



Emerus Emergency Hospital

Kingswood at HWY 360
Grand Prairie, TX 75052

Functional Program Narrative

1. Summary and Facility Objectives

This project will be designed and licensed as a Special Hospital according to the TDSHS Hospital licensing rules, effective May 24, 2013. The primary function of the facility will be to provide Emergency Care Services with the ability to also provide Nursing care for patients who will require an overnight stay (longer than 24 hours). We accept all patients and will not refuse emergency care to anyone.

The Hospital will not provide Surgical or Obstetrical services.

2. Functional Description of Each Space and Departmental/Functional Relationships

The **Inpatient Nursing Unit** will consist of a total of 8 beds broken down as follows:

- 1 - Private Airborne isolation bedroom with enclosed Ante Room
- 1 - Private bedroom for general medical patients
- 3 rooms/6 beds - Semi-private bedrooms for general medical patients

The nursing unit will contain a single nurse station that includes a medication storage and preparation work counter with lockable cabinets. A clean work room, special bathing room, exam room, and staff toilet are also include in this department.

The **Emergency Department** will operate on a 24 hour basis and shall consist of eight Exam/treatment rooms. The Exam/treatments rooms are broken down as follows:

- 1 - Triage Room
- 1 - Exam Treatment-Pediatric
- 4 - Exam/Treatment Rooms
- 1 - Major Exam/Treatment Rooms
- 1 - Major Exam/Treatment Room (Infection Isolation)

The emergency department is provided with enclosed clean workroom, equipment storage, medication, and laboratory rooms as well as patient and staff toilets. Nurse station, nourishment, and cart parking are provided as open areas. A dedicated ambulance entrance with canopy is located away from other hospital entrances. Walk-in emergency patients utilize a separate and dedicated entrance door, reception station, and department approach. Sightlines within the waiting and reception areas are controlled via screening devices to separate inpatient and emergency department visitors and patients.



The **Imaging Department** shall consist of a 16 slice CT Scanner and a basic Radiography unit. The Imaging Department will be primarily for the use of the Emergency Department. Imaging services are provided via a fixed location CT and general radiographic modalities and supplemented with portable x-ray and ultrasound machines. Patient dressing is located in an alcove within the fixed imaging room.

The **Dietary** department will utilize a "reheat" system due to the limited number of meals which will be served in the facility. Dietary functions include separated dish wash, pot wash, functional kitchen, janitor closet, staff lockers and staff toilet rooms. The dining space is within the nursing unit. A dietary breakdown alcove with a separate exterior entrance is provided adjacent to the main dock area.

Basic **Laboratory** functions will be provided within the facility.

Laundry services will be contracted for and space for clean and soiled linen receiving and storage will be provided.

Minimal **Pharmacy** departmental space will be provided. IV solutions will not be prepared in the on-site pharmacy space, therefore a Intravenous Solutions Area is not included. The office for the chief pharmacist will be shared with the Chief Medical Officer. Counseling for inpatients will occur in the patient bedrooms. Counseling for outpatients will occur in the Exam/Treatment rooms, when necessary.

Required spaces for **Administration/Medical Records** will be provided. Accounting, Reporting and Billing functions will be performed from the Emerus corporate headquarters.

Required spaces for **General Stores, Engineering/Maintenance, Staff Facilities and Housekeeping** will be provided.

There will be a dedicated, covered Ambulance Entrance, a dedicated entrance for ambulatory emergency patients and a separate entrance for the inpatient and administrative areas of the Hospital. Additionally there will be a separate, covered entry for the dietary services adjacent to that for the General stores and Linen serves.

Shared Functions. Due to the small size of the facility, the following rooms/areas are shared to fulfill the functional requirements of multiple departments.

1. There are two (2) shared janitor closets, patient and non-patient, which serve the entire hospital and a dedicated Housekeeping room which serves Dietary.
2. A soiled workroom serves the inpatient nursing unit and emergency departments and is located on the adjacent hall.
3. A clean workroom serves the inpatient nursing unit and emergency departments and is located on the adjacent hall.

4. The central and general storage room is located convenient to the back-of house entrance and the emergency and inpatient nursing units. It is sized to meet the simultaneous area needs of the hospital and the department.
5. A single, centrally located staff and employee lounge is provided for all hospital staff including general employees, inpatient staff, and emergency staff.
6. The functions for the **Engineering Suite** are accomplished in a single Facility Management / Biomedical Workroom.
7. A single drive under canopy is utilized for both the main hospital and emergency patients' entrances. However actual entry doors and interior spaces are separate.

3. Patient Bed Summary

This is a new facility. It will include a total of eight inpatient beds, broken down as follows:

Private/Isolation:	2
<u>Semi-Private (accessible):</u>	<u>6</u>
TOTAL:	8

4. Occupant Load

The occupant load of the completed project, per NFPA and IBC definitions, is as follows:

Sleeping Areas (1,586 Sq.Ft./120 Sq.Ft. per Person)	14
Inpatient Treatment Areas (2,970 Sq.Ft./240 Sq.Ft. per Person)	13
Storage/Mechanical (1,137 Sq.Ft./300 Sq.Ft. per Person)	4
Business Areas/Outpatient (7,525 Sq.Ft./100 Sq.Ft. per Person)	76
<u>Kitchens (538 Sq.Ft./200 Sq.Ft. per Person)</u>	<u>3</u>
Total:	110

5. Asepsis Control Measures in Diagnostic and Treatment Areas

The hospital will have an ongoing program for the prevention, control, and investigation of infections and communicable diseases. Please see the attached policy statement.

6. Energy Conservation and Mechanical, Electrical, and Plumbing Systems Narratives

The HVAC system serving the facility will be a roof-mounted, direct expansion style, variable air volume system. Using three (3) highly efficient scroll-type compressors in each unit (one of which will be equipped with variable speed for fine capacity control and constant leaving air temperatures) along with a direct drive, plenum style airfoil fan with variable frequency drive, for quiet, efficient air delivery, this unit will serve a system of VAV terminal units zoned to provide excellent zone temperature control to match the differing load profiles of service areas within the building. A dedicated building automation system will control the entire system to assure efficient system operation and patient/staff comfort.



The lighting system serving the facility will consist of high efficiency T-8 and T-5 lamped fluorescent lighting fixtures of both direct and indirect delivery styles. Each will utilize a low harmonic distortion emitting electronic ballast system for greatest lighting efficacy and least noise impact to related electronic equipment. Exterior lighting will be provided using metal halide electric discharge style lighting, where appropriate. LED illuminated exit lighting will be used throughout the facility for low power consumption and long lamp life.

Plumbing fixtures for the Project will consist of water saving, low-flow toilets and urinals along with low-flow faucet and shower valve assemblies. Hot water delivery will be accomplished through tank style, electric resistance water heaters.

7. Type of Construction

The construction type of the facility is Type II (222), which is permitted for hospitals located in two-story buildings per NFPA 101 18.1.6.4. The hospital will be located in a building that will include medical office space on the floor above the hospital, outside the licensed premises. The hospital will be separated from the non-hospital space with a 2-hour fire rated occupancy separation.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Carpenter", with a long horizontal flourish extending to the right.

Dudley Carpenter
Vice President, Real Estate

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