIVERSIDE, a political subdivision of the State of California on behalf of Riverside University Health System Medical Center

TRAMMELL CROW SO. CAL. HEALTH-CARE DEVELOPMENT, INC., a Delaware corporation.

By: *Chuck Washington*

By: *David Nazaryk*

Name: CHUCK WASHINGTON

Name: David Nazaryk

Title: CHAIR, BOARD OF SUPERVISORS

Title: Executive Vice President

Date: 5/07/2024

Date: Feb 29, 2024

ATTEST:

Kimberly Rector
Clerk of the Board

By: *Naomy Ji Deputy*

APPROVED AS TO FORM

Minh C. Tran
County Counsel

By: *Gregg Gu*

Name: Gregg Gu

Title: Chief Deputy County Counsel

Date: Feb 29, 2024

MAY 07 2024 15.1

Exhibit A Scope of Services

Scope of Services Overview:

Acknowledgment of Prior Master Planning Services: Prior to the Effective Date, CONSULTANT has completed master planning services and work for the benefit of the COUNTY (the "Prior Master Planning Services"), and CONSULTANT has submitted bills to the COUNTY for such Prior Master Planning Services in the amount of \$227,608.64 and COUNTY has paid CONSULTANT (the "Prior Master Planning Services Fee"). As of the Effective Date, the Prior Master Planning Services Fee is deemed earned in full by the CONSULTANT and paid by the COUNTY.

Scope of Services Under this Agreement: During the period commencing on the Effective Date and ending on the date that is 10 months following the Effective Date (the "Outside Date"), CONSULTANT shall undertake certain Preliminary Development Services (as defined below) related to a new 100-bed Behavioral Health Treatment Center building ("BHTC Component"), an expanded 100-treatment bay Emergency Department (including two hybrid operating rooms) building ("EDE Component"), a new 150,000 SF Medical Office building ("MOB Component"), and other potential facilities and potential on-site and off-site improvements to be constructed on or adjacent to RUHS-MC's main 80-acre campus located at 26520 Cactus Ave, Moreno Valley, CA 92555 as outlined in Exhibit A's Project Site Plan (the "Project"), including, without limitation, (i) developing a comprehensive program that outlines the space requirements, functional relationships, and desired adjacencies for the new facilities ("Programming"), (ii) developing preliminary conceptual plans, elevations, and concept renderings that utilize the information gathered during Programming, and a preliminary concept budget and schedule for the Project ("Concept Design"), and (iii) performing due diligence to advance the Project ("Due Diligence"), as further outlined herein. CONSULTANT will take such actions as CONSULTANT reasonably deems necessary or desirable to advance the preparation of the Programming, Concept Design, and Due Diligence (collectively, the "Preliminary Development Services"), including, without limitation, retaining designers and other professionals for the preparation of preliminary drawings, reports, etc. for the Project, in a timely manner and generally in accordance with the project schedule attached hereto as Exhibit C (the "Project Schedule"), subject to delays caused by RUHS-MC or COUNTY, force majeure or other factors outside of CONSULTANT's control. Neither CONSULTANT, RUHS-MC nor COUNTY make any representations, warranties or guaranties as to the viability of the Project or deliverables relating to the Preliminary Development Services or the ability to obtain necessary approvals or entitlements.

Prior Master Planning Services:

It is acknowledged that, prior to the Effective Date, CONSULTANT has evaluated and prepared a master plan package (the "Final Master Plan") which has been approved by the County and RUHS-MC and identifies general building pad locations for the BHTC Component, the MOB Component, the EDE Component, and other potential facilities and potential on-site and off-site improvements to be constructed on or adjacent to RUHS-MC's main 80-acre campus located at 26520 Cactus Ave, Moreno Valley, CA 92555.

Due Diligence:

CONSULTANT will perform and coordinate due diligence activities to progress the scope in the Preliminary Development Services Activities which is outlined as follows: Environmental Phase I Report, ALTA Survey, Civil Feasibility Study, Topographic Survey, Preliminary Grading Plan, Preliminary Utility Plan, Preliminary WQMD Plan, Fire Flow Study, Preliminary Underground Due Diligence Exploration, Glare Studies, and a Geotechnical Report. Concurrently, CONSULTANT will collaborate with RUHS-MC and the COUNTY to determine the Entitlement path for the project.

Programming:

Based on the approved Final Master Plan, CONSULTANT will conduct an analysis of the functional requirements, operational workflows, and patient flow patterns for the Project. CONSULTANT will engage with stakeholders, including physicians, nurses, administrators, and support staff, to understand the Project's specific needs and expectations, and ultimately develop a comprehensive space program that outlines the space requirements, functional relationships, and desired adjacencies for the various areas within each building component as outlined below and scheduled in the Project Schedule:

BHTC Programming (100 beds):

- Programming Kickoff: Review 8/2016 program for current best practices and provide a new program.
- Phase initiation workshop to review program requirements and establish a mutual understanding of the goals and objectives, best practices, and anticipated key departments operational models for the project.
- User Group Meetings: Up to 2 rounds with each of the anticipated departments in the new BH Hospital: Adolescent IP Unit Age Under 13, Adolescent IP Unit Age 13 – 18, Adult IP Unit (4 Units Typical), Emergency Treatment Service (ETS), BH Crisis Response Center, Pharmacy, Residents Program, Cafeteria, Food and Nutritional Service, Materials Management, Environmental Services/Housekeeping, Linen Service, Facilities Service, Security and Communication, Administration/Staffing, Public Space, Court, Conference Center, Medical Records, Quality Management, Admitting and Business, Other Non-facility Specific Departments
- Steering Committee Meetings: 4 Steering Committee Meetings to review, update, and approve the Programming document.

EDE Programming (100 treatment bays and two hybrid ORs):

- Programming Kickoff and Visioning Workshop: Phase initiation and visioning workshops to review program requirements and establish a mutual understanding of the goals and objectives for the project.
- User Group Meetings: Up to 4 rounds with the Emergency Department.
- Steering Committee Meetings: 4 Steering Committee Meetings to review, update, and approve the Programming document.

MOB Programming (150,000 SF): Programming Kickoff and Visioning Workshop:

- Phase initiation workshop to review program requirements and establish a mutual understanding of the goals and objectives for the project.
- User Group Meetings: Up to 2 rounds with an anticipated RUHS-identified 22 departments (specific departments TBD).
- Steering Committee Meetings: 4 Steering Committee Meetings to review, update, and approve the Programming document.

Concept Design:

Based on a Programming document to be approved by CONSULTANT and COUNTY as part of the Programming phase, CONSULTANT will utilize the information gathered during the Programming phase to create a concept design that translates the functional requirements into a practical architectural solution. CONSULTANT will cause the development of preliminary plans, elevations and concept renderings that demonstrate the spatial organization, circulation patterns, and integration of essential features, such as key rooms and support spaces as well as develop the proposed design, at a high level. Deliverables may include, without limitation, block and stack diagrams to demonstrate relationships and adjacencies of departmental program spaces, 3 building exterior concept planning options, conceptual site plan and floor plans, high level code analysis, and 3 concept renderings. CONSULTANT will utilize conceptual plans to create a preliminary estimated budget and schedule for the Project. Scheduled checkpoints to advance and approve Concept Design plans will include 4 core team meetings and 4 steering committee meetings for the BHTC, EDE, and MOB Component as outlined in the Project Schedule.

Entitlement Phase (NOT INCLUDED IN CURRENT SCOPE, BUDGET AND SCHEDULE):

An Entitlement Phase for this project is not currently part of the scope of this Agreement for COUNTY or CONSULTANT. Should COUNTY inform CONSULTANT in writing that COUNTY desires to proceed with commencing an Entitlement Phase pursuant to the terms of this paragraph (an "Entitlement Notice to Proceed"), CONSULTANT will prepare a detailed scope, budget and schedule related to working with COUNTY to perform and coordinate relevant activities, reports and studies for an Entitlement Phase (the "Entitlement Work"). As a condition to CONSULTANT commencing the Entitlement Work, COUNTY's Entitlement Notice to Proceed shall (i) propose a reasonable extension of the Outside Date (as defined above) to allow for completion of the Entitlement Work, and (ii) authorize an entitlement cost allowance of at least \$750,000.00 (the "Entitlement Allowance"), which Entitlement Allowance (a) shall constitute the Approved Reimbursable Expenses (as defined in Exhibit B) under this Agreement, (b) shall not be subject to the cap of the Services Fee, (c) shall include a reasonable fee payable to CONSULTANT, and (d) may be increased or decreased by written agreement of COUNTY and CONSULTANT during or following preparation of the Entitlement Work. An Entitlement Notice to Proceed shall contain an acknowledgment to be executed by CONSULTANT, subject to CONSULTANT's reasonable approval and, upon signature by CONSULTANT, such Entitlement Notice to Proceed shall serve to amend this Agreement to incorporate the Entitlement Work as set forth therein.

Project Site Plan:

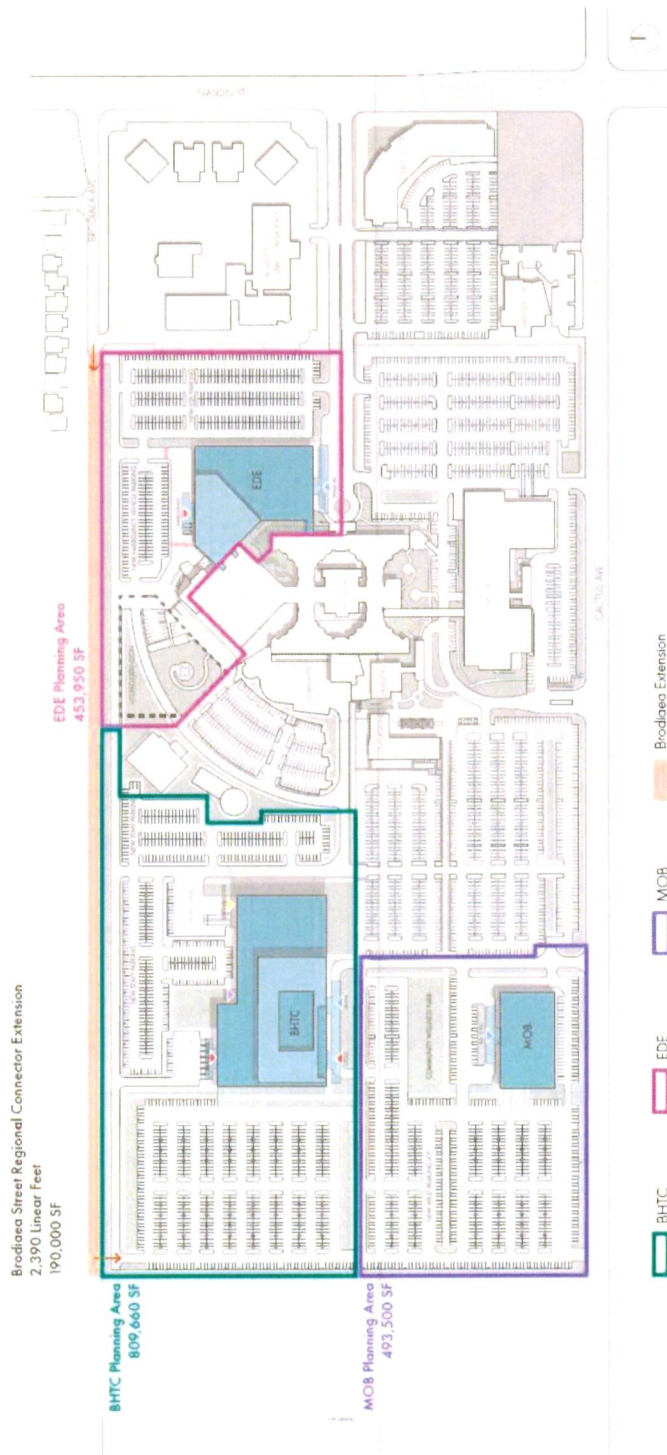


Exhibit B Payment Provisions

Payment Provisions Overview

Prior Master Planning Services Fee. As described above in Exhibit A, COUNTY paid the Prior Master Planning Services Fee to CONSULTANT.

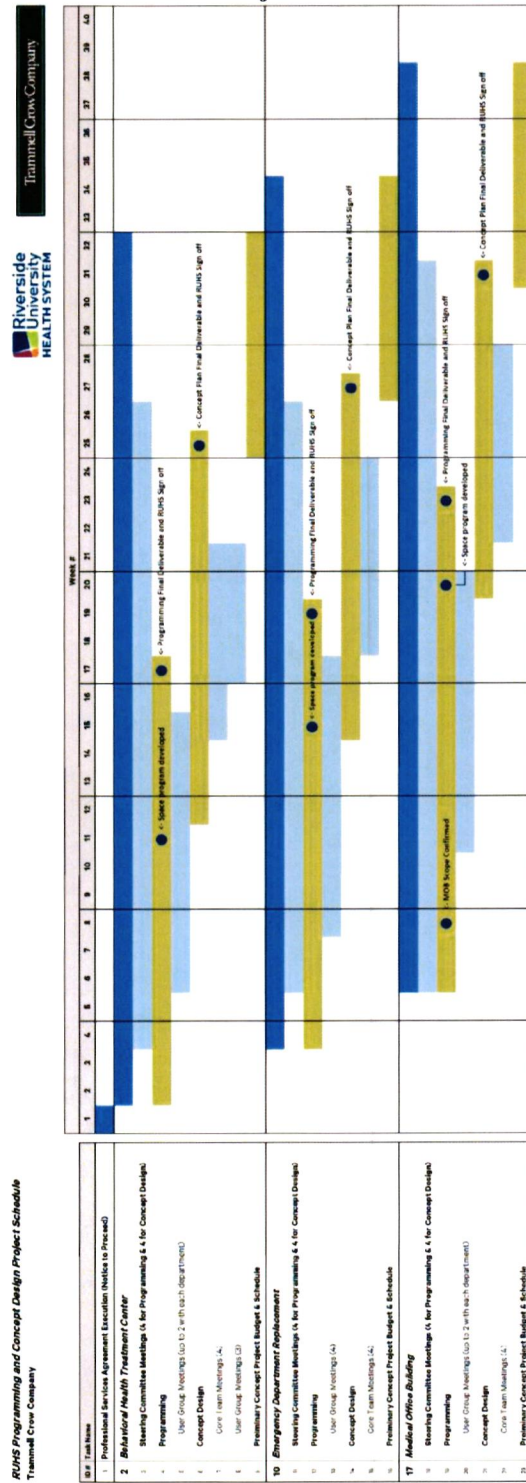
Services Fee. In connection with the performance by CONSULTANT of the Preliminary Development Services as outlined in Exhibit A above, CONSULTANT will earn fees and, at its discretion, incur and pay costs, expenses and other financial obligations relating to the Project (collectively, the “Preliminary Development Services Costs”) pursuant to this Agreement, and COUNTY agrees to pay such Preliminary Development Services Costs, up to a maximum amount of \$4,070,830.00 (the “Services Fee”), plus Approved Reimbursable Expenses if any, as outlined in this Agreement. The budget of such Preliminary Development Services Costs is set forth below in this Exhibit B (the “Preliminary Development Services Budget”). The line item thereon for “TCC Consultant Fee”, for \$270,000.00 represents a total, fixed consulting management fee (the “TCC Consultant Fee”). The TCC Consultant Fee will be allocated among the BHTC Component, the MOB Component and the EDE Component (each, a “Project Component”), as set forth in the Preliminary Development Services Budget, and shall be paid monthly in \$27,000 equal installments (representing the 10 months of performance from the Effective Date through the Outside Date) regardless of the effort expended on any specific Project Component unless a particular Project Component has been eliminated or terminated by the COUNTY and then such shall be handled as outlined in this Agreement in Section 4.1. Except for the TCC Consultant Fee, the individual line items in the Preliminary Development Services Budget are estimates only, and CONSULTANT shall be entitled, at its discretion, to re-allocate the budget and cost amounts between such line items within the Preliminary Development Services Budget. Contingency within the Preliminary Development Services Budget cannot be used to increase TCC Consultant Fee. COUNTY shall pay the Services Fee plus Approved Reimbursable Expenses to CONSULTANT in accordance with Section “Payment of Services Fee” below. As used in this Agreement, “Approved Reimbursable Expenses” shall mean additional costs or expenses incurred by the CONSULTANT in connection with its performance under this Agreement that are in excess of the Services Fee and that are specifically approved by the COUNTY as provided for above.

Payment of Services Fee. With the exception of the TCC Consultant Fee which payment is outlined above, the COUNTY (or RUHS-MC) shall pay CONSULTANT monthly for all Preliminary Development Services Costs (including Approved Reimbursable Expenses, if any) on a reimbursement basis, and CONSULTANT agrees to provide supporting documentation to the COUNTY with each monthly invoice. CONSULTANT agrees to provide a monthly (and cumulative) accounting of the costs and expenses incurred and paid, for each category pursuant to the Preliminary Development Services Budget with each monthly invoice; provided that CONSULTANT may elect to invoice the COUNTY less frequently than monthly. Notwithstanding the foregoing, the TCC Consultant Fee payable to CONSULTANT shall be earned and payable at a rate of \$27,000 per month (including any partial month) commencing upon the Effective Date.

Preliminary Development Services Budget:

	BHTC	EDE	MOB	Total
Due Diligence				
Environmental	5,000	5,000	5,000	15,000
Civil Engineering	98,300	120,600	93,800	312,700
Geotechnical Report	82,417	70,117	57,467	210,000
PreCon. Budgeting and Underground Exploration	60,000	80,000	60,000	200,000
Utility Consulting	25,000	25,000	25,000	75,000
Zoning Report, City Fee Analysis, City Costs, and HCAI Fees	31,333	31,333	13,833	76,500
Legal	20,000	20,000	20,000	60,000
Quality Control / Cost Control	16,500	16,500	16,500	49,500
Architectural Programming	450,736	288,532	463,885	1,203,153
Architectural Concept Design	478,336	391,132	485,660	1,355,128
Reimbursable Expense	17,000	17,000	16,000	50,000
TCC Consultant Fee	100,000	100,000	70,000	270,000
Subtotal	1,384,622	1,165,214	1,327,145	3,876,981
5% Contingency	69,231	58,261	66,357	193,849
Services Fee Total	1,453,853	1,223,475	1,393,502	4,070,830

Exhibit C Project Schedule



Attachment I

HIPAA Business Associate Agreement Addendum to Contract

Between the County of Riverside and Trammell Crow So. Cal. Healthcare Development, Inc.

This HIPAA Business Associate Agreement (the "Addendum") supplements, and is made part of the Underlying Agreement between the County of Riverside ("County") and CONSULTANT and shall be effective as of the date the Underlying Agreement approved by both Parties (the "Effective Date").

RECITALS

WHEREAS, County and CONSULTANT entered into the Underlying Agreement pursuant to which the CONSULTANT provides services to County, and in conjunction with the provision of such services certain protected health information ("PHI") and/or certain electronic protected health information ("ePHI") may be created by or made available to CONSULTANT for the purposes of carrying out its obligations under the Underlying Agreement; and,

WHEREAS, the provisions of the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), Public Law 104-191 enacted August 21, 1996, and the Health Information Technology for Economic and Clinical Health Act ("HITECH") of the American Recovery and Reinvestment Act of 2009, Public Law 111-5 enacted February 17, 2009, and the laws and regulations promulgated subsequent thereto, as may be amended from time to time, are applicable to the protection of any use or disclosure of PHI and/or ePHI pursuant to the Underlying Agreement; and,

WHEREAS, County is a covered entity, as defined in the Privacy Rule; and,

WHEREAS, to the extent County discloses PHI and/or ePHI to CONSULTANT or CONSULTANT creates, receives, maintains, transmits, or has access to PHI and/or ePHI of County, CONSULTANT is a business associate, as defined in the Privacy Rule; and,

WHEREAS, pursuant to 42 USC §17931 and §17934, certain provisions of the Security Rule and Privacy Rule apply to a business associate of a covered entity in the same manner that they apply to the covered entity, the additional security and privacy requirements of HITECH are applicable to business associates and must be incorporated into the business associate agreement, and a business associate is liable for civil and criminal penalties for failure to comply with these security and/or privacy provisions; and,

WHEREAS, the parties mutually agree that any use or disclosure of PHI and/or ePHI must be in compliance with the Privacy Rule, Security Rule, HIPAA, HITECH and any other applicable law; and,

WHEREAS, the parties intend to enter into this Addendum to address the requirements and obligations set forth in the Privacy Rule, Security Rule, HITECH and HIPAA as they apply to CONSULTANT as a business associate of County, including the establishment of permitted and required uses and disclosures of PHI and/or ePHI created or received by CONSULTANT during the course of performing functions, services and activities on behalf of County, and appropriate limitations and conditions on such uses and disclosures;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. **Definitions.** Terms used, but not otherwise defined, in this Addendum shall have the same meaning as those terms in HITECH, HIPAA, Security Rule and/or Privacy Rule, as may be amended from time to time.
 - A. "Breach" when used in connection with PHI means the acquisition, access, use or disclosure of PHI in a manner not permitted under subpart E of the Privacy Rule which compromises the security or privacy of the PHI, and shall have the meaning given such term in 45 CFR §164.402.
 - (1) Except as provided below in Paragraph (2) of this definition, acquisition, access, use, or disclosure of PHI in a manner not permitted by subpart E of the Privacy Rule is presumed to be a breach unless CONSULTANT demonstrates that

there is a low probability that the PHI has been compromised based on a risk assessment of at least the following four factors:

- (a) The nature and extent of the PHI involved, including the types of identifiers and the likelihood of re-identification;
- (b) The unauthorized person who used the PHI or to whom the disclosure was made;
- (c) Whether the PHI was actually acquired or viewed; and
- (d) The extent to which the risk to the PHI has been mitigated.

(2) Breach excludes:

(a) Any unintentional acquisition, access or use of PHI by a workforce member or person acting under the authority of a covered entity or business associate, if such acquisition, access or use was made in good faith and within the scope of authority and does not result in further use or disclosure in a manner not permitted under subpart E of the Privacy Rule.

(b) Any inadvertent disclosure by a person who is authorized to access PHI at a covered entity or business associate to another person authorized to access PHI at the same covered entity, business associate, or organized health care arrangement in which County participates, and the information received as a result of such disclosure is not further used or disclosed in a manner not permitted by subpart E of the Privacy Rule.

(c) A disclosure of PHI where a covered entity or business associate has a good faith belief that an unauthorized person to whom the disclosure was made would not reasonably have been able to retain such information.

- B. "Business associate" has the meaning given such term in 45 CFR §164.501, including but not limited to a subcontractor that creates, receives, maintains, transmits or accesses PHI on behalf of the business associate.
- C. "Data aggregation" has the meaning given such term in 45 CFR §164.501.
- D. "Designated record set" as defined in 45 CFR §164.501 means a group of records maintained by or for a covered entity that may include: the medical records and billing records about individuals maintained by or for a covered health care provider; the enrollment, payment, claims adjudication, and case or medical management record systems maintained by or for a health plan; or, used, in whole or in part, by or for the covered entity to make decisions about individuals.
- E. "Electronic protected health information" ("ePHI") as defined in 45 CFR §160.103 means protected health information transmitted by or maintained in electronic media.
- F. "Electronic health record" means an electronic record of health-related information on an individual that is created, gathered, managed, and consulted by authorized health care clinicians and staff, and shall have the meaning given such term in 42 USC §17921(5).
- G. "Health care operations" has the meaning given such term in 45 CFR §164.501.
- H. "Individual" as defined in 45 CFR §160.103 means the person who is the subject of protected health information.
- I. "Person" as defined in 45 CFR §160.103 means a natural person, trust or estate, partnership, corporation, professional association or corporation, or other entity, public or private.
- J. "Privacy Rule" means the HIPAA regulations codified at 45 CFR Parts 160 and 164, Subparts A and E.
- K. "Protected health information" ("PHI") has the meaning given such term in 45 CFR §160.103, which includes ePHI.

- L. "Required by law" has the meaning given such term in 45 CFR §164.103.
- M. "Secretary" means the Secretary of the U.S. Department of Health and Human Services ("HHS").
- N. "Security incident" as defined in 45 CFR §164.304 means the attempted or successful unauthorized access, use, disclosure, modification, or destruction of information or interference with system operations in an information system.
- O. "Security Rule" means the HIPAA Regulations codified at 45 CFR Parts 160 and 164, Subparts A and C.
- P. "Subcontractor" as defined in 45 CFR §160.103 means a person to whom a business associate delegates a function, activity, or service, other than in the capacity of a member of the workforce of such business associate.
- Q. "Unsecured protected health information" and "unsecured PHI" as defined in 45 CFR §164.402 means PHI not rendered unusable, unreadable, or indecipherable to unauthorized persons through use of a technology or methodology specified by the Secretary in the guidance issued under 42 USC §17932(h)(2).

2. Scope of Use and Disclosure by CONSULTANT of County's PHI and/or ePHI.

- A. Except as otherwise provided in this Addendum, CONSULTANT may use, disclose, or access PHI and/or ePHI as necessary to perform any and all obligations of CONSULTANT under the Underlying Agreement or to perform functions, activities or services for, or on behalf of, County as specified in this Addendum, if such use or disclosure does not violate HIPAA, HITECH, the Privacy Rule and/or Security Rule.
- B. Unless otherwise limited herein, in addition to any other uses and/or disclosures permitted or authorized by this Addendum or required by law, in accordance with 45 CFR §164.504(e)(2), CONSULTANT may:
- 1) Use PHI and/or ePHI if necessary for CONSULTANT's proper management and administration and to carry out its legal responsibilities; and,
 - 2) Disclose PHI and/or ePHI for the purpose of CONSULTANT's proper management and administration or to carry out its legal responsibilities, only if:
 - a) The disclosure is required by law; or,
 - b) CONSULTANT obtains reasonable assurances, in writing, from the person to whom CONSULTANT will disclose such PHI and/or ePHI that the person will:
 - i. Hold such PHI and/or ePHI in confidence and use or further disclose it only for the purpose for which CONSULTANT disclosed it to the person, or as required by law; and,
 - ii. Notify County of any instances of which it becomes aware in which the confidentiality of the information has been breached; and,
 - 3) Use PHI to provide data aggregation services relating to the health care operations of County pursuant to the Underlying Agreement or as requested by County; and,
 - 4) De-identify all PHI and/or ePHI of County received by CONSULTANT under this Addendum provided that the de-identification conforms to the requirements of the Privacy Rule and/or Security Rule and does not preclude timely payment and/or claims processing and receipt.
- C. Notwithstanding the foregoing, in any instance where applicable state and/or federal laws and/or regulations are more stringent in their requirements than the provisions of HIPAA, including, but not limited to, prohibiting disclosure of mental health and/or substance abuse records, the applicable state and/or federal laws and/or regulations shall control the disclosure of records.

3. **Prohibited Uses and Disclosures.**

- A. CONSULTANT may neither use, disclose, nor access PHI and/or ePHI in a manner not authorized by the Underlying Agreement or this Addendum without patient authorization or de-identification of the PHI and/or ePHI and as authorized in writing from County.
- B. CONSULTANT may neither use, disclose, nor access PHI and/or ePHI it receives from County or from another business associate of County, except as permitted or required by this Addendum, or as required by law.
- C. CONSULTANT agrees not to make any disclosure of PHI and/or ePHI that County would be prohibited from making.
- D. CONSULTANT shall not use or disclose PHI for any purpose prohibited by the Privacy Rule, Security Rule, HIPAA and/or HITECH, including, but not limited to 42 USC §17935 and §17936. CONSULTANT agrees:
 - 1) Not to use or disclose PHI for fundraising , unless pursuant to the Underlying Agreement and only if permitted by and in compliance with the requirements of 45 CFR §164.514(f) or 45 CFR §164.508;
 - 2) Not to use or disclose PHI for marketing, as defined in 45 CFR §164.501, unless pursuant to the Underlying Agreement and only if permitted by and in compliance with the requirements of 45 CFR §164.508(a)(3);
 - 3) Not to disclose PHI, except as otherwise required by law, to a health plan for purposes of carrying out payment or health care operations, if the individual has requested this restriction pursuant to 42 USC §17935(a) and 45 CFR §164.522, and has paid out of pocket in full for the health care item or service to which the PHI solely relates; and,
 - 4) Not to receive, directly or indirectly, remuneration in exchange for PHI, or engage in any act that would constitute a sale of PHI, as defined in 45 CFR §164.502(a)(5)(ii), unless permitted by the Underlying Agreement and in compliance with the requirements of a valid authorization under 45 CFR §164.508(a)(4). This prohibition shall not apply to payment by County to CONSULTANT for services provided pursuant to the Underlying Agreement.

4. **Obligations of County.**

- A. County agrees to make its best efforts to notify CONSULTANT promptly in writing of any restrictions on the use or disclosure of PHI and/or ePHI agreed to by County that may affect CONSULTANT's ability to perform its obligations under the Underlying Agreement, or this Addendum.
- B. County agrees to make its best efforts to promptly notify CONSULTANT in writing of any changes in, or revocation of, permission by any individual to use or disclose PHI and/or ePHI, if such changes or revocation may affect CONSULTANT's ability to perform its obligations under the Underlying Agreement, or this Addendum.
- C. County agrees to make its best efforts to promptly notify CONSULTANT in writing of any known limitation(s) in its notice of privacy practices to the extent that such limitation may affect CONSULTANT's use or disclosure of PHI and/or ePHI.
- D. County agrees not to request CONSULTANT to use or disclose PHI and/or ePHI in any manner that would not be permissible under HITECH, HIPAA, the Privacy Rule, and/or Security Rule.
- E. County agrees to obtain any authorizations necessary for the use or disclosure of PHI and/or ePHI, so that CONSULTANT can perform its obligations under this Addendum and/or Underlying Agreement.

5. **Obligations of CONSULTANT.** In connection with the use or disclosure of PHI and/or ePHI, CONSULTANT agrees to:
- A. Use or disclose PHI only if such use or disclosure complies with each applicable requirement of 45 CFR §164.504(e). CONSULTANT shall also comply with the additional privacy requirements that are applicable to covered entities in HITECH, as may be amended from time to time.
 - B. Not use or further disclose PHI and/or ePHI other than as permitted or required by this Addendum or as required by law. CONSULTANT shall promptly notify County if CONSULTANT is required by law to disclose PHI and/or ePHI.
 - C. Use appropriate safeguards and comply, where applicable, with the Security Rule with respect to ePHI, to prevent use or disclosure of PHI and/or ePHI other than as provided for by this Addendum.
 - D. Mitigate, to the extent practicable, any harmful effect that is known to CONSULTANT of a use or disclosure of PHI and/or ePHI by CONSULTANT in violation of this Addendum.
 - E. Report to County any use or disclosure of PHI and/or ePHI not provided for by this Addendum or otherwise in violation of HITECH, HIPAA, the Privacy Rule, and/or Security Rule of which CONSULTANT becomes aware, including breaches of unsecured PHI as required by 45 CFR §164.410.
 - F. In accordance with 45 CFR §164.502(e)(1)(ii), require that any subcontractors that create, receive, maintain, transmit or access PHI on behalf of the CONSULTANT agree through contract to the same restrictions and conditions that apply to CONSULTANT with respect to such PHI and/or ePHI, including the restrictions and conditions pursuant to this Addendum.
 - G. Make available to County or the Secretary, in the time and manner designated by County or Secretary, CONSULTANT's internal practices, books and records relating to the use, disclosure and privacy protection of PHI received from County, or created or received by CONSULTANT on behalf of County, for purposes of determining, investigating or auditing CONSULTANT's and/or County's compliance with the Privacy Rule.
 - H. Request, use or disclose only the minimum amount of PHI necessary to accomplish the intended purpose of the request, use or disclosure in accordance with 42 USC §17935(b) and 45 CFR §164.502(b)(1).
 - I. Comply with requirements of satisfactory assurances under 45 CFR §164.512 relating to notice or qualified protective order in response to a third party's subpoena, discovery request, or other lawful process for the disclosure of PHI, which CONSULTANT shall promptly notify County upon CONSULTANT's receipt of such request from a third party.
 - J. Not require an individual to provide patient authorization for use or disclosure of PHI as a condition for treatment, payment, enrollment in any health plan (including the health plan administered by County), or eligibility of benefits, unless otherwise excepted under 45 CFR §164.508(b)(4) and authorized in writing by County.
 - K. Use appropriate administrative, technical and physical safeguards to prevent inappropriate use, disclosure, or access of PHI and/or ePHI.
 - L. Obtain and maintain knowledge of applicable laws and regulations related to HIPAA and HITECH, as may be amended from time to time.
 - M. Comply with the requirements of the Privacy Rule that apply to the County to the extent CONSULTANT is to carry out County's obligations under the Privacy Rule.
 - N. Take reasonable steps to cure or end any pattern of activity or practice of its subcontractor of which CONSULTANT becomes aware that constitute a material breach or violation of the subcontractor's obligations under the business

associate contract with CONSULTANT, and if such steps are unsuccessful, CONSULTANT agrees to terminate its contract with the subcontractor if feasible.

6. **Access to PHI, Amendment and Disclosure Accounting.** CONSULTANT agrees to:
- A. **Access to PHI, including ePHI.** Provide access to PHI, including ePHI if maintained electronically, in a designated record set to County or an individual as directed by County, within five (5) days of request from County, to satisfy the requirements of 45 CFR §164.524.
 - B. **Amendment of PHI.** Make PHI available for amendment and incorporate amendments to PHI in a designated record set County directs or agrees to at the request of an individual, within fifteen (15) days of receiving a written request from County, in accordance with 45 CFR §164.526.
 - C. **Accounting of disclosures of PHI and electronic health record.** Assist County to fulfill its obligations to provide accounting of disclosures of PHI under 45 CFR §164.528 and, where applicable, electronic health records under 42 USC §17935(c) if CONSULTANT uses or maintains electronic health records. CONSULTANT shall:
 - 1) Document such disclosures of PHI and/or electronic health records, and information related to such disclosures, as would be required for County to respond to a request by an individual for an accounting of disclosures of PHI and/or electronic health record in accordance with 45 CFR §164.528.
 - 2) Within fifteen (15) days of receiving a written request from County, provide to County or any individual as directed by County information collected in accordance with this section to permit County to respond to a request by an individual for an accounting of disclosures of PHI and/or electronic health record.
 - 3) Make available for County information required by this Section 6.C for six (6) years preceding the individual's request for accounting of disclosures of PHI, and for three (3) years preceding the individual's request for accounting of disclosures of electronic health record.
7. **Security of ePHI.** In the event County discloses ePHI to CONSULTANT or CONSULTANT needs to create, receive, maintain, transmit or have access to County ePHI, in accordance with 42 USC §17931 and 45 CFR §164.314(a)(2)(i), and §164.306, CONSULTANT shall:
- A. Comply with the applicable requirements of the Security Rule, and implement administrative, physical, and technical safeguards that reasonably and appropriately protect the confidentiality, integrity, and availability of ePHI that CONSULTANT creates, receives, maintains, or transmits on behalf of County in accordance with 45 CFR §164.308, §164.310, and §164.312;
 - B. Comply with each of the requirements of 45 CFR §164.316 relating to the implementation of policies, procedures and documentation requirements with respect to ePHI;
 - C. Protect against any reasonably anticipated threats or hazards to the security or integrity of ePHI;
 - D. Protect against any reasonably anticipated uses or disclosures of ePHI that are not permitted or required under the Privacy Rule;
 - E. Ensure compliance with the Security Rule by CONSULTANT's workforce;
 - F. In accordance with 45 CFR §164.308(b)(2), require that any subcontractors that create, receive, maintain, transmit, or access ePHI on behalf of CONSULTANT agree through contract to the same restrictions and requirements contained in this Addendum and comply with the applicable requirements of the Security Rule;
 - G. Report to County any security incident of which CONSULTANT becomes aware, including breaches of unsecured PHI as required by 45 CFR §164.410; and,

- H. Comply with any additional security requirements that are applicable to covered entities in Title 42 (Public Health and Welfare) of the United States Code, as may be amended from time to time, including but not limited to HITECH.
8. **Breach of Unsecured PHI.** In the case of breach of unsecured PHI, CONSULTANT shall comply with the applicable provisions of 42 USC §17932 and 45 CFR Part 164, Subpart D, including but not limited to 45 CFR §164.410.
- A. **Discovery and notification.** Following the discovery of a breach of unsecured PHI, CONSULTANT shall notify County in writing of such breach without unreasonable delay and in no case later than 60 calendar days after discovery of a breach, except as provided in 45 CFR §164.412.
- 1) **Breaches treated as discovered.** A breach is treated as discovered by CONSULTANT as of the first day on which such breach is known to CONSULTANT or, by exercising reasonable diligence, would have been known to CONSULTANT, which includes any person, other than the person committing the breach, who is an employee, officer, or other agent of CONSULTANT (determined in accordance with the federal common law of agency).
- 2) **Content of notification.** The written notification to County relating to breach of unsecured PHI shall include, to the extent possible, the following information if known (or can be reasonably obtained) by CONSULTANT:
- a) The identification of each individual whose unsecured PHI has been, or is reasonably believed by CONSULTANT to have been accessed, acquired, used or disclosed during the breach;
- b) A brief description of what happened, including the date of the breach and the date of the discovery of the breach, if known;
- c) A description of the types of unsecured PHI involved in the breach, such as whether full name, social security number, date of birth, home address, account number, diagnosis, disability code, or other types of information were involved;
- d) Any steps individuals should take to protect themselves from potential harm resulting from the breach;
- e) A brief description of what CONSULTANT is doing to investigate the breach, to mitigate harm to individuals, and to protect against any further breaches; and,
- f) Contact procedures for individuals to ask questions or learn additional information, which shall include a toll-free telephone number, an e-mail address, web site, or postal address.
- B. **Cooperation.** With respect to any breach of unsecured PHI reported by CONSULTANT, CONSULTANT shall cooperate with County and shall provide County with any information requested by County to enable County to fulfill in a timely manner its own reporting and notification obligations, including but not limited to providing notice to individuals, prominent media outlets and the Secretary in accordance with 42 USC §17932 and 45 CFR §164.404, §164.406 and §164.408.
- C. **Breach log.** To the extent breach of unsecured PHI involves less than 500 individuals, CONSULTANT shall maintain a log or other documentation of such breaches and provide such log or other documentation on an annual basis to County not later than fifteen (15) days after the end of each calendar year for submission to the Secretary.
- D. **Delay of notification authorized by law enforcement.** If CONSULTANT delays notification of breach of unsecured PHI pursuant to a law enforcement official's statement that required notification, notice or posting would impede a criminal investigation or cause damage to national security, CONSULTANT shall maintain documentation sufficient to demonstrate its compliance with the requirements of 45 CFR §164.412.

- E. **Payment of costs.** With respect to any breach of unsecured PHI caused solely by the CONSULTANT's failure to comply with one or more of its obligations under this Addendum and/or the provisions of HITECH, HIPAA, the Privacy Rule or the Security Rule, CONSULTANT agrees to pay any and all costs associated with providing all legally required notifications to individuals, media outlets, and the Secretary. This provision shall not be construed to limit or diminish CONSULTANT's obligations to indemnify, defend and hold harmless County under Section 9 of this Addendum.
- F. **Documentation.** Pursuant to 45 CFR §164.414(b), in the event CONSULTANT's use or disclosure of PHI and/or ePHI violates the Privacy Rule, CONSULTANT shall maintain documentation sufficient to demonstrate that all notifications were made by CONSULTANT as required by 45 CFR Part 164, Subpart D, or that such use or disclosure did not constitute a breach, including CONSULTANT's completed risk assessment and investigation documentation.
- G. **Additional State Reporting Requirements.** The parties agree that this Section 8.G applies only if and/or when County, in its capacity as a licensed clinic, health facility, home health agency, or hospice, is required to report unlawful or unauthorized access, use, or disclosure of medical information under the more stringent requirements of California Health & Safety Code §1280.15. For purposes of this Section 8.G, "unauthorized" has the meaning given such term in California Health & Safety Code §1280.15(j)(2).
- 1) CONSULTANT agrees to assist County to fulfill its reporting obligations to affected patients and to the California Department of Public Health ("CDPH") in a timely manner under the California Health & Safety Code §1280.15.
 - 2) CONSULTANT agrees to report to County any unlawful or unauthorized access, use, or disclosure of patient's medical information without unreasonable delay and no later than two (2) business days after CONSULTANT detects such incident. CONSULTANT further agrees such report shall be made in writing, and shall include substantially the same types of information listed above in Section 8.A.2 (Content of Notification) as applicable to the unlawful or unauthorized access, use, or disclosure as defined above in this section, understanding and acknowledging that the term "breach" as used in Section 8.A.2 does not apply to California Health & Safety Code §1280.15.
9. **Hold Harmless/Indemnification.**
- A. CONSULTANT agrees to indemnify and hold harmless County, all Agencies, Districts, Special Districts and Departments of County, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives from any liability whatsoever, based or asserted upon any services of CONSULTANT, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Addendum, including but not limited to property damage, bodily injury, death, or any other element of any kind or nature whatsoever arising from the performance of CONSULTANT, its officers, agents, employees, subcontractors, agents or representatives from this Addendum. CONSULTANT shall defend, at its sole expense, all costs and fees, including but not limited to attorney fees, cost of investigation, defense and settlements or awards, of County, all Agencies, Districts, Special Districts and Departments of County, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents or representatives in any claim or action based upon such alleged acts or omissions.
- B. With respect to any action or claim subject to indemnification herein by CONSULTANT, CONSULTANT shall, at their sole cost, have the right to use counsel of their choice, subject to the approval of County, which shall not be unreasonably withheld, and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of County; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CONSULTANT's indemnification to County as set forth herein. CONSULTANT's obligation to defend, indemnify and hold harmless County shall be subject to County having given CONSULTANT written notice within a reasonable period of time of the claim or of the commencement of the related action, as the case may be, and information and reasonable assistance, at CONSULTANT's expense, for the defense or settlement thereof. CONSULTANT's obligation hereunder shall be satisfied when CONSULTANT has provided to County the appropriate form of dismissal relieving County from any liability for the action or claim involved.

- C. The specified insurance limits required in the Underlying Agreement of this Addendum shall in no way limit or circumscribe CONSULTANT's obligations to indemnify and hold harmless County herein from third party claims arising from issues of this Addendum.
- D. In the event there is conflict between this clause and California Civil Code §2782, this clause shall be interpreted to comply with Civil Code §2782. Such interpretation shall not relieve the CONSULTANT from indemnifying County to the fullest extent allowed by law.
- E. In the event there is a conflict between this indemnification clause and an indemnification clause contained in the Underlying Agreement of this Addendum, this indemnification shall only apply to the subject issues included within this Addendum.
10. **Term.** This Addendum shall commence upon the Effective Date and shall terminate when all PHI and/or ePHI provided by County to CONSULTANT, or created or received by CONSULTANT on behalf of County, is destroyed or returned to County, or, if it is infeasible to return or destroy PHI and/ePHI, protections are extended to such information, in accordance with section 11.B of this Addendum.
11. **Termination.**
- A. **Termination for Breach of Contract.** A breach of any provision of this Addendum by either party shall constitute a material breach of the Underlying Agreement and will provide grounds for terminating this Addendum and the Underlying Agreement with or without an opportunity to cure the breach, notwithstanding any provision in the Underlying Agreement to the contrary. Either party, upon written notice to the other party describing the breach, may take any of the following actions:
- 1) Terminate the Underlying Agreement and this Addendum, effective immediately, if the other party breaches a material provision of this Addendum.
 - 2) Provide the other party with an opportunity to cure the alleged material breach and in the event the other party fails to cure the breach to the satisfaction of the non-breaching party in a timely manner, the non-breaching party has the right to immediately terminate the Underlying Agreement and this Addendum.
 - 3) If termination of the Underlying Agreement is not feasible, the breaching party, upon the request of the non-breaching party, shall implement, at its own expense, a plan to cure the breach and report regularly on its compliance with such plan to the non-breaching party.
- B. **Effect of Termination.**
- 1) Upon termination of this Addendum, for any reason, CONSULTANT shall return or, if agreed to in writing by County, destroy all PHI and/or ePHI received from County, or created or received by the CONSULTANT on behalf of County, and, in the event of destruction, CONSULTANT shall certify such destruction, in writing, to County. This provision shall apply to all PHI and/or ePHI which are in the possession of subcontractors or agents of CONSULTANT. CONSULTANT shall retain no copies of PHI and/or ePHI, except as provided below in paragraph (2) of this section.
 - 2) In the event that CONSULTANT determines that returning or destroying the PHI and/or ePHI is not feasible, CONSULTANT shall provide written notification to County of the conditions that make such return or destruction not feasible. Upon determination by CONSULTANT that return or destruction of PHI and/or ePHI is not feasible, CONSULTANT shall extend the protections of this Addendum to such PHI and/or ePHI and limit further uses and disclosures of such PHI and/or ePHI to those purposes which make the return or destruction not feasible, for so long as CONSULTANT maintains such PHI and/or ePHI.
12. **General Provisions.**
- A. **Retention Period.** Whenever CONSULTANT is required to document or maintain documentation pursuant to the terms of this Addendum, CONSULTANT shall retain such documentation for 6 years from the date of its creation or as otherwise prescribed by law, whichever is later.
- B. **Amendment.** The parties agree to take such action as is necessary to amend this Addendum from time to time as is necessary for County to comply with HITECH, the Privacy Rule, Security Rule, and HIPAA generally.

- C. **Survival.** The obligations of CONSULTANT under Sections 3, 5, 6, 7, 8, 9, 11.B and 12.A of this Addendum shall survive the termination or expiration of this Addendum.
- D. **Regulatory and Statutory References.** A reference in this Addendum to a section in HITECH, HIPAA, the Privacy Rule and/or Security Rule means the section(s) as in effect or as amended.
- E. **Conflicts.** The provisions of this Addendum shall prevail over any provisions in the Underlying Agreement that conflict or appear inconsistent with any provision in this Addendum.
- F. **Interpretation of Addendum.**
- 1) This Addendum shall be construed to be part of the Underlying Agreement as one document. The purpose is to supplement the Underlying Agreement to include the requirements of the Privacy Rule, Security Rule, HIPAA and HITECH.
 - 2) Any ambiguity between this Addendum and the Underlying Agreement shall be resolved to permit County to comply with the Privacy Rule, Security Rule, HIPAA and HITECH generally.
- G. **Notices to County.** All notifications required to be given by CONSULTANT to County pursuant to the terms of this Addendum shall be made in writing and delivered to the County both by fax and to both of the addresses listed below by either registered or certified mail return receipt requested or guaranteed overnight mail with tracing capability, or at such other address as County may hereafter designate. All notices to County provided by CONSULTANT pursuant to this Section shall be deemed given or made when received by County.

County HIPAA Privacy Officer: HIPAA Privacy Manager

County HIPAA Privacy Officer Address: 26520 Cactus Avenue,
Moreno Valley, CA 92555

County HIPAA Privacy Officer Phone Number: (951) 486-6471

**REQUEST FOR PROPOSAL
RIVERSIDE UNIVERSITY HEALTH SYSTEM**

**FOR MASTER PLAN AND DEVELOPMENT OF
HEALTHCARE FACILITIES**

**BEHAVIORAL HEALTH TREATMENT CENTER
EMERGENCY ROOM EXPANSION
CRITICAL CARE EXPANSION**

RUHS MEDICAL CENTER, MORENO VALLEY



**PREPARED BY:
FACILITIES MANAGEMENT
REAL ESTATE DIVISION
3450 14th STREET, 2nd Floor
RIVERSIDE, CALIFORNIA 92501**

June 2022

REQUEST FOR PROPOSALS

FACILITIES MANAGEMENT - REAL ESTATE DIVISION

INTRODUCTION

Facilities Management - Real Estate Division (FM-RE) of the County of Riverside (County), is accepting development proposals from qualified Developers (Developer) to master plan and propose, plan and develop new healthcare facilities as part of the Riverside University Health System Medical Center Campus in Moreno Valley (RUHS-MC). RUHS-MC is located at 26520 Cactus Avenue, Moreno Valley (Property). The placement of new healthcare related facilities (Project) within proximity to the existing RUHS-MC will provide expanded healthcare options and services for RUHS patients. The Project will seek to provide much needed expansion to support behavioral health inpatient beds (approximately 96 beds), critical care inpatient beds (approximately 50 beds) and an emergency room expansion, including new emergency and trauma bays (approximately 50 to 60 bays) and support services. This Project's intent is to expand services to the public through a public private partnership planning and development process.

FM-RE will accept proposals for the Master Planning and Development of select projects on a portion of the Property. The Property is bounded on the east by Nason Street, on the north by Brodiaea Avenue, on the west by privately owned vacant land, and on the south by Cactus Avenue as shown in Exhibit "A" – Property. FM-RE in conjunction with RUHS desires to review proposals for the development of a Master Plan and for Projects which will serve to compliment the current RUHS-MC operations. Upon approval of a selected Developer, the County and Developer will work towards planning of Projects and negotiating necessary agreements which will allow the Developer to design, plan, finance, construct any Board of Supervisors (Board) approved Projects.

The selected Developer will submit a site plan proposal including but not limited to building concepts, parking, access & egress, landscape and all infrastructure improvements with the goal of maximizing the County land for its highest and best use. Developers should use their expertise and experience to propose and design a Master Plan and including projects which will complement the existing RUHS-MC Campus.

RUHS desires that the selected Developer contemplate or consider, in their master planning efforts, additional campus facilities or improvements to support the following:

1. Workforce (child-care, employee wellness center or gym, additional healthcare office space etc.),
2. Health System Functions (materials receiving and storage center, hoteling space, innovative parking solutions for electric vehicles & shaded parking etc.),
3. Community (outdoor spaces for farmers market and community gatherings) and
4. Continuum of Care (potential skilled nursing facility beds and additional outpatient services)

The selected Developer will have experience in healthcare related facilities and medical office building site entitlement, design, planning, construction, leasing, financing and managing. The selected Developer will be required to negotiate the necessary real estate documents required and including a ground lease for the County owned land, with mutually agreed upon terms and conditions and a County approved site plan depicting and defining the project to be developed. Developer pursued Projects which meet the criteria in this Request for Proposal (RFP), as set by the County, must comply with the California Environmental Quality Act (CEQA). The Developer must secure all entitlements, obtain all permits, construct any facilities as per the mutually approved schedule, plans and specifications and provide for professional long term property management and a return of the facility to the County at the end of any amortization period.

PROJECT DEVELOPMENT GOALS

The County has established the following development goals for the scope of this Project:

1. Develop and implement a Master Plan and individual site plans for each Project which reflects the highest and best use of the Property and results in providing healthcare services in synergy to the current Medical Center with phasing plan.
2. Achieve the planning and completion of the Project reflecting current market interior and exterior design trends and improving the overall look and functionality of the Medical Center Campus.
3. Initiate the planning and construction of the Project in a timely manner and complete the Project within agreed upon timelines outlined in Board of Supervisor approved contracts/real estate agreements, which may include a Ground Lease and Facilities Lease.

ABOUT THE PROPOSED BEHAVIORAL HEALTH TREATMENT CENTER PROJECT

In addition to the Master Planning and described project development the Behavioral Health Treatment Center (BHTC) will be a priority and focus of the initial phase of the overall Project. This Project will be developed just northwest of the existing Riverside University Health System Hospital and on the RUHS-MC Campus (see attached Exhibit "A" Property). This Project is visioned as a 100 bed, 3 story BHTC and will be connected to the much needed emergency department expansion. The emergency department expansion is to support behavioral health patients (pediatrics, adolescents, and adults) and expanding to right size to support the health system's emergency room volumes. This Project will be designed to improve the overall environment of the campus and promote health and wellness.

This new BHTC will serve the most vulnerable patients by providing acute inpatient services and emergency psychiatric services in a modern and health-centered environment. The Department's goal is to create a strong and effective behavioral health continuum-of-care to serve the growing population of Riverside County. Through this Project, RUHS will increase facility infrastructure to meet the growing demand and need for these services. A preliminary program is attached and provided for this Project as Exhibit "C" BHTC Program. This BHTC Program will be subject to further design and refinement discussion between RUHS and the selected Developer.

ABOUT THE PROPOSED EMERGENCY AND CRITICAL CARE EXPANSION

The Emergency Department Expansion (EDE) will be adjacent to the existing emergency department on ground level, adding 50-60 emergency bays (including trauma) and supporting administrative and clinical services. The second floor above the new emergency expanded space must include 50 inpatient beds (blending ICU and PCU beds), 2 hybrid operating rooms, and appropriate administrative & clinical supportive services for these areas (lab space). The selected Developer will work with RUHS and FM-RE to develop an EDE Project Program and preliminary design and costing and then to pursue the necessary real estate agreements followed by full design, entitlement, financing and development of this EDE by the selected Developer.

REAL ESTATE AGREEMENTS

It will be necessary for the Developer to execute Real Estate Agreements with the County to move Projects forward. The County will consider pursuing a Pre-Development Agreement with the selected Developer for the initial design, planning and due diligence efforts on behalf of the Project. Execution of a Ground Lease and related agreements, including a Facilities Lease may be required. Any necessary agreements will be provided

by and through the County and will be subject to Board approval. The County intends that the property and improvements will revert back to the County at the expiration of any negotiated terms.

Ground Lease and Facilities Lease

Execution of a long-term Ground Lease and Facilities Lease for the Project may be required to provide the Developer with control of the land and as a basis for obtaining the necessary financing for the Project. The desired term of the Ground Lease will coincide and terminate with the Facilities Lease. The Ground Lease will require ground rent monthly payments by the Developer to the County together with annual rental adjustments. The Ground Lease document will provide the performance schedule and other requirements for the development of the entire Project. The Developer will be requested to submit a Ground Lease proposal to the Agency specifying the size of the property necessary for the Project and the amount of ground rent payable to County and proposed Ground Lease terms.

The Ground Lease agreement will provide that the Developer shall design, entitle, permit and construct the on and off-site improvements. A project budget will be established by line item to list all project costs including the project contingency and overhead costs.

The Developer will provide an economic proposal in the form of a Building Build-to-Suit Quote sheet attached as Exhibit "B" to the RFP and for develop of the BHTC. The Developer will form the quote after reviewing and considering the attached BHTC Project Program which is attached as Exhibit "C". The County intends that the property and improvements will revert to the County at the expiration of any amortization period as the project will be constructed for the purposes and use by the County.

PLANNING AND CONSTRUCTION OF THE PROJECT

The Developer shall take all necessary actions to complete the design, entitlements, planning financing and construction of the Project's core, shell, and tenant improvements and all aspects of the project and minimize the impact to adjacent developments, uses and facilities including those on and off the RUHS-MC Campus. The Developer shall complete and procure all entitlements and complete the on-site and off-site improvements. Developer shall comply with the CEQA and all applicable law to secure permits and certificate of occupancy for the new Project.

The Developer shall also design and construct the parking facilities with a minimum parking ratio of 4:1 based on the square footage for the new Project. A parking structure may be considered and built as part of the Project.

It is required that the Developer develop the Project with sustainability features and a LEED (Leadership in Energy & Environmental Design) rating of Silver or higher.

All improvements and facilities shall comply with the Americans with Disabilities Act (ADA).

The improvements are subject to the provisions contained in the California Labor Code (commencing with Section 1720) relating to general prevailing wage rates and other pertinent provisions.

SUBMITTALS OF PROPOSALS

Submittals to the FM-RE from Developers must address six categories: Qualifications of the Developer; Ground Lease Proposal; Facilities Lease Proposal for the BHTC Project; Design; Construction/Project Management; and Property Management.

QUALIFICATIONS OF THE DEVELOPER

Any Developer selected for all or a part this project must possess extensive knowledge and experience in the development, planning, construction, leasing, and property management of healthcare related and medical office building construction. In addition, it is desirable that the Developer/Developer Team be experienced in the design and implementation of healthcare campus Master Planning. Also, the Developer selected must demonstrate a long-term track record in working with all governmental agencies and in leading to successful completion of projects.

It is critical that the Developer demonstrate its ability to secure suitable financing for the project.

Developers shall provide their qualifications including, but not limited to, the following:

1. Experience of the Developer in the initiating and implementing healthcare facilities, acquisition of land and/or ground leasing, development, planning, construction, leasing and management of healthcare and medical office building projects. Healthcare Master Planning experience is required. A list of completed projects and/or buildings owned including references.
2. Qualifications of Developer, Architect, and Contractor and those who will actively participate in the project development and/or management of the Project, including resumes.
3. Financial Statements for the past three years.
4. Evidence of the Developer's ability to finance the project, i.e., a letter from Developer's lending institution, loan approval, etc. Proposed method of Financing.

SUBMITTAL GROUND LEASE AND FACILITIES LEASE PROPOSAL

Developers shall submit a Ground Lease Proposal along with their response as follows:

1. Ground Lease Letter of Intent. The Ground Lease Proposal must be in the form of a Letter of Intent. Include competitive monthly ground rental for the Property with annual escalator.
2. Economic Proposal. In the form of the attached Building Build-to-Suit Lease Quote sheet and for development of the BHTC (refer to Exhibit "C" BHTC Program).
3. Site-Plan. Proposal. Developers shall submit a site-plan proposal.

A conceptual plan and description. Although a single conceptual is acceptable, alternative layouts are desirable and should consider the following:

- Connectivity from Project to Medical Center
- Parking Improvements
- Pedestrian Pathways
- Sustainability, LEED
- Wellness Features
- Open Space/Landscape and Shade Areas

The vision is that the current medical campus and its future growth will provide an environment that fosters symbiotic relationships and promotes health and wellness throughout the campus.

Developers are to emphasize the value of campus connectivity and flows which includes connectivity and flows between the hospital and any Project. Open space and landscape is to be valued and incorporated into development design that encourages and promotes health and wellness. Architecture should consider the existing campus but should elevate the quality of design and be the basis for future design of both structures and landscape at this RUHS-MC Campus.

4. Evidence of the Developer's ability to finance the project in the form of a letter from Developer's lending institution, or Loan Approval letter.

DESIGN AND CONSTRUCTION – PROJECT MANAGEMENT

Developers shall submit information as follows:

Developers shall submit a resume of the proposed architect and contractor for the project which shall include past healthcare facilities and medical office development projects completed and professional references. It is highly desirable that the architect and contractor have experience in designing and constructing healthcare facilities.

Indicate the method of project management and provide a Project timeline schedule.

Summarize ability to collaborate with governmental agencies to complete projects and provide examples. Include summary of formal presentations made to governmental agencies.

Describe actions to be taken to comply with CEQA and any related environmental issues.

The County is receptive to creative, pleasant, and tasteful designs for the exterior and landscaped areas of the Project and requests designs that improve the overall aesthetics of the Campus.

PROPERTY MANAGEMENT

Developers shall submit their property management experience history and provide a fundamental property management plan for the Project including the following:

1. Portfolio size of healthcare and medical office properties managed including the following:
 - a. Total annual budget of portfolio managed.
 - b. Occupancy level of buildings.
 - c. Total number and types of tenants in portfolio.
 - d. Percentage of portfolio developed versus acquired as existing.

2. Summary of property management experience.
3. Resume of key property management employees.
4. A Management Plan for property management operations at the new building.
5. Demonstrate methodology to achieve cost savings on operating expenses.

REQUESTS FOR INFORMATION (RFI) – QUESTIONS AND ANSWERS ON THE RFP

All Requests for Information (RFI)'s shall be sent via email to the Facilities Management – Real Estate Division and to the contact below. RFI's will be catalogued, and responses issued. All RFI's will be posted on the FM website at www.rivcofm.org prior to the closing date of the Request for Proposal.

REVIEW OF SUBMITTALS BY COUNTY

FM-RE will review the submittals and establish a short list of candidates based on the following:

1. Direct applicable experience in planning healthcare related facilities and medical office building projects and in master planning projects.
2. Direct applicable experience in constructing, leasing and managing healthcare related facilities and similar projects of the size and type proposed.
3. Qualifications of the principals and entire proposed team.
4. Economics and delivery aspects favorable to the County.
5. Other information based on the criteria requested in this Request for Proposal.

After review by the County, each Developer will be notified, and a short list of selected respondents established.

PROCEDURE AFTER NOTIFICATION

After notification, FM-RE will coordinate a panel interview with selected respondents to evaluate their qualifications and experience and other factors above to complete the Project. The interview will be between the selected respondents and a Project Panel. Selected respondents will be scored based upon a matrix scoring system and other related criteria. After the interviews, an award will be made and the selected Developer will engage the County in master planning, project programming, preliminary design and negotiation of agreements.

Upon completion and execution of acceptable real estate and related agreements by the Developer, the agreements shall then be forwarded to the Board of Supervisors for final consideration.

PROPOSAL SUBMISSION – CONTACT INFORMATION

Eight (8) hardcopy submittals shall be delivered to the Real Estate Division no later than:

Monday, August 15, 2022, at 5:00pm PST

Any submittals received after this date and time will not be considered.

Submittals shall be delivered to the following address:

Heidi Rigler – Supervising Real Property Agent
Facilities Management - Real Estate Division
3450 14th Street, 2nd Floor
Riverside, California 92501
951.955-4850 office telephone
HRigler@Rivco.org

The County reserves the sole and subjective right to cancel this Request for Proposal and Process, or to modify the Project at any time and for any reason prior to approval and execution of substantive agreements by the Riverside County Board of Supervisors.

**EXHIBIT "A"
PROPERTY**



Furthermore, Exhibit A is within the following Assessor parcel numbers:

486-280-025, 486-280-026, 486-280-037, 486-280-057

EXHIBIT "B"
BUILDING BUILD-TO-SUIT QUOTE

Please use the attached form to submit quotes for leasing building space to the County of Riverside. Include site and building plan with quote.

TERMS USED ON THE BUILDING LEASE QUOTE ARE DEFINED BELOW:

GROSS SQUARE FOOT AREA:	Total interior area of space being offered for lease. (Gross area will include only those corridors, vestibules, etc., that <u>exclusively</u> support the net square feet space.)
NET SQUARE FOOT AREA:	Usable space offered (excludes corridors, stairways, vestibules, mechanical space, restrooms, etc.) that is used in common with other tenants and is used to support the premises.
DEDICATED VEHICULAR PARKING SPACES:	Number of off-street parking spaces that will be for the exclusive use of County.
SECURED VEHICULAR PARKING SPACES:	Number of secured parking spaces that will be for the exclusive use of County.
BASIC RENT:	Monthly cost including taxes, insurance, etc. (Alteration, custodial, maintenance, and utility costs are listed separately).
ALTERATIONS/IMPROVEMENT COSTS:	Monthly amortized cost for alterations/improvements requested by County or alteration allowance offered by Lessor.
MAINTENANCE:	Monthly charge for interior and exterior maintenance, including, but not limited to, routine and preventive maintenance and repairs of space conditioning equipment, plumbing, electrical wiring and fixtures, windows and structural parts to maintain the leased premises in good working order
UTILITIES COST:	If included in total rent, the approximate monthly charge for gas, water, sewage, and refuse disposal. NOTE: Do not include electrical if space is metered separately. Please note on Lease Quote Sheet.
CUSTODIAL COST:	Monthly charge for routine custodial and supplies as specified by County
ANNUAL INCREASE:	Fixed percentage, or fixed annual amount. This will apply only to the rent portion and not to any amortized alteration/improvement cost.

THE COUNTY OF RIVERSIDE DESIRES A TURNKEY FACILITY WITH ALL RELATED OPERATING COSTS PAID BY THE LESSOR. THE COUNTY WILL INSTALL AND PAY FOR TELEPHONE USED IN CONNECTION WITH ITS OPERATION. COUNTY WILL PAY FOR ELECTRICAL USED IN CONNECTION WITH ITS OPERATION IF THE PREMISES ARE METERED SEPARATELY FROM OTHER TENANTS AND HOUSE ELECTRICAL (COMMON AREAS)

EXHIBIT "B"
BUILDING BUILD-TO-SUIT QUOTE
 (Return this page to County of Riverside)

County of Riverside
 Facilities Management
 Real Estate Division

3450 14th Street, Suite 201
 Riverside, California 92501

Heidi Rigler
 Supervising Agent
 (951) 955-4850

Building Address/Location: RUHS-MC Campus, Moreno Valley
 Square Feet Proposed:

Proposed Term of Project Amortization Period:

Rent Increases: Percentage ____ % Start year ____ Intervals ____

Note: Cost per month and Cost per square foot are based on Gross Square Feet.	BUILD-TO-SUIT QUOTE	
	Per Month	Per Square Foot
Basic Rent		
Estimated Improvements		
Utilities – not paid directly by County		
Custodial		
Interior/Exterior Maintenance		
TOTALS:		
Estimated Tenant Improvements or Allowance		

NOTE: Leases are not consummated or binding until they have been executed by the Chairman of the Board of Supervisors.

 Developer Signature

 Date

EXHIBIT "C"
BHTC PROGRAM



Behavioral Health Hospital Space Program:

Building Summary

**Riverside University Health System – Medical Center
Behavioral Health Hospital**

Department No	Department Name	Beds/Treatment no	Key Driver	Key Driver #	DGSF	SF/Bed	Comments
1	Adult Psych Unit 1	18 beds (16-single, 1-double) + 1 seclusion rm	beds	18	17,040	947	1 Negative Isolation Room (code required 4 total)
2	Adult Psych Unit 2	18 beds (16-single, 1-double) + 1 seclusion rm	beds	18	17,040	947	1 Negative Isolation Room (code required 4 total)
3	Adult Psych Unit 3	18 beds (16-single, 1-double) + 1 seclusion rm	beds	18	16,936	941	
4	Adolescent Unit 9 age 13-18	12 beds (10 single, 1 double) + 1 seclusion rm	beds	12	15,040	1253	flex 8/4 beds group for Adolescent/Peds
5	Adolescent Unit 10 Age under 13	12 beds (10 single, 1 double) + 1 seclusion rm	beds	12	15,040	1253	flex 8/4 beds group for Adolescent/Peds
6	Acute Med Psych Unit 11	18 beds (16-single, 1-double) + 1 seclusion rm	beds	18	17,144	952	co-locate with Adult Psych to allow flex, 2 Negative isolation rooms (code required 4 total)
7	Emergency Treatment Service ETS	32 treatment bays, 8 chair observation bays	treatment	40	23,608	590	4 treatment pods of 8 bays = 32 and 16 observation bays
8	Pharmacy		beds	200	4,273	21	
9	Resident's Program		beds	200	3,822	19	
10	Cafeteria		beds	200	5,157	26	
11	Food And Nutritional Service		beds	200	5,346	27	
12	Material Management		beds	200	6,900	35	
13	Linen Service		beds	200	1,818	9	
14	Environmental Service		beds	200	1,419	7	
15	Facilities Services		beds	200	2,154	11	
16	Security/Communication		beds	200	1,638	8	
							Staffing from Pamela Shellner, MA, BSN, RN Assistant Chief Nursing Officer Medical Center, Arlington Campus
17	Administration/Staffing		staff	26	2,994	115	
18	Public Space		beds	200	2,250	11	
19	Court		beds	200	7,883	39	
20	Conference Center		beds	200	2,652	13	
21	Medical Records		staff	0	0		Per conversarion with Lekisha Reese, RHIT/ Dir of HIM, MR would be centralized off - site. Pending DOJ reqt's, assume medical 0 records request will be through Nurse
22	Quality Management		staff	70	5,244	75	Staffing Input from Andrew Williams, Psy.D Mental Health Services Program Manager Quality Improvement Inpatient & Patients' Rights

RUHS BH-space program-100bed-option2

Building Summary

23	Admitting/ Business		staff	36	3,370	94	MISP staffing from Quyen Thai Eligibility & Financial Counseling Manager Medically Indigent Services Program
24	BH Crisis Response Center	2- (8) adult patient bays; 1-(8) adolescent patient bays: 1-(8) peds patient bays; 3 seclusion rooms	patient bays	32	21,088	659	
TOTAL DGSF					199,856		
Building Grossing Factor					0.4	79,942	

TOTAL BGSF

279,798 SF

2,915 SF/BED at total 96 beds

Summary of Beds/Treatment space:	
Psych Inpatient Beds	96
Seclusion rooms	6
ETS Treatment	32
ETS Observation	8
ETS Secured/Quiet Room	8
BH Crisis Response Center Patient bays	32
BH Crisis Resposne Center Secured/Quiet Room	4

RUHS BH-space program-100bed-option2
Adult Psych Unit-1

**Riverside University Health System – Medical Center
Behavioral Health Hospital**

**1
Adult Psych Unit 1**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments	CBC 2013 Code Requirement
Inpatient Pod	Patient Room - 1 bed - Private	185	15	2,775		1224.14.12: 120 sf clear space around the bed - single
17 rooms/18 beds	Shower & Toilet Room	65	15	975		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
1 seclusion	Patient Room, isolation - 1 bed Private Anteroom	185 65	1 1	185 65	meeting 3/15/2016- Negative isolation not required. Code required 4 rooms	1224.14.3.1 Exception: Psych hospital require 1 room per 50 beds
	Shower & Toilet Room	65	1	65		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Patient Room - 2 bed - Semi-Private	280	1	280		1224.14.12: 100 sf clear space around the bed - multiple
	Shower & Toilet Room	65	1	65		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Seclusion/restraint Room	120	1	120	bed bolted to floor, permit staff observation at the entrance	1224.14.5 - Seclusion Room
	Nurses Station	50	3	150	6:1 ratio, 3 staff nurse per shift	1224.14.2.1: Nurse station
	Physician's Dictation/Charting	80	1	80	2 physician space	
	<i>Subtotal</i>	<i>1,160</i>	<i>40</i>	<i>4,760</i>		
Support	Clean Linen	80	1	80	Maybe combined in the clean utility room	1224.14.2.9
	Clean Utility	200	1	200		1224.14.2.6: Clean Utility
	Crash Cart Alcove	20	1	20	Locate in nurse station	1224.14.2.16: emergency cart
	General Storage	10	18	180	10 sf/bed	
	Housekeeping	40	1	40		1224.14.17 -Housekeeping
	Medication Room	120	1	120	Med prep, Pyxis Unit	1224.14.2.8: Medication
	Nourishment Center	100	1	100	Include icemaker	1224.14.2.10 - Norurishment,
	Pneumatic Tube Station	10	0	0		1224.14.2.11 - icemaker
	Soiled Utility	140	1	140		1224.14.2.7-Soiled Utility
	Wheelchair Stretcher Alcove	20	1	20		1224.14.2.13: Gurney wheelchair , min. 15 sf
	Equipment Storage	10	18	180		1224.14.2.12 _ equipment storage 10sf/bed
	Patient Property Storage	6	18	108	patient's personal belongings in a secure	1224.14.1.8: Patient Storage within the room for personal effects
	Staff Toilet	60	1	60		1224.14.2.3 - Staff toilet
	<i>Subtotal</i>	<i>816</i>	<i>63</i>	<i>1,248</i>		
Day Treatment/Patient Area	Patient Dining Room	30	18	540	30 sf per patient	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total

RUHS BH-space program-100bed-option2

Adult Psych Unit-1

	Group Therapy/Activity Room	25	9	225 25 sf per patient. Scheduled use	1224.31.1.9 Activity space for therapeutic activities
	Occupational Therapy Room	300	1	300 space for teaching daily activities	1224.31.1.10- Occupational Therapy: space for teaching daily living activities, bed, kitchen bathroom, sink counter
	Storage room	100	1	for Occup, activity recreation 100 equipment	1224.31.1.7 - Storage for recreational and Occupational therapy equipment
	Patient Toilet/shower	65	1	65 locate adjacent to Therapy Room	1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Patient Laundry Room	80	1	80	
	Social Worker	100	2	200	
	Psychiatrist work area	100	1	100 Hotel space	
	Nurse Team Center	200	1	4 work space: 1 Charge Nurse, 1	
	Exam/treatment Room	120	1	200 LVN/LPT, 1 BHS, .5 OT	1224.31.1.8 - exam/treatment
	Telemedicine Room	120	1	120	
	Conference/Multipurpose Room	200	1	200 8-10 people	1224.14.2.4 - Multipurpose Room for staff, patient, patient family use. May share with other nursing units or department
	Consult Room	120	1	120 Individual Counseling/Exam room	1224.31.1.5 - Consultation room for interviewing patient
	Outdoor Recreation Area	30	9	270 30 sf per patient. Scheduled use	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total. 1224.31.1.11 Recreation at a min of 100sf, accommodate 6 or more patients
	<i>Subtotal</i>	<i>1,590</i>	<i>48</i>	<i>2,640</i>	
Administration	Office, Unit Manager	120	1	120 .5 Nurse Manager - shared between 2 ui	1224.14.2: Nurse Supervisor office
	Office, Assistant Nurse Manager	120	1	120 1 FTE	
	Office, Psychiatrist	120	2	240 2 FTE	
	Office, Clinical Therapist	120	2	240 2 FTE	
	Office, Shared Psychiatrist Resident	120	1	120 2 residents shared office	
	Office, shared, CM/QI	120	1	120 1 Case manager/Inpatient QI reviewer,	
	Conference Room	180	1	180 15 sf per person = 12 occ	
	<i>Subtotal</i>	<i>900</i>	<i>9</i>	<i>1,140</i>	
Staff Support	On Call Room	120	0	0 located in residents program	
	On-Call Toilet/Shower	65	0	0	
	Changing Locker Room- Female	100	1	100	
	Shower Room - Female	60	1	60	
	Toilet - Female	50	1	50	
	Changing Locker Room- Male	100	1	100	
	Shower Room - Male	60	1	60	
	Toilet - Male	50	1	50	

RUHS BH-space program-100bed-option2
Adult Psych Unit-1

	Staff Lounge	160	1	160
	<i>Subtotal</i>	<i>765</i>	<i>7</i>	<i>580</i>
Public Space	Visitation Room/ Multipurpose Room	18	9	162 NSF per seat/.5 per bed
	Public Toilet	60	2	120
	<i>Subtotal</i>	<i>78</i>	<i>11</i>	<i>282</i>
Total NSF				10,650
Department Grossing Factor at 0.60				6390
Total Department Gross Area				17,040

RUHS BH-space program-100bed-option2
Adult Psych Unit-2

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**2
 Adult Psych Unit 2**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments	CBC 2013 Code Requirement
Inpatient Pod	Patient Room - 1 bed - Private	185	15	2,775		1224.14.12: 120 sf clear space around the bed - single
17 rooms/18 beds	Shower & Toilet Room	65	15	975		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
1 seclusion	Patient Room, isolation - 1 bed Private Anteroom	185 65	1 1	185 65	meeting 3/15/2016- Negative isolation not required. Code required 4 rooms total	1224.14.3.1 Exception: Psych hospital require 1 room per 50 beds
	Shower & Toilet Room	65	1	65		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Patient Room - 2 bed - Semi-Private	280	1	280		1224.14.12: 100 sf clear space around the bed - multiple
	Shower & Toilet Room	65	1	65		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Seclusion/restraint Room	120	1	120	bed bolted to floor, permit staff observation at the entrance	1224.14.5 - Seclusion Room
	Nurses Station	50	3	150	6:1 ratio, 3 staff nurse per shift	1224.14.2.1: Nurse station
	Physician's Dictation/Charting	80	1	80	2 physician space	
	<i>Subtotal</i>	<i>1,160</i>	<i>40</i>	<i>4,760</i>		
Support	Clean Linen	80	1	80	Maybe combined in the clean utility room	1224.14.2.9
	Clean Utility	200	1	200		1224.14.2.6: Clean Utility
	Crash Cart Alcove	20	1	20	Locate in nurse station	1224.14.2.16: emergency cart
	General Storage	10	18	180	10 sf/bed	
	Housekeeping	40	1	40		1224.14.17 -Housekeeping
	Medication Room	120	1	120	Med prep, Pyxis Unit	1224.14.2.8: Medication
	Nourishment Center	100	1	100	Include icemaker	1224.14.2.10 - Norurishment,
	Pneumatic Tube Station	10	0	0		1224.14.2.11 - icemaker
	Soiled Utility	140	1	140		1224.14.2.7-Soiled Utility
	Wheelchair Stretcher Alcove	20	1	20		1224.14.2.13: Gurney wheelchair , min. 15 sf
	Equipment Storage	10	18	180		1224.14.2.12 _ equipment storage 10sf/bed
	Patient Property Storage	6	18	108	patient's personal belongings in a secure effects	1224.14.1.8: Patient Storage within the room for personal
	Staff Toilet	60	1	60		1224.14.2.3 - Staff toilet
	<i>Subtotal</i>	<i>816</i>	<i>63</i>	<i>1,248</i>		

RUHS BH-space program-100bed-option2

Adult Psych Unit-2

Day Treatment/Patient Area	Patient Dining Room	30	18	540 30 sf per patient	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total 1224.31.1.9 Activity space for therapeutic activities	
	Group Therapy/Activity Room	25	9	225 25 sf per patient. Scheduled use		
	Occupational Therapy Room	300	1	300 space for teaching daily activities	1224.31.1.10- Occupational Therapy: space for teaching daily living activities, bed, kitchen bathroom, sink counter 1224.31.1.7 - Storage for recreational and Occupational therapy equipment 1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant	
	Storage room	100	1	100 equipment for Occup, activity recreation		
	Patient Toilet/shower	65	1	65 locate adjacent to therapy rooms		
	Patient Laundry Room	80	1	80		
	Social Worker	100	2	200		
	Psychiatrist work area	100	1	100 Hotel space		
	Nurse Team Center	200	1	200 4 work space: 1 Charge Nurse, 1		
	Exam/treatment Room	120	1	120 LVN/LPT, 1 BHS, .5 OT		
	Telemedicine Room	120	1	120		1224.31.1.8 - exam/treatment
	Conference/Multipurpose Room	200	1	200 8-10 people		1224.14.2.4 - Multipurpose Room for staff, patient, patient family use. May share with other nursing units or department 1224.31.1.5 - Consultation room for interviewing patient 1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total. 1224.31.1.11 Recreation at a min of 100sf, accommodate 6 or more patients
	Consult Room	120	1	120 Individual Counseling/Exam room		
	Outdoor Recreation Area	30	9	270 30 sf per patient. Scheduled use		
<i>Subtotal</i>	<i>1,590</i>	<i>48</i>	<i>2,640</i>			
Administration	Office, Unit Manager	120	1	120 .5 Nurse Manager - shared between 2 ur	1224.14.2: Nurse Supervisor offic	
	Office, Assistant Nurse Manager	120	1	120 1 FTE		
	Office, Psychiatrist	120	2	240 2 FTE		
	Office, Clinical Therapist	120	2	240 2 FTE		
	Office, Shared Psychiatrist Resident	120	1	120 2 residents shared office		
	Office, shared, CM/QI	120	1	120 1 Case manager/Inpatient QI reviewer,		
	Conference Room	180	1	180 15 sf per person = 12 occ		
<i>Subtotal</i>	<i>900</i>	<i>9</i>	<i>1,140</i>			
Staff Support	On Call Room	120	0	0 located in residents program		
	On-Call Toilet/Shower	65	0	0		
	Changing Locker Room- Female	100	1	100		
	Shower Room - Female	60	1	60		

RUHS BH-space program-100bed-option2
Adult Psych Unit-2

	Toilet - Female	50	1	50
	Changing Locker Room- Male	100	1	100
	Shower Room - Male	60	1	60
	Toilet - Male	50	1	50
	Staff Lounge	160	1	160
	<i>Subtotal</i>	<i>765</i>	<i>7</i>	<i>580</i>
Public Space	Visitation Room/ Multipurpose Room	18	9	162 NSF per seat/.5 per bed
	Public Toilet	60	2	120
	<i>Subtotal</i>	<i>78</i>	<i>11</i>	<i>282</i>
Total NSF				10,650
Department Grossing Factor at 0.60				6390
Total Department Gross Area				17,040

RUHS BH-space program-100bed-option2
Adult Psych Unit-3

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**3
 Adult Psych Unit 3**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments	CBC 2013 Code Requirement
Inpatient Pod	Patient Room - 1 bed - Private	185	16	2,960		1224.14.12: 120 sf clear space around the bed - single
17 rooms/18 beds	Shower & Toilet Room	65	16	1,040		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
1 seclusion	Patient Room, isolation - 1 bed Private Anteroom	185 65	0 0	0 0	meeting 3/15/2016- Negative isolation not required. Code Required 4 rooms total	1224.14.3.1 Exception: Psych hospital require 1 room per 50 beds
	Shower & Toilet Room	65	0	0		from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Patient Room - 2 bed - Semi-Private	280	1	280		1224.14.12: 100 sf clear space around the bed - multiple
	Shower & Toilet Room	65	1	65		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Seclusion/restraint Room	120	1	120	bed bolted to floor, permit staff observation at the entrance	1224.14.5 - Seclusion Room
	Nurses Station	50	3	150	6:1 ratio, 3 staff nurse per shift	1224.14.2.1: Nurse station
	Physician's Dictation/Charting	80	1	80	2 physician space	
	<i>Subtotal</i>	<i>1,160</i>	<i>39</i>	<i>4,695</i>		
Support	Clean Linen	80	1	80	Maybe combined in the clean utility room	1224.14.2.9
	Clean Utility	200	1	200		1224.14.2.6: Clean Utility
	Crash Cart Alcove	20	1	20	Locate in nurse station	1224.14.2.16: emergency cart
	General Storage	10	18	180	10 sf/bed	
	Housekeeping	40	1	40		1224.14.17 -Housekeeping
	Medication Room	120	1	120	Med prep, Pyxis Unit	1224.14.2.8: Medication
	Nourishment Center	100	1	100	Include icemaker	1224.14.2.10 - Norurishment,
	Pneumatic Tube Station	10	0	0		1224.14.2.11 - icemaker
	Soiled Utility	140	1	140		1224.14.2.7-Soiled Utility
	Wheelchair Stretcher Alcove	20	1	20		1224.14.2.13: Gurney wheelchair , min. 15 sf
	Equipment Storage	10	18	180		1224.14.2.12 _ equipment storage 10sf/bed
	Patient Property Storage	6	18	108	patient's personal belongings in a secure	1224.14.1.8: Patient Storage within the room for personal effects
	Staff Toilet	60	1	60		1224.14.2.3 - Staff toilet
	<i>Subtotal</i>	<i>816</i>	<i>63</i>	<i>1,248</i>		

RUHS BH-space program-100bed-option2
Adult Psych Unit-3

Day Treatment/Patient Area	Patient Dining Room	30	18	540 30 sf per patient	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total
	Group Therapy/Activity Room	25	9	225 25 sf per patient. Scheduled use	1224.31.1.9 Activity space for therapeutic activities
	Occupational Therapy Room	300	1	300 space for teaching daily activities	1224.31.1.10- Occupational Therapy: space for teaching daily living activities, bed, kitchen bathroom, sink counter
	Storage room	100	1	100 for Occup, activity recreation equipment	1224.31.1.7 - Storage for recreational and Occupational therapy equipment 1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Patient Toilet/shower	65	1	65 locate adjacent to therapy rooms	
	Patient Laundry Room	80	1	80	
	Social Worker	100	2	200	
	Psychiatrist work area	100	1	100 Hotel space	
	Nurse Team Center	200	1	200 4 work space: 1 Charge Nurse, 1 LVN/LPT, 1 BHS, .5 OT	
	Exam/treatment Room	120	1	120	1224.31.1.8 - exam/treatment
	Telemedicine Room	120	1	120	
	Conference/Multipurpose Room	200	1	200 8-10 people	1224.14.2.4 - Multipurpose Room for staff, patient, patient family use. May share with other nursing units or department
	Consult Room	120	1	120 Individual Counseling/Exam room	1224.31.1.5 - Consultation room for interviewing patient
	Outdoor Recreation Area	30	9	270 30 sf per patient. Scheduled use	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total. 1224.31.1.11 Recreation at a min of 100sf, accommodate 6 or more
<i>Subtotal</i>	<i>1,590</i>	<i>48</i>	<i>2,640</i>		
Administration	Office, Unit Manager	120	1	120 .5 Nurse Manager - shared between 2 units	1224.14.2: Nurse Supervisor office
	Office, Assistant Nurse Manager	120	1	120 1 FTE	
	Office, Psychiatrist	120	2	240 2 FTE	
	Office, Clinical Therapist	120	2	240 2 FTE	
	Office, shared Psychiatrist Resident	120	1	120 2 residents shared office	
	Office, shared, CM/QI	120	1	120 1 Case manager/Inpatient QI reviewer,	
	Conference Room	180	1	180 15 sf per person = 12 occ	
<i>Subtotal</i>	<i>900</i>	<i>9</i>	<i>1,140</i>		
Staff Support	On Call Room	120	0	0 located in residents program	
	On-Call Toilet/Shower	65	0	0	
	Changing Locker Room- Female	100	1	100	

RUHS BH-space program-100bed-option2
Adult Psych Unit-3

	Shower Room - Female	60	1	60
	Toilet - Female	50	1	50
	Changing Locker Room- Male	100	1	100
	Shower Room - Male	60	1	60
	Toilet - Male	50	1	50
	Staff Lounge	160	1	160
	<i>Subtotal</i>	<i>765</i>	<i>7</i>	<i>580</i>
Public Space	Visitation Room/ Multipurpose Room	18	9	162 NSF per seat/.5 per bed
	Public Toilet	60	2	120
	<i>Subtotal</i>	<i>78</i>	<i>11</i>	<i>282</i>
Total NSF				10,585
Department Grossing Factor at 0.60				6351
Total Department Gross Area				16,936

RUHS BH-space program-100bed-option2
Adolescent Unit-4 Age 13-18

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**4
 Adolescent Unit 9 age 13-18**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments	CBC 2013 Code Requirement
Inpatient Pod	Patient Room - 1 bed - Private	185	10	1,850	split 8-4 flex with under 13	1224.14.12: 120 sf clear space around the bed - single
11 rooms 12 beds	Shower & Toilet Room	65	10	650		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
1 seclusion	Patient Room - 2 bed - Semi-private	280	1	280		1224.14.12: 100 sf clear space around the bed - multiple
	Shower & Toilet Room	65	2	130		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Seclusion/restraint Room	100	1	100	at entrance of room	1224.14.5 - Seclusion Room
	Nurses Station	50	3	150	ratio 1:4 = 3 workspace	1224.14.2.1: Nurse station
	Physician's Dictation/Charting	80	1	80	2 physician space	
	<i>Subtotal</i>	<i>825</i>	<i>28</i>	<i>3,240</i>		
Support	Clean Linen	80	1	80	Maybe combined in the clean utility room	1224.14.2.9
	Clean Utility	200	1	200		1224.14.2.6: Clean Utility
	Crash Cart Alcove	20	1	20	Locate in nurse station	1224.14.2.16: emergency cart
	General Storage	10	18	180	10 sf/bed	
	Housekeeping	40	1	40		1224.14.17 -Housekeeping
	Medication Room	120	1	120	Med prep, Pyxis Unit	1224.14.2.8: Medication
	Nourishment Center	100	1	100	Include icemaker	1224.14.2.10 - Norurishment,
	Pneumatic Tube Station	10	0	0		1224.14.2.11 - icemaker
	Soiled Utility	140	1	140		1224.14.2.7-Soiled Utility
	Wheelchair Stretcher Alcove	20	1	20		1224.14.2.13: Gurney wheelchair , min. 15 sf
	Equipment Storage	10	18	180		1224.14.2.12 _ equipment storage 10sf/bed
	Patient Property Storage	6	18	108	patient's personal belongings in a secure	1224.14.1.8: Patient Storage within the room for personal effects
	Staff Toilet	60	1	60		1224.14.2.3 - Staff toilet
	<i>Subtotal</i>	<i>816</i>	<i>63</i>	<i>1,248</i>		
Day Treatment/Patient Area	Patient Dining Room	30	12	360	30 sf per patient	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total
	Group Therapy/Activity Room	25	9	225	25 sf per patient. Scheduled use	1224.31.1.9 Activity space for therapeutic activities
	Occupational Therapy Room	300	1	300	space for teaching daily activities	1224.31.1.10- Occupational Therapy: space for teaching daily living activities, bed, kitchen bathroom, sink counter

RUHS BH-space program-100bed-option2
Adolescent Unit-4 Age 13-18

	Storage room	100	1	100	for Occup, activity recreation equipment	1224.31.1.7 - Storage for recreational and Occupational therapy equipment
	Classroom	25	14	350	14 occupants	1224.31.2 - Education - classroom and teacher's office
	Teacher's office	100	1	100	education support	1224.31.2 - Education - classroom and teacher's office
	Patient Toilet/shower	65	1	65	locate adjacent to therapy rooms	1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Patient Laundry Room	80	1	80		
	Social Worker	100	2	200		
	Psychiatrist work area	100	1	100	Hotel space	
	Nurse Team Center	200	1	200	4 work space: 1 Charge Nurse, 1 LVN/LPT, 1 BHS, .5 OT	
	Exam/treatment Room	120	1	120		1224.31.1.8 - exam/treatment
	Telemedicine Room	120	1	120		
	Conference/Multipurpose Room	200	1	200	8-10 people	1224.14.2.4 - Multipurpose Room for staff, patient, patient family use. May share with other nursing units or department
	Consult Room	120	1	120	Individual Counseling/Exam room	1224.31.1.5 - Consultation room for interviewing patient
	Outdoor Recreation Area	30	9	270	30 sf per patient. Scheduled use	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total. 1224.31.1.11 Recreation at a min of 100sf, accommodate 6 or more patients
	Subtotal	1,715	57	2,910		
Administration	Office, Unit Manager	120	1	120	.5 Nurse Manager - shared between 2 ur	1224.14.2: Nurse Supervisor office
	Office, Assistant Nurse Manager	120	1	120	1 FTE	
	Office, Psychiatrist	120	2	240	2 FTE	
	Office, Clinical Therapist	120	2	240	2 FTE	
	Office, shared Psychiatrist Resident	120	1	120	2 residents shared office	
	Office, shared, CM/QI	120	1	120	1 Case manager/Inpatient QI reviewer,	
	Conference Room	180	1	180	15 sf per person = 12 occ	
	Subtotal	900	9	1,140		
Staff Support	On Call Room	120	0	0	located in residents program	
	On-Call Toilet/Shower	65	0	0		
	Changing Locker Room- Female	100	1	100		
	Shower Room - Female	60	1	60		
	Toilet - Female	50	1	50		
	Changing Locker Room- Male	100	1	100		
	Shower Room - Male	60	1	60		
	Toilet - Male	50	1	50		
	Staff Lounge	160	1	160		
	Subtotal	765	7	580		

RUHS BH-space program-100bed-option2
Adolescent Unit-4 Age 13-18

Public Space	Visitation Room/ Multipurpose Room	18	9	162 NSF per seat/.5 per bed
	Public Toilet	60	2	120
	<i>Subtotal</i>	<i>78</i>	<i>11</i>	<i>282</i>
Total NSF				9,400
Department Grossing Factor at 0.60				5640
Total Department Gross Area			15,040	

RUHS BH-space program-100bed-option2
Peds Unit 5-Under 13

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**5
 Adolescent Unit 10 Age under 13**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments	CBC 2013 Code Requirement
Inpatient Pod	Patient Room - 1 bed - Private	185	10	1,850	split 8-4 flex with under 13	1224.14.12: 120 sf clear space around the bed - single
11 rooms 12 beds	Shower & Toilet Room	65	10	650		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
1 seclusion	Patient Room - 2 bed - Semi-private	280	1	280		1224.14.12: 100 sf clear space around the bed - multiple
	Shower & Toilet Room	65	2	130	bed bolted to floor. Permit observation	1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Seclusion/restraint Room	100	1	100	at entrance of room	1224.14.5 - Seclusion Room
	Nurses Station	50	3	150	ratio 1:4 = 3 workspace	1224.14.2.1: Nurse station
	Physician's Dictation/Charting	80	1	80	2 physician space	
	<i>Subtotal</i>	825	28	3,240		
Support	Clean Linen	80	1	80	Maybe combined in the clean utility room	1224.14.2.9
	Clean Utility	200	1	200		1224.14.2.6: Clean Utility
	Crash Cart Alcove	20	1	20	Locate in nurse station	1224.14.2.16: emergency cart
	General Storage	10	18	180	10 sf/bed	
	Housekeeping	40	1	40		1224.14.17 -Housekeeping
	Medication Room	120	1	120	Med prep, Pyxis Unit	1224.14.2.8: Medication 1224.14.2.10 - Norurishment, 1224.14.2.11 - icemaker
	Nourishment Center	100	1	100	Include icemaker	
	Pneumatic Tube Station	10	0	0		
	Soiled Utility	140	1	140		1224.14.2.7-Soiled Utility 1224.14.2.13: Gurney wheelchair , min. 15 sf
	Wheelchair Stretcher Alcove	20	1	20		1224.14.2.12 _ equipment storage 10sf/bed
	Equipment Storage	10	18	180		
	Patient Property Storage	6	18	108	patient's personal belongings in a secure	1224.14.1.8: Patient Storage within the room for personal effects
	Staff Toilet	60	1	60		1224.14.2.3 - Staff toilet
	<i>Subtotal</i>	816	63	1,248		
Day Treatment/Patient Area	Patient Dining Room	30	12	360	30 sf per patient	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total
	Group Therapy/Activity Room	25	9	225	25 sf per patient. Scheduled use	1224.31.1.9 Activity space for therapeutic activities 1224.31.1.10- Occupational Therapy: space for teaching daily living activities, bed, kitchen bathroom, sink counter
	Occupational Therapy Room	300	1	300	space for teaching daily activities	

RUHS BH-space program-100bed-option2

Peds Unit 5-Under 13

	Storage room	100	1	100 for Occup, activity recreation equipment	1224.31.1.7 - Storage for recreational and Occupational therapy equipment
	Classroom	25	14	350 14 occupants	1224.31.2 - Education - classroom and teacher's office
	Teacher's office	100	1	100 education support	1224.31.2 - Education - classroom and teacher's office
	Patient Toilet/shower	65	1	65 locate adjacent to therapy rooms	1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Patient Laundry Room	80	1	80	
	Social Worker	100	2	200	
	Psychiatrist work area	100	1	100 Hotel space	
	Nurse Team Center	200	1	200 4 work space: 1 Charge Nurse, 1	
	Exam/treatment Room	120	1	120 LVN/LPT, 1 BHS, .5 OT	1224.31.1.8 - exam/treatment
	Telemedicine Room	120	1	120	
	Conference/Multipurpose Room	200	1	200 8-10 people	1224.14.2.4 - Multipurpose Room for staff, patient, patient family use. May share with other nursing units or department
	Consult Room	120	1	120 Individual Counseling/Exam room	1224.31.1.5 - Consultation room for interviewing patient
	Outdoor Recreation Area	30	9	270 30 sf per patient. Scheduled use	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total. 1224.31.1.11 Recreation at a min of 100sf, accommodate 6 or more patients
	<i>Subtotal</i>	<i>1,715</i>	<i>57</i>	<i>2,910</i>	
Administration	Office, Unit Manager	120	1	120 .5 Nurse Manager - shared between 2	1224.14.2: Nurse Supervisor office
	Office, Assistant Nurse Manager	120	1	120 1 FTE	
	Office, Psychiatrist	120	2	240 2 FTE	
	Office, Clinical Therapist	120	2	240 2 FTE	
	Office, shared Psychiatrist Resident	120	1	120 2 residents shared office	
	Office, shared, CM/QI	120	1	120 1 Case manager/Inpatient QI reviewer,	
	Conference Room	180	1	180 15 sf per person = 12 occ	
	<i>Subtotal</i>	<i>900</i>	<i>9</i>	<i>1,140</i>	
Staff Support	On Call Room	120	0	0 located in residents program	
	On-Call Toilet/Shower	65	0	0	
	Changing Locker Room- Female	100	1	100	
	Shower Room - Female	60	1	60	
	Toilet - Female	50	1	50	
	Changing Locker Room- Male	100	1	100	
	Shower Room - Male	60	1	60	
	Toilet - Male	50	1	50	
	Staff Lounge	160	1	160	
	<i>Subtotal</i>	<i>765</i>	<i>7</i>	<i>580</i>	

RUHS BH-space program-100bed-option2
Peds Unit 5-Under 13

Public Space	Visitation Room/ Multipurpose Room	18	9	162 NSF per seat/.5 per bed
	Public Toilet	60	2	120
	<i>Subtotal</i>	<i>78</i>	<i>11</i>	<i>282</i>
<hr/>				
	Total NSF			9,400
Department Grossing Factor at	0.60			5640
<hr/>				
Total Department Gross Area			15,040	

RUHS BH-space program-100bed-option2
Acute MedPsych Unit -6

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**6
 Acute Med Psych Unit 11**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments	CBC 2013 Code Requirement
Inpatient Pod	Patient Room - 1 bed - Private	185	14	2,590		1224.14.12: 120 sf clear space around the bed - single
17 rooms/18 beds	Shower & Toilet Room	65	14	910		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
1 seclusion	Patient Room, isolation - 1 bed Private Anteroom	185 65	2 2	370 130	meeting 3/15/2016- Negative isolation r	require 1 room per 50 beds
	Shower & Toilet Room	65	2	130		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Patient Room - 2 bed - Semi-Private	280	1	280		1224.14.12: 100 sf clear space around the bed - multiple
	Shower & Toilet Room	65	1	65		1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Seclusion/restraint Room	120	1	120	bed bolted to floor, permit staff observat	1224.14.5 - Seclusion Room
	Nurses Station	50	3	150	6:1 ratio, 3 staff nurse per shift	1224.14.2.1: Nurse station
	Physician's Dictation/Charting	80	1	80	2 physician space	
<i>Subtotal</i>		<i>1160</i>	<i>41</i>	<i>4,825</i>		
Support	Clean Linen	80	1	80	Maybe combined in the clean utility room	1224.14.2.9
	Clean Utility	200	1	200		1224.14.2.6: Clean Utility
	Crash Cart Alcove	20	1	20	Locate in nurse station	1224.14.2.16: emergency cart
	General Storage	10	18	180	10 sf/bed	
	Housekeeping	40	1	40		1224.14.17 -Housekeeping
	Medication Room	120	1	120	Med prep, Pyxis Unit	1224.14.2.8: Medication
	Nourishment Center	100	1	100	Include icemaker	1224.14.2.10 - Norurishment,
	Pneumatic Tube Station	10	0	0		1224.14.2.11 - icemaker
	Soiled Utility	140	1	140		1224.14.2.7-Soiled Utility
	Wheelchair Stretcher Alcove	20	1	20		1224.14.2.13: Gurney wheelchair , min. 15 sf
	Equipment Storage	10	18	180		1224.14.2.12 _ equipment storage 10sf/bed
	Patient Property Storage	6	18	108	patient's personal belongings in a secured central room	1224.14.1.8: Patient Storage within the room for personal effects
	Staff Toilet	60	1	60		1224.14.2.3 - Staff toilet
<i>Subtotal</i>		<i>816</i>	<i>63</i>	<i>1,248</i>		
Day Treatment/Patient Area	Patient Dining Room	30	18	540	30 sf per patient	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total

RUHS BH-space program-100bed-option2

Acute MedPsych Unit -6

	Group Therapy/Activity Room	25	9	225 25 sf per patient. Scheduled use	1224.31.1.9 Activity space for therapeutic activities
	Occupational Therapy Room	300	1	300 space for teaching daily activities	1224.31.1.10- Occupational Therapy: space for teaching daily living activities, bed, kitchen bathroom, sink counter
	Storage room	100	1	100 for Occup, activity recreation equipment and Occupational therapy equipment	1224.31.1.7 - Storage for recreational
	Patient Toilet/shower	65	1	65 locate adjacent to therapy rooms	1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Patient Laundry Room	80	1	80	
	Social Worker	100	2	200	
	Psychiatrist work area	100	1	100 Hotel space	
	Nurse Team Center	200	1	200 4 work space: 1 Charge Nurse, 1 LVN/LPT, 1 BHS, .5 OT	
	Exam/treatment Room	120	1	120	1224.31.1.8 - exam/treatment
	Telemedicine Room	120	1	120	
	Conference/Multipurpose Room	200	1	200 8-10 people	1224.14.2.4 - Multipurpose Room for staff, patient, patient family use. May share with other nursing units or department
	Consult Room	120	1	120 Individual Counseling/Exam room	1224.31.1.5 - Consultation room for interviewing patient
	Outdoor Recreation Area	30	9	270 30 sf per patient. Scheduled use	1224.31.1.6 - Program dining and recreation space at 30sf/ per patient minimum total. 1224.31.1.11 Recreation at a min of 100sf, accommodate 6 or more patients
	<i>Subtotal</i>	<i>1590</i>	<i>48</i>	<i>2,640</i>	
Administration	Office, Unit Manager	120	1	120 .5 Nurse Manager - shared between 2 ur	1224.14.2: Nurse Supervisor office
	Office, Assistant Nurse Manager	120	1	120 1 FTE	
	Office, Psychiatrist	120	2	240 2 FTE	
	Office, Clinical Therapist	120	2	240 2 FTE	
	Office, Shared Psychiatrist Resident	120	1	120 2 residents shared office	
	Office, shared, CM/QI	120	1	120 1 Case manager/Inpatient QI reviewer,	
	Conference Room	180	1	180 15 sf per person = 12 occ	
	<i>Subtotal</i>	<i>900</i>	<i>9</i>	<i>1,140</i>	
Staff Support	On Call Room	120	0	0 located in residents program	
	On-Call Toilet/Shower	65	0	0	
	Changing Locker Room- Female	100	1	100	
	Shower Room - Female	60	1	60	
	Toilet - Female	50	1	50	
	Changing Locker Room- Male	100	1	100	
	Shower Room - Male	60	1	60	
	Toilet - Male	50	1	50	
	Staff Lounge	160	1	160	
	<i>Subtotal</i>	<i>765</i>	<i>7</i>	<i>580</i>	

RUHS BH-space program-100bed-option2

Acute MedPsych Unit -6

Public Space	Visitation Room/ Multipurpose Room	18	9	162 NSF per seat/.5 per bed
	Public Toilet	60	2	120
<i>Subtotal</i>		<i>78</i>	<i>11</i>	<i>282</i>
Total NSF				10,715
Department Grossing Factor at	0.6			6,429
Total Department Gross Area				<u>17,144</u>

RUHS BH-space program-100bed-option2
ETS-Emergency Treatment Service

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**7
 Emergency Treatment Service ETS**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments	CBC 2013 Code Requirement
Emergency Treatment Services Triage/ Waiting	Ambulance Vestibule	100	1	100		
	ED- Walk-in Vestibule	100	1	100		
	Patient Waiting area	15	40	600	split into 4 groups, Adult M, Adult F, Adolescent, Peds	1224.33.3.3- Reception, triage and control station
	Security station	50	1	50		
	Nurse desk	65	2	130		
	Metal detector screening	80	1	80		
	Psych Evaluation/Interview room	100	4	400		
	Screening/Triage Room	100	2	200		
	Shower/Decon room	80	1	80	Supervision?	
	Toilet	60	2	120	Supervision?	
	Property Locker/Storage Room	200	1	200		
	Wheelchair/Stretch Alcove	60	1	60		1224.33.3.4 Wheelchair and gurney storage
	Intake Conference Room	200	1	200	Rounding room	
	Law enforcement officers	100	1	100		
	EMR	100	1	100		
<i>Subtotal</i>		<i>1,410</i>	<i>60</i>	<i>2,520</i>		
Patient Treatment Area Pod 1 - 8 rooms Adult	Exam/Treatment	125	7	875		1224.33.3.6- Examination room clear floor space of 120 sf.
	Exam/Treatment Special Needs	140	1	140		
	Patient Toilet	55	1	55		
	Treatment Room Isolation	125	0	0	not required per 3/15/2016 meeting	
	Ante Room	65	0	0		
	Iso Toilet	55	0	0		
	Procedure Room	150	0	0	not required per 3/15/2016 meeting Allow for security, patient and staff safety, patient observation and sound proofing	1224.33.3.17 Secured holding room, min of 120 sf.
	Seclusion/quiet Room	120	2	240		
<i>Subtotal</i>		<i>835</i>	<i>11</i>	<i>1,310</i>		
Pod 1 Support	Nurse Station	40	2	80	ratio 1:4	1224.33.3.13: nurses station
	Physician Dictation	40	1	40		
	Medication	60	1	60	Pyxis Unit	
	Clean Linen	60	1	60		
	Soiled Holding	60	1	60		
	Wheelchair/Stretch Alcove	40	1	40		
	Crash Cart Alcove	20	1	20	shared	
<i>Subtotal</i>		<i>320</i>	<i>8</i>	<i>360</i>		
Patient Treatment Area Pod 2 - 8 rooms Adult	Exam/Treatment	125	7	875		
	Exam/Treatment Special Needs	140	1	140		
	Patient Toilet	55	1	55		
	Treatment Room Isolation	120	0	0		

RUHS BH-space program-100bed-option2
ETS-Emergency Treatment Service

	Ante Room	65	0	0	
	Iso Toilet	55	1	55	
	Procedure Room	150	0	0	
	Seclusion/quiet Room	120	2	240	Allow for security, patient and staff safety, patient observation and sound proofing 1224.33.3.17 Secured holding room, min of 120 sf.
	<i>Subtotal</i>	830	12	1,365	
Pod 2 Support	Nurse Station	40	2	80	ratio 1:4 1224.33.3.13: nurses station
	Physician Dictation	40	1	40	
	Medication	60	1	60	Pyxis Unit
	Clean Linen	60	1	60	Blanket Warmer
	Soiled Holding	60	1	60	
	Wheelchair/Stretcher Alcove	40	1	40	
	Crash Cart Alcove	20	0	0	shared
	<i>Subtotal</i>	320	7	340	
Patient Treatment Area Pod 3 - 8 rooms Adolescent - Age 13-18	Exam/Treatment	125	7	875	
	Exam/Treatment Special Needs	140	1	140	
	Patient Toilet	55	1	55	
	Treatment Room Isolation	120	0	0	not required per 3/15/2016 meeting
	Ante Room	65	0	0	
	Iso Toilet	55	0	0	
	Procedure Room	150	0	0	not required per 3/15/2016 meeting
	Seclusion/quiet Room	120	2	240	Allow for security, patient and staff safety, patient observation and sound proofing 1224.33.3.17 Secured holding room, min of 120 sf.
	<i>Subtotal</i>	830	11	1,310	
Pod 3 Support	Nurse Station	40	2	80	ratio 1:4 1224.33.3.13: nurses station
	Physician Dictation	40	1	40	
	Medication	60	1	60	Pyxis Unit
	Clean Linen	60	1	60	Blanket Warmer
	Soiled Holding	60	1	60	
	Wheelchair/Stretcher Alcove	40	1	40	
	Crash Cart Alcove	20	1	20	shared
	<i>Subtotal</i>	320	8	360	
Patient Treatment Area Pod 4 - 8 rooms Peds- Age under 13	Exam/Treatment	125	7	875	
	Exam/Treatment Special Needs	140	1	140	
	Patient Toilet	55	1	55	
	Treatment Room Isolation	120	0	0	
	Ante Room	65	0	0	
	Iso Toilet	55	0	0	
	Procedure Room	150	0	0	
	Seclusion/quiet Room	120	2	240	Allow for security, patient and staff safety, patient observation and sound proofing 1224.33.3.17 Secured holding room, min of 120 sf.
	<i>Subtotal</i>	830	11	1,310	

RUHS BH-space program-100bed-option2
ETS-Emergency Treatment Service

Pod 4 Support	Nurse Station	40	2	80 ratio 1:4	1224.33.3.13: nurses station
	Physician Dictation	40	1	40	
	Medication	60	1	60 Pyxis Unit	
	Clean Linen	60	1	60 Blanket Warmer	
	Soiled Holding	60	1	60	
	Wheelchair/Stretcher Alcove	40	1	40	
	Crash Cart Alcove	20	0	0 shared between 2 pods	
	<i>Subtotal</i>	<i>320</i>	<i>7</i>	<i>340</i>	
Shared Support in the department	Clean Utility	200	1	200	1224.33.3.12.2- Clean Utility
	Housekeeping	60	1	60	1224.33.3.15 - Housekeeping
	General Storage	10	32	320	
	Medication Storage Room	100	1	100 Med prep, Pyxis Unit	
	Nourishment Center	100	1	100 Include ice maker	
	Pneumatic Tube Station	20	0	0	
	Soiled Workroom	140	1	140	1224.33.3.12.1 - soiled workroom
	Wheelchair Stretcher Alcove	50	1	50	
	Equipment Storage	10	32	320 Portable x-ray,	
	Stat Laboratory	140	1	140 Specimen testing/analysis	
	Medical gas cylinder room	100	1	100	
	Staff Toilet	55	2	110	
		<i>Subtotal</i>	<i>985</i>	<i>74</i>	<i>1,640</i>
Observation 8 chair-bays	Patient Station	80	8	640	1224.33.3.6- open cubicles, 80 sf min.
	Nurse Station	40	2	80 ratio: 1:4	provide handwashing sink 1 per 4 bays
	Patient Toilet	55	2	110	1224.33.3.13: nurses station
	Nourishment Alcove	60	1	60	1224.33.4.1 - Observation Unit 1 patient
	Medication Alcove	60	1	60	toilet per 8 cubicles
	Telemedicine Room	120	1	120 added in 3/15/2016 meeting	
	Consult Room	100	1	100 Individual Counseling/Exam room	
		<i>Subtotal</i>	<i>635</i>	<i>18</i>	<i>1,410</i>
Administration	Office, Unit Manager	120	1	120	
	Office, Assistant Nurse Manager	120	2	240 2 person	
	shared workspace	200	1	200 4 person	
	Office, Psychiatrist	120	1	120	
	Office, Clinical Therapist	120	1	120	
	Social worker,shared office	120	1	120 2 person	
	Office, Shared- Resident	120	1	120	
	Conference Room	15	12	180 15 sf per person = 12 occ	
	<i>Subtotal</i>	<i>935</i>	<i>20</i>	<i>1,220</i>	
Staff Support	On Call Room	120	2	240	
	On-Call Toilet/Shower	65	2	130	
	Changing Locker Room- Female	100	1	100	
	Shower Room - Female	60	1	60	
	Toilet - Female	50	1	50	

RUHS BH-space program-100bed-option2
ETS-Emergency Treatment Service

	Changing Locker Room- Male	100	1	100	
	Shower Room - Male	60	1	60	
	Toilet - Male	50	1	50	
	Staff Lounge	160	1	160	1224.33.3.14- staff lounge
	<i>Subtotal</i>	<i>765</i>	<i>11</i>	<i>950</i>	
Public Space	Visitation Room/ Multipurpose Room	20	10	200	Family, significant others
	Public Toilet	60	2	120	1224.33.3.5 - public wating, toilet
	<i>Subtotal</i>	<i>80</i>	<i>12</i>	<i>320</i>	
Total NSF				14,755	
Department Grossing Factor at	0.60			8853	
Total Department Gross Area				23,608	

RUHS BH-space program-100bed-option2
Pharmacy

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**8
 Pharmacy**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Pharmacy					
Administration					
	Office - Director	100	1	100	
	Office - Manager	100	3	300	
	Office - Supervisor	100	1	100	
	Office - Shared	140	1	140	
	Workstation - Staff Pharmacist	55	3	165	
	Workstation - Clerical	65	1	65	
	Workroom	50	1.0	50	
	<i>Subtotal</i>	<i>610</i>	<i>11</i>	<i>920</i>	
Central Work Area					
	Order Entry Station	30	3	90	
	Cassette Filling / PYXIS Refill (computer)	30	1	30	
	Cassette Filling / PYXIS Refill	12	3	36	
	Robot Dispensing	200	1	200	Parata System
	Refrigerator(s)	15	3	45	
	Freezer	15	1	15	
	Drug Repackaging	60	1	60	
	Kit Preparation	60	1	60	
	Storage (medication kits)	12	1	12	
	Storage (unit dose & injections)	12	12	144	
	<i>Subtotal</i>	<i>446</i>	<i>27</i>	<i>692</i>	
Enclosed Work Area					
	Ante Room	100	1		
	IV Prep Room	430	1	430	
	Compounding	55	1	55	
	Controlled Substances Storage	120	1	120	
	Narcotic Bulk Storage	25	1	25	
	<i>Subtotal</i>	<i>730</i>	<i>5</i>	<i>630</i>	
Storage / Receiving					
	Receiving	1	200	0	
	Bulk Storage (general)	12	8	96	(1) NSF per bed
	Bulk Storage (IV)	18	8	144	(12) NSF per (25) beds
	File Storage	24	8	192	(18) NSF per (25) beds
	<i>Subtotal</i>	<i>55</i>	<i>224</i>	<i>632</i>	192 (24) NSF per (25) beds
Public Space					
	Waiting (vestibule)	80	1	80	
	RN Pick-Up Window	40	1	40	access from central work area
	<i>Subtotal</i>	<i>120</i>	<i>2</i>	<i>120</i>	

RUHS BH-space program-100bed-option2

Pharmacy

Staff Support

Staff Lounge	160	1	160
Staff Toilet	65	1	65
Staff Lockers	2.5	12	30
Computer - Workstation	25	4	100
Library (reference shelving)	12	1	12 (12) NSF per shelf unit
Conference Room	20	10	200

Subtotal 125 29 567

Total DNSF			3,561
Department Grossing Factor at	0.20		712.2

Total Department Gross Area 4,273

RUHS BH-space program-100bed-option2
Resident's Program

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**9
 Resident's Program**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Resident's Support	Resident Lounge	200	1	200	
	Toilet/Shower/Locker Female	150	1	150	
	Toilet/Shower/Locker Male	150	1	150	
	On Call Room	120	4	480	
	On-Call Toilet/Shower	65	4	260	
	Training/Conference room				Moved to conference center
	<i>Subtotal</i>	<i>685</i>	<i>11</i>	<i>1,240</i>	
Training	Testing Room	15	5	75	
	Library	200	1	200	
	Computer Training room	30	8	240	per computer station
	Office - Director	140	1	140	shared 2 chairman
	Workstation clerical	50	2	100	
	Office	120	5	600	1Training Dir, 1 Assoc Dir , 1 Chief , 1 F
	Office - Shared	120	1	120	2 Coordinator
	Office - Hotel	120	1	120	Visiting Physician
	Conference Room	600	-	0	see conference center program
	<i>Subtotal</i>	<i>1,395</i>	<i>24</i>	<i>1,595</i>	
Support	Workroom/Copy/File	160	1	160	
	Office Supplies	80	1	80	
	Toilet	55	2	110	
	<i>Subtotal</i>	<i>295</i>	<i>4</i>	<i>350</i>	
Total DNSF				3,185	
Department Grossing Factor at		0.20		637	
Total Department Gross Area				3,822	

Cafeteria-Vending

**Riverside University Health System – Medical Center
Behavioral Health Hospital**

**10
Cafeteria**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Cafeteria Prep Area	Storage, Refrigerator, Walk-in	0.75	100	75	50% of bed capacity at 100
	Storage, Freezer, Walk-in	0.25	100	25	
	Storage, Dry	0.5	100	50	
	Storage, Dietary Paper Goods	0.5	200	100	
	Work Area, Food Prep	130	1	130	
	<i>Subtotal</i>	<i>132</i>	<i>501</i>	<i>380</i>	
Cafeteria Servery	Cooking area	400	1	400	
	Serving Area, Beverage	100	1	100	
	Serving Area, Salad, Sandwich	100	1	100	
	Work Area, Cashier	60	1	60	1 per 100 seats
	Condiment Alcove	25	1	25	
	<i>Subtotal</i>	<i>685</i>	<i>5</i>	<i>685</i>	
Vending	Alcove, Vending Machine	20	4	80	1 per 50 beds
	Alcove, Trash	40	1	40	
	<i>Subtotal</i>	<i>60</i>	<i>5</i>	<i>120</i>	
Dining Room	Dining Room Seating	20	100	2000	50% of bed capacity at 100
	<i>Subtotal</i>	<i>20</i>	<i>100</i>	<i>2,000</i>	
Dishwashing	Work area, Soiled tray	60	1	60	
	Work area, Dishwasher	150	1	150	
	Storage, Trash Holding	60	1	60	
	Alcove, Cart, Pots and Pans	15	4	60	
	Environmental Services Supply Storage	50	1	50	
	Housekeeping Closet	50	1	50	
	<i>Subtotal</i>	<i>385</i>	<i>9</i>	<i>430</i>	
Support Area	Office , Dietician	100	1	100	
	Lockers. Staff	50	1	50	
	Toilet, Staff	55	1	55	
	<i>Subtotal</i>	<i>205</i>	<i>3</i>	<i>205</i>	
Total DNSF				3,820	
Department Grossing Factor at	0.35			1337	
Total Department Gross Area				5,157	

RUHS BH-space program-100bed-option2
Food Service

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**11
 Food And Nutritional Service**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments	CBC 2013 Code Requirement	
Office Area	Office Manager	100	1	100			
	Office Purchasing	65	1	65			
	Workstation - Dietitians	65	2	130			
	Files	25	1	25			
	Workroom	50	1	50			
	<i>Subtotal</i>		<i>305</i>	<i>6</i>	<i>370</i>		
Food Prep Area	Work Areas:						
	Food Preparation Area	160	1	160			
	Hot Food Prep	400	1	400			
	Dessert Prep	75	1	75			
	Salad Prep	130	1	130			
	Catering	160	1	160			
	Blast Chiller	60	1	60			
	Cart Alcove(s) - Catering	10	2	20			
	Cart Alcove(s) - Utility	10	10	100 (1) per 20 beds			
	Soiled Linen Alcove	10	1	10			
	Clean Linen Alcove	10	1	10			
<i>Subtotal</i>		<i>1,025</i>	<i>20</i>	<i>1,125</i>			
Tray Preparation Area	Cart Holding	10	10	100 (1) per 20 beds			
	Refrigerated Cart Holding	10	8	80 (1) per 25 beds			
	Tray Work Area (conveyor)	300	1	300			
<i>Subtotal</i>		<i>320</i>	<i>19</i>	<i>480</i>			
Storage	Receiving	200	1	200			
	Dry Food	1.50	200	300 (1.50) NSF per bed		1224.20.2.3: Storage - 100 -199 beds = 200sf + 1 sf/ per bed in excess of 100 beds	
	Paper Goods & Equipment	1.50	200	300 (1.50) NSF per bed			
	Produce (walk-in refridgerator)	0.50	200	100 (0.50) NSF per bed			
	Dairy (walk-in refridgerator)	0.50	200	100 (0.50) NSF per bed			
	Meat (walk-in refridgerator)	0.50	200	100 (0.50) NSF per bed			
	Freezer (walk-in)	0.75	200	150 (0.75) NSF per bed			
	Trash Holding	60	1	60			
	Housekeeping Closet	50	1	50			
	<i>Subtotal</i>		<i>315</i>	<i>1,203</i>	<i>1,360</i>		
	Dishwashing	Automatic Dishwasher	110	1	110 (1) per 200 beds		
Pot Sinks		85	1	85			
Cart Alcove(s)		10	1	10 (1) per 12 beds			
Equipment & Cart Cleaning Area		50	1	50			
Housekeeping Closet		50	1	50			
<i>Subtotal</i>		<i>305</i>	<i>5</i>	<i>305</i>			

RUHS BH-space program-100bed-option2

Food Service

Staff	Staff Toilet	65	2	130
	Staff Lounge	120	1	120
	Soiled Linen Alcove	10	1	10
	Clean Linen Alcove	10	1	10
	Staff Lockers	2.5	20	50
	<i>Subtotal</i>	<i>208</i>	<i>25</i>	<i>320</i>

	Total DNSF			3,960
Department Grossing Factor at	0.35			1386
Total Department Gross Area				5,346

RUHS BH-space program-100bed-option2
Material Management

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**12
 Material Management**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments	CBC 2013 Code Requirement
Office Area	Office - Manager	100	1	100		
	Office - Supervisor	100	1	100		
	Workstation - Clerical	50	1	50		
	Workroom	50	1	50		
	<i>Subtotal</i>		<i>300</i>	<i>4</i>	<i>300</i>	
Storage Areas	Receiving	30	20	600	(1) per 10 beds, main receiving in main	
	Break-Down	400	-	-	- in main hospital	
	Workstation - Receiving	65	1	65		
	Emergency Supplies	120	2	240	(1) per 100 beds	
	General Storage	20	200	4,000	through out the hospital	1224.23.1 General storage at 20 sf per bed in addition to specialized storage
	Gravity Racks	30	4	120	(1) per 50 beds	
	Supply Cart Staging	10	20	200	(1) per 10 beds	
	Secure Storage	130	1	130	(1) per 200 beds	
	New Equipment Holding	15	1	15	(1) per 10 beds	
<i>Subtotal</i>		<i>820</i>	<i>249</i>	<i>5,370</i>	-	
Staff	Staff Toilet	55	1	55		
	Staff Lockers	3	10	25		
	<i>Subtotal</i>		<i>58</i>	<i>11</i>	<i>80</i>	
Total DNSF				5,750		
Department Grossing Factor at		0.20		1150		
Total Department Gross Area				6,900		

RUHS BH-space program-100bed-option2
Linen Service

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**13
 Linen Service**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Office Area	Office - Manager	100	1	100	
	Office - Supervisor	100	1	100	
	Workstation - Clerical	55	1	55	
	Workroom	50	1	50	
	<i>Subtotal</i>		<i>305</i>	<i>4</i>	<i>305</i>
Work Area	Receiving	30	1	30	
	Clean Linen Storage	15	40	600 (1) per 5 beds	
	Linen Sorting	75	2	150 (1) per 100 beds	
	Cart Holding	10	20	200 (1) per 10 beds	
	Secure Storage (scrubs & uniforms)	15	10	150 (1) per 20 beds	
	<i>Subtotal</i>		<i>145</i>	<i>73</i>	<i>1,130</i>
Staff	Staff Toilet	55	1	55	
	Staff Lockers	3	10	25	
	<i>Subtotal</i>		<i>58</i>	<i>11</i>	<i>80</i>
Total DNSF				1,515	
Department Grossing Factor at		0.20		303	
Total Department Gross Area				1,818	

RUHS BH-space program-100bed-option2
Environmental

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**14
 Environmental Service**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Office Area	Office - Manager	100	1	100	
	Workstation - Supervisor	65	1	65	
	Workstation - Dispatch	50	1	50	
	Workstation - Clerical	55	1	55	
	Workroom	50	1	50	
	<i>Subtotal</i>		<i>320</i>	<i>5</i>	<i>320</i>
Storage	General Shelving	15	13	200 (1) per 15 beds	
	Housekeeping Equipment	10	13	133 (1) per 15 beds	
	Washer & Dryer	100	1	100	
	Bed Holding	35	10	350 (1) per 20 beds	
<i>Subtotal</i>		<i>160</i>	<i>38</i>	<i>783</i>	
Staff	Staff Toilet	55	1	55	
	Staff Lockers	3	10	25	
	<i>Subtotal</i>		<i>58</i>	<i>11</i>	<i>80</i>
Total DNSF				1,183	
Department Grossing Factor at		0.20		236.5	
Total Department Gross Area				1,419	

Facilities Services

**Riverside University Health System – Medical Center
Behavioral Health Hospital**

**15
Facilities Services**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Office Area	Office - Manager	100	1	100	
	Office - Transportation	100	1	100	
	Workstation - Supervisor	65	1	65	
	Workstation - Dispatch	50	1	50	
	Workstation - Clerical	50	1	50	
	Workroom	50	1	50	
	<i>Subtotal</i>	<i>415</i>	<i>6</i>	<i>415</i>	
Shop Work Area	General Shop	5	200	1,000	(5) sf per bed
	Tool Storage	100	1	100	
	Equipment Storage	15	4	60	60 (1) per bed
	Bed Repair	35	4	140	140 (1) per 50 beds
	<i>Subtotal</i>	<i>155</i>	<i>209</i>	<i>1,300</i>	
Staff	Staff Toilet	55	1	55	
	Staff Lockers	3	10	25	
	<i>Subtotal</i>	<i>58</i>	<i>11</i>	<i>80</i>	
Total DNSF				1,795	
Department Grossing Factor at		0.20		359	
Total Department Gross Area				2,154	

SecurityIT

**Riverside University Health System – Medical Center
Behavioral Health Hospital**

16

Security/Communication

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Security	Office - Manager	100	1	100	
	Office- Supervisor	100	1	100	
	Workstation - Clerical	50	4	200	
	Workroom	100	1	100	
	Staff Lockers	3	4	10	
	<i>Subtotal</i>	<i>353</i>	<i>11</i>	<i>510</i>	
Communication/PBX	Office - Manager	100	1	100	
	Workstation -Technician	65	2	130	
	Workroom	100	1	100	
	Staff Lockers	3	2	5	
	Communication Closet	-	-	-	- part of building infrastructure
	<i>Subtotal</i>	<i>268</i>	<i>6</i>	<i>335</i>	
Monitoring	Central Security Monitoring room	1	200	200 (5) sf per bed	
	Satellite Camera room per floor	80	4	320	
	<i>Subtotal</i>	<i>81</i>	<i>204</i>	<i>520</i>	
Total DNSF				1,365	
Department Grossing Factor at 0.20				273	
Total Department Gross Area				1,638	

RUHS BH-space program-100bed-option2
Administration

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**17
 Administration/Staffing**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Hospital Administration	Office -COO - Operations	140	4	560	
	Workstation - Clerical	50	1	50	
	Office -CNO - Nursing	140	1	140	
	Workstation - Clerical	65	1	65	
	<i>Subtotal</i>		<i>445</i>	<i>7</i>	<i>815</i>
Staffing	Office Nurse Manager Quality /Education	120	1	120	
	Office Educators	100	2	200	
	Office shared-Care facilitators	120	2	240	4 position
	Office- call back nurse	100	1	100	
	Workroom/clerical	50	5	250	1 staffing clerk, 2 office assist, 2 psych
	Workroom/Copy	80	1	80	
	File Room	60	1	60	
<i>Subtotal</i>		<i>630</i>	<i>15</i>	<i>1,050</i>	
Shared Support	Conference Room	200	1	200	
	Staff Lounge	200	1	200	Shared with other departments
	Staff toilet	55	2	110	
<i>Subtotal</i>		<i>455</i>	<i>4</i>	<i>510</i>	
Public Space	Waiting Room	20	6	120	6 seats
	<i>Subtotal</i>		<i>20</i>	<i>6</i>	<i>120</i>
Total DNSF			26	2,495	
Department Grossing Factor at		0.20		499	
Total Department Gross Area				2,994	

RUHS BH-space program-100bed-option2
Public_Space

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**18
 Public Space**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Central Reception	Reception Area	65	4	260	
	Security Desk	65	1	65	
	Visitor Locker	3	50	150	
	<i>Subtotal</i>	<i>133</i>	<i>55</i>	<i>475</i>	
Public Space	Waiting Room	20	50	1,000	
	Public toilet	200	2	400	
	<i>Subtotal</i>	<i>220</i>	<i>52</i>	<i>1,400</i>	
Total DNSF				1,875	
Department Grossing Factor at 0.20				375	
Total Department Gross Area				2,250	

RUHS BH-space program-100bed-option2
Court

**Riverside University Health System – Medical Center
Behavioral Health Hospital**

**19
Court**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Public Area	Entry Vestibule	120	1	120	
	Security Screening Queing	10	10	100	
	WeaponsScreening Station	100	1	100	
	Screening Office/locker	100	1	100	
	Secure Public Lobby	200	1	200	
	Information desk	65	1	65	
	<i>Subtotal</i>		<i>595</i>	<i>15</i>	<i>685</i>
Court	Courtroom	1,500	1	1,500	Includes ADA ramping (arrowhead is included in the courtroom included in the courtroom)
	Clerk Workstation				
	Clerk copy supply				
	Courtroom entry vestibule	64	1	64	
	IT /Equipment Room	125	1	125	
	Holding Vestibule	50	3	150	
	Video Viewing Room	100	1	100	
	Courtroom Waiting	200	1	200	
Attorney/Client conference room	100	3	300		
<i>Subtotal</i>		<i>2,139</i>	<i>11</i>	<i>2,439</i>	
Patient Holding	Pedestrian Sallyport	200	1	200	
	Group Holding Male	100	1	100	8 capacity
	Group Holding Female	100	1	100	8 capacity
	Group Holding Adolescent	60	1	60	2 capacity
	Individual Holding	45	4	180	
	Interview Room	120	1	120	
	Storage room	100	1	100	
<i>Subtotal</i>		<i>725</i>	<i>10</i>	<i>860</i>	
Judicial Chamber and Court Operations Support	Judicial chamber	240	1	240	includes toilet, closet
	Judicial secretary work area	65	1	65	
	Chambers waiting/reception	65	1	65	
	Judicial Conference Room	200	1	200	
	Clerical work space	65	4	260	admin assistant, court reporter, interpreter,
	Copy file/workroom	200	1	200	
<i>Subtotal</i>		<i>835</i>	<i>9</i>	<i>1,030</i>	
Secure Parking	Secured judge parking	350	1	350	
	Visiting judge parking	350	1	350	
	Executive staff parking	350	1	350	
<i>Subtotal</i>		<i>1,050</i>	<i>3</i>	<i>1,050</i>	
Total DNSF				6,064	
Department Grossing Factor at		0.30		1819.2	
Total Department Gross Area				7,883	

RUHS BH-space program-100bed-option2
Conference Center

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**20
 Conference Center**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Conference/Training	Conference Room - Large	600	3	1800	wt operable wall, 120 people
	Conference Room - Small	200	-	0	
	Video Equipment Storage	60	3	180	
	Pantry/Kitchen	120	1	120	staging area
	Toilet	55	2	110	
	<i>Subtotal</i>	<i>1,035</i>	<i>9</i>	<i>2,210</i>	

Total DNSF	2,210
Department Grossing Factor at 0.20	442

Total Department Gross Area **2,652**

RUHS BH-space program-100bed-option2
Medical Records

Riverside University Health System – Medical Center
Behavioral Health Hospital

21
Medical Records

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
Office	Office - Director of HIM	120	-	-	
	Work area - clerical	55	-	-	- Director secretary
	Office - Manager	100	-	-	
	Office - Assistant Manager	100	-	-	
	Work area - tech	55	-	-	
	Office - RN	100	-	-	
	Work area - CDI nurse, FQHC MR Tech	55	-	-	
	Office- Supervisor Med Records Tech	100	-	-	- Release info
	Work area - tech	55	-	-	
	Office- Supervisor Med Records Tech Coder	55	-	-	
	Work area - Coder	55	-	-	
	Office - Supervisor Med Transcription	100	-	-	
	Work area -tech	55	-	-	
	Office - Supervisor Chart Room	100	-	-	
	Work area - tech	55	-	-	
	<i>Subtotal</i>	<i>1,105</i>	-	-	
Support	Work Copy Room	100	-	-	
	File Storage Room	200	-	-	
	Staff toilet	55	-	-	
	Staff amenity alcove	50	-	-	
	Staff Lounge	150	-	-	- Shared and reported in Administration
		<i>Subtotal</i>	<i>555</i>	-	-
Public Space	Waiting Room	25	-	-	
	MR request counter	25	-	-	
		<i>Subtotal</i>	<i>50</i>	-	-
Total DNSF			0	0	
Department Grossing Factor at		0.20		0	
Total Department Gross Area				0	

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Quality-Management

**Riverside University Health System – Medical Center
 Behavioral Health Hospital**

**22
 Quality Management**

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments
QI	Office, QI/PT Rights MHS Program Manager	120	1	120	
	Workstation-Secretary	50	1	50	
	Office, QI Input	120	1	120	
	Office- shared RN's	120	9	1,080	18 staff, maybe combined into 4-6 person per room
	Office-shared MD's	120	3	360	6 staff, maybe combined into 4-6 person
	Office- shared OAS	120	9	1,080	18 staff, maybe combined into 4-6 person
	Office- shared AAll's	120	2	240	4 staff, maybe combined into 4-6 person
	Office-shared - CT's	120	2	240	4 staff, maybe combined into 4-6 person
	<i>Subtotal</i>	<i>890</i>	<i>54</i>	<i>3,290</i>	
Patient Rights	Office-Patient rights Supervisor	120	1	120	
	Workstation-Secretary	50	1	50	
	Office- shared Pt Rights advocates	50	5	250	5 person per room
	Office- shared Pt Rights advocates	50	5	250	5 person per room
	<i>Subtotal</i>	<i>270</i>	<i>12</i>	<i>670</i>	
Support Space	Workroom/Copy/File	150	1	150	
	Staff Amenity alcove	50	1	50	
	Staff Toilet	55	1	55	
	<i>Subtotal</i>	<i>255</i>	<i>3</i>	<i>255</i>	
Public Space	Reception	55	1	55	
	Waiting Room	20	5	100	
	<i>Subtotal</i>	<i>75</i>	<i>6</i>	<i>155</i>	
Total DNSF			70	4,370	
Department Grossing Factor at		0.20		874	
Total Department Gross Area				5,244	

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Admitting-Business

**Riverside University Health System – Medical Center
Behavioral Health Hospital**

**23
Admitting/ Business**

Category	Room Type	1	Area (NSF)	Quantity	Total NSF	Comments
Admitting/Eligibility and Financial Councelling	Office IH Supervisor		100	1	100	
	Office ED Supervisor		100	1	100	
	Office Shared MISP Staff		120	5	600	
	Workstation clerical		50	2	100	
	Interpreter		50	1	50	
	<i>Subtotal</i>		<i>420</i>	<i>10</i>	<i>950</i>	
Patient Accounts	Office - Director of Patient Accounts		120	1	120	
	Office - Manager		100	1	100	
	Office - Insurance Bill Supervisor		100	1	100	
	Office - Nurse Medical Auditor		100	1	100	
	Work Area - Clerical		50	10	500	
	<i>Subtotal</i>		<i>470</i>	<i>14</i>	<i>920</i>	
Patient Transportation	Office Supervisor		100	1	100	
	Workstation Dispatch		50	1	50	
	Office Bed Control		55	1		
	<i>Subtotal</i>		<i>205</i>	<i>3</i>	<i>150</i>	
Support	Files and Storage		12	4	48	
	Wheelchair alcove		20	1	20	
	Staff amenity alcove		50	1	50	
	Staff toilet		55	2	110	
	Work/Copy Room		150	1	150	
	<i>Subtotal</i>		<i>287</i>	<i>9</i>	<i>378</i>	
Public Space	Interview Booths		55	2	110	
	Patient/Family Interview Office		100	1	100	
	Waiting Room		20	10	200	
	<i>Subtotal</i>		<i>175</i>	<i>13</i>	<i>410</i>	
Total DNSF				36	2,808	
Department Grossing Factor at		0.20			561.6	
Total Department Gross Area					3,370	

Crisis Response Center

**Riverside University Health System – Medical Center
Behavioral Health Hospital**

**24
BH Crisis Response Center**

1

Category	Room Type	Area (NSF) each	Quantity	Total NSF	Comments	CBC 2013 Code Requirement
Assessment Unit Triage/ Waiting	Entry Vestibule	100	1	100	Direct link with ETS ambulance drop off	1224.33.3.3- Reception, triage and control station
	Reception	50	1	50		
	Patient Waiting area	15	40	600	split into 4 groups, Adult M, Adult F, Adolescent, Peds	
	Security station	50	1	50		
	Nurse desk	65	2	130	maybe shared with reception	
	Metal detector screening	80	1	80		
	Psych Evaluation/Interview room	100	2	200		
	Screening/Triage Room	100	2	200		
	Shower/Decon room	80	1	80	Supervision?	
	Toilet	60	2	120	Supervision?	
	Property Locker/Storage Room	100	1	100		
	Wheelchair/Stretch Alcove	60	1	60		
	Intake Conference Room	200	1	200	Rounding room	
	Law enforcement officers EMR	100 100	1 1	100 100		
	<i>Subtotal</i>		<i>1,260</i>	<i>58</i>	<i>2,170</i>	
Patient Treatment Area Bay 1: 8 bays	Exam/Treatment bay	110	8	880	0 not required per 3/15/2016 meeting	1224.33.3.6- open cubicles, 80 sf min. provide handwashing sink 1 per 4 bays
	Patient Toilet/Shower	55	2	110		
	Treatment Room Isolation	125	0	0		
	Ante Room	65	0	0		
	Iso Toilet	55	0	0		
	Procedure Room	150	0	0		
	Seclusion/quiet Room	120	1	120		
<i>Subtotal</i>		<i>680</i>	<i>11</i>	<i>1,110</i>		
Pod 1 Support	Nurse Station	40	2	80	ratio 1:4	1224.33.3.13: nurses station
	Physician Dictation	40	1	40		
	Medication	60	1	60	Pyxis Unit	
	Clean Linen Holding	60	1	60		
	Soiled Holding	60	1	60		
	Wheelchair/Stretcher Alcove	40	1	40		
	Crash Cart Alcove	20	1	20	shared	
<i>Subtotal</i>		<i>320</i>	<i>8</i>	<i>360</i>		
Patient Treatment Area Pod 2 - 8 rooms Adult	Exam/Treatment bay	110	8	880	0 not required per 3/15/2016 meeting	1224.33.3.6- open cubicles, 80 sf min. provide handwashing sink 1 per 4 bays
	Patient Toilet/Shower	55	2	110		
	Treatment Room Isolation	125	0	0		
	Ante Room	65	0	0		

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Crisis Response Center

	Iso Toilet	55	0	0	
	Procedure Room	150	0	0	0 not required per 3/15/2016 meeting
	Seclusion/quiet Room	120	1	120	proofing 1224.33.3.17 Secured holding room, min of 120 sf.
	<i>Subtotal</i>	<i>680</i>	<i>11</i>	<i>1,110</i>	
Pod 2 Support	Nurse Station	40	2	80	ratio 1:4 1224.33.3.13: nurses station
	Physician Dictation	40	1	40	
	Medication	60	1	60	Pyxis Unit
	Clean Linen	60	1	60	Blanket Warmer
	Soiled Holding	60	1	60	
	Wheelchair/Stretcher Alcove	40	1	40	
	Crash Cart Alcove	20	0	0	shared
	<i>Subtotal</i>	<i>320</i>	<i>7</i>	<i>340</i>	
Patient Treatment Area Pod 3 - 8 rooms	Exam/Treatment bay	110	8	880	1224.33.3.6- open cubicles, 80 sf min. provide handwashing sink 1 per 4 bays
Adolescent - Age 13-18 (4 bays)	Patient Toilet/Shower	55	2	110	
Overflow/flex beds - (4 bays)	Treatment Room Isolation	125	0	0	not required per 3/15/2016 meeting
	Ante Room	65	0	0	
	Iso Toilet	55	0	0	
	Procedure Room	150	0	0	0 not required per 3/15/2016 meeting
	Seclusion/quiet Room	120	1	120	proofing 1224.33.3.17 Secured holding room, min of 120 sf.
	<i>Subtotal</i>	<i>680</i>	<i>11</i>	<i>1,110</i>	
Pod 3 Support	Nurse Station	40	2	80	ratio 1:4 1224.33.3.13: nurses station
	Physician Dictation	40	1	40	
	Medication	60	1	60	Pyxis Unit
	Clean Linen	60	1	60	Blanket Warmer
	Soiled Holding	60	1	60	
	Wheelchair/Stretcher Alcove	40	1	40	
	Crash Cart Alcove	20	1	20	shared
	<i>Subtotal</i>	<i>320</i>	<i>8</i>	<i>360</i>	
Patient Treatment Area Pod 4 - 8 rooms	Exam/Treatment bay	110	8	880	1224.33.3.6- open cubicles, 80 sf min. provide handwashing sink 1 per 4 bays
Peds - Under 13 (4 bays)	Patient Toilet/Shower	55	2	110	
Overflow/flex beds - (4 bays)	Treatment Room Isolation	125	0	0	not required per 3/15/2016 meeting
	Ante Room	65	0	0	
	Iso Toilet	55	0	0	
	Procedure Room	150	0	0	0 not required per 3/15/2016 meeting
	Seclusion/quiet Room	120	1	120	proofing 1224.33.3.17 Secured holding room, min of 120 sf.
	<i>Subtotal</i>	<i>680</i>	<i>11</i>	<i>1,110</i>	

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Crisis Response Center

Pod 3 Support	Nurse Station	40	2	80 ratio 1:4	1224.33.3.13: nurses station
	Physician Dictation	40	1	40	
	Medication	60	1	60 Pyxis Unit	
	Clean Linen	60	1	60 Blanket Warmer	
	Soiled Holding	60	1	60	
	Wheelchair/Stretcher Alcove	40	1	40	
	Crash Cart Alcove	20	1	20 shared	
	<i>Subtotal</i>	<i>320</i>	<i>8</i>	<i>360</i>	
Shared Support in the department	Clean Utility	200	1	200	1224.33.3.12.2- Clean Utility
	Housekeeping	60	1	60	1224.33.3.15 - Housekeeping
	General Storage	10	32	320	
	Medication Storage Room	100	1	100 Med prep, Pyxis Unit	
	Nourishment Center/Kitchen	200	1	200 Include ice maker	
	Pneumatic Tube Station	20	0	0	
	Soiled Workroom	140	1	140	1224.33.3.12.1 - soiled workroom
	Wheelchair Stretcher Alcove	50	1	50	
	Equipment Storage	10	32	320 Portable x-ray,	
	Stat Laboratory	140	1	140 Specimen testing/analysis	
	Medical gas cylinder room	100	1	100	
	Staff Toilet	55	2	110	
		<i>Subtotal</i>	<i>1,085</i>	<i>74</i>	<i>1,740</i>
Day Treatment/Patient Area	Patient Dining Room	30	8	240 30 sf per patient, scheduled use	
	Group Therapy/Activity Room 1	25	10	250 25 sf per patient. Scheduled use	
	Group Therapy/Activity Room 2	25	10	250 25 sf per patient. Scheduled use	
	Group Education Room	25	10	250 space for teaching daily activities	
					1224.31.1.13 doors not lockable from within. Able to swing out. Ceiling ceiling devices to be tamper resistant
	Patient Toilet/shower	65	1	65 locate adjacent to therapy rooms	
	Patient Laundry Room	80	1	80	
	Social Worker	100	2	200	
	Psychiatrist work area	100	1	100 Hotel space	
				4 work space: 1 Charge Nurse, 1	
	Nurse Team Center	200	1	200 LVN/LPT, 1 BHS, .5 OT	
	Exam/treatment Room	120	1	120	
	Telemedicine Room	120	1	120	
	Conference/Multipurpose Room	200	1	200 8-10 people, family counseling	
	Consult Room	120	2	240 Individual Counseling/Exam room	
	Outdoor Recreation Area	30	8	240 30 sf per patient. Scheduled use	
		<i>Subtotal</i>	<i>1340</i>	<i>58</i>	<i>2,655</i>
Administration	Office, Unit Manager	120	1	120 .5 Nurse Manager - shared between 2 uni	1224.14.2: Nurse Supervisor office
	Office, Assistant Nurse Manager	120	1	120 1 FTE	
	Office, Psychiatrist	120	2	240 2 FTE	
	Office, Clinical Therapist	120	2	240 2 FTE	
	Office, Shared Psychiatrist Resident	120	1	120 2 residents shared office	
	Office, shared, CM/QI	120	1	120 1 Case manager/Inpatient QI reviewer,	
	Conference Room	180	1	180 15 sf per person = 12 occ	
	<i>Subtotal</i>	<i>900</i>	<i>9</i>	<i>1,140</i>	

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Staff Support

On Call Room	120	1	120	
On-Call Toilet/Shower	65	1	65	
Changing Locker Room- Female	100	1	100	
Shower Room - Female	60	1	60	
Toilet - Female	50	1	50	
Changing Locker Room- Male	100	1	100	
Shower Room - Male	60	1	60	
Toilet - Male	50	1	50	
Staff Lounge	160	1	160	1224.33.3.14- staff lounge
<i>Subtotal</i>	<i>765</i>	<i>9</i>	<i>765</i>	

Public Space

Visitation Room/ Multipurpose Room	20	10	200	Family, significant others	1224.33.3.5 - public wating, toilet
Public Toilet	60	2	120		
<i>Subtotal</i>	<i>80</i>	<i>12</i>	<i>320</i>		

	Total NSF				
Department Grossing Factor at	0.60			13,180	
Total Department Gross Area				7908	
				21,088	
