A MULTI-FUNCTIONAL ADDITION TO
THE DU PAGE CONVALESCENT CENTER

Wheaton, Illinois

Program by

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Architectural Thesis 404
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The purpose of this thesis project is to propose a multi-functional addition to an existing convalescent home. This will greatly enlarge the facilities and living areas, while providing a better program for opportunities to develop.

The validity for such a proposal is that a part of the existing home needs to be replaced due to unhealthy conditions. This expansion will respond to the demand for additional space required by various department programs and services, along with a demand for occupancy as residents.

The DuPage Convalescent Center is located in Wheaton, Illinois, approximately 30 miles west of Chicago, in the middle of DuPage County. Presently on 11 acres of land, it is situated in a rural atmosphere of big trees and open space of land.

The Center serves all residents of DuPage County who require convalescent care or are unable to live alone without some kind of care and attention. Most of the people are elderly or physically handicapped from all types of background, with no barrier set for acceptance. It is a state supported institution, run by the county, with an appointed director and professional staff. The people it employs are skilled, semi-skilled and volunteer staff working on a continuous 24 hour basis.

This project will entail replacing much of the older existing structures with modern and more than adequate facilities for the residents and those who work there.

Very good. I think we will need to walk a bit to control the translation of the information to the site and into physical architecture.
BACKGROUND

The DuPage Convalescent Center was originally built in 1888, with subsequent additions in 1900, 1947, 1949, and 1964. It started as a county poor farm and has developed into one of the most modern, best equipped, professionally staffed, treatment and rehabilitation centers for the chronically ill in the State of Illinois today.

It is approved by the Department of Health, Education and Welfare as a Skilled and Intermediate Nursing Facility, accredited by the Joint Commission on Accreditation of Hospitals and licensed by the Illinois Department of Public Health. The Center is a member of the Public Health Council of DuPage County, the County Nursing Home Association of Illinois, the National Council on the Aging, and the Illinois and American Public Health Associations.

Affiliations for nursing education have been established with Copely Hospital, the College of DuPage, Northern Illinois University, Elmhurst College, and the Department of Public Heath. In addition, George Williams College uses the Center as a social work field placement facility.

The Center has a total of 288 beds, of which over 79% are occupied by Public aid recipients. Applications are made thru the DuPage County Township office in which the recipient resides. The turnover in the Center is over 100 patients per year. The age of in-patients range from 13 years on up. For out-patients there is no restriction of age.
A staff of over 250 employees is maintained by the Center in 15 different departments: Administration, Central Supply, Dietary, In-Service Training, Housekeeping, Laundry, Maintenance, Medical Social Service, Nursing, Occupational Therapy, Physical Therapy, Speech Therapy, Recreation, Volunteer Coordination, and a fully licensed Pharmacy.

Rehabilitation services are unique among nursing homes in Illinois. The services are coordinated to form a total program for each resident; individual physical, occupational, speech therapy programs are set up for each resident according to prescriptions from the physicians. In-service training courses are conducted for new nursing personnel, with frequent refresher classes and continuing educational programs for all other personnel.

A program of Home Delivered Meals has been initiated to serve DuPage County homebound residents of all ages. Volunteers supply transportation and visitation to individual homes. Meals are supplied at cost by DuPage Convalescent Center for this area of the county. Meals are also supplied for Child Day Care Centers in the area.

With the 54% increase in population in DuPage County since 1960, and the advent of Medicare, there is an ever-increasing demand for services and beds. Many patients are currently on the waiting list for admission to the Center. This, along with the poor condition of the older section of the Center, is why some form of new construction and expansion is needed to further develop the opportunities that exist.
PERSONAL INVOLVEMENT

I became personally involved with the idea of this project due to my older brother, who is physically handicapped, being a resident of the Center. He and many others are able to participate in a range of well developed therapy programs and activities which they would not be able to receive at home or most any place else. Therefore, there is now a definite need for improvement of these facilities to meet certain requirements and standards, and allow the enlargement to be able to further develop their programs.
FRONT VIEW OF PRESENT CONVALESCENT CENTER. WITH OLDER SECTION ON RIGHT COVERED BY TREES. PHYSICAL THERAPY ON GROUND LEVEL OF OTHER WING ON LEFT (U.S.W.W.) ADMINISTRATIVE OFFICES ON GROUND LEVEL OF OTHER WING ON RIGHT - NURSING UNITS ABOVE BOTH.
The 1964 addition is in two wings, built of red brick and a flat roof, and contain most of the departments and services, along with 168.
EXISTING BUILDINGS

The original building built in 1888, and its additions in 1900, 1947, and 1949, are 3-storey, red brick with white trim. The 1888 and 1900 buildings have a gable roof with red slate, while the other additions have a flat roof.

These structures, with emphasis on the 1888 and 1900, are now considered to be unhealthy and in need of renovation by the State of Illinois Health Inspection.

At the present time these house approximately 120 residents plus a few amenity shops. Access to these buildings is only thru the newer structure or from the west end of the complex.

The 1964 addition is in two wings, built of red brick and a flat roof, and contain most of the departments and services, along with 168 residents. Almost all departments are on the ground floor except for the kitchen which is located on first floor, centrally adjacent to the older wings. The corridors are much wider with more circulation space than in the older section. Physical and Occupational therapy areas get plenty of light through the continuous windows facing the east and west sides of the ground floor wing. This greatly helps in making the atmosphere cheerful and cooperative for therapy.

Sun rooms exist at the end of the hallways on the south wing. These are often used for afternoon recreation areas or visiting lounges.

A Physical plant is located in the rear serving the Center as well as the other County buildings. Full laundry and maintenance facilities exist in the rear.
SITE

Location: The Center is approximately 25 miles west of the City of Chicago, within the limits of the City of Wheaton, in the middle of DuPage County, in Illinois. It is located on approximately 11 acres of land on the west side of County Farm Road.
Description: The property mostly slopes downward from the main road to the Center, with the older section on higher ground, level with the road. Fully grown, old, trees surround most of the older section on the east and to the north. The rest of the property to the south has little vegetation.

A picnic area does exist at the back between the nurses quarters and the laundry - mechanical sections. There is a need for more outdoor rest areas and additional picnic areas within the site.

Vehicular access is off of County Farm Road using the drive on the south side, leading past the front entry to the rear of the building. All deliveries are to the rear. Parking for visitors is on the south side with a large employee parking area in the rear. A secondary access is on the north, leading to a parking area and the County Youth Home. The old circular drive in front of the original building is not used, nor is the entrance there either.

Pedestrian walks exist only in front from the main entrance to parking lot and drive, in back from the north exit to the old park and nurses quarters.

Regional Access: County Farm Road provides direct access north and south to major east-west highways and arterial roads. Shopping in Downtown Wheaton is only a few minutes away, with larger shopping only 20-30 minutes away. Recreation and social activity is fairly abundant due to the affluent suburbs and metropolitan area surrounding it. The close proximity to residential areas provides good market for obtaining a working staff and volunteers.
A large modern hospital is located close by serving all residents of western DuPage County. With the County Sheriffs Police on the adjoining land to the south, and fire protection from both Winfield and Wheaton only 5 min. away, there is no problem in safety and protection.

Character of Site: The County Home has the proud distinction of being the oldest building in the area on its original ground, with the road it faces being named after it.

The openness of the surrounding area is quite appealing to the visual sense, with plenty of distance between the other County Buildings. The older trees provide a very secluded and peaceful dominance, setting it apart from the flat open land immediately around it.

A new, 3-storey complex is located across the road to the east. This houses all the administrative offices and County departments.

The Youth Correction Home, operated by the County, is also of modern style, low and set back to the northwest screened by the fir trees and bushes.
FINANCIAL CONTROL

The Wheaton Building Commission financially controls all proposals for building and construction. It has the final approval of all plans and funding for the Convalescent Center. Provisions for the financial support come from the acquisition of state funds, with very little aid from the county level.

GROWTH

Phase I.

A) The design and construction of the new nursing units (patient wing) providing a new residence for the patients.

B) Extension of the utility tunnel to serve the new facilities.

C) Design and construction of new therapy facilities.

D) Kitchen equipment and alterations where needed, including new service elevator.

E) Site development.

Phase II.

A) Reconstruction, renovation, and restoration of old buildings to update it for use - as community/multi-purpose space.

B) Design and expansion of site area including drive and parking.

C) Design and construction of needed alterations in ground floor of 1964 building.

Phase III.

A) Design and construction of new research and medical facilities tower over existing Laundry & Mechanical areas.

B) Replacement of incinerator with E.P.A. approved trash compactor system.

Phase IV.

A) Design and construction of northward expansion of additional nursing units by saving as many trees as possible.

B) Third story expansion of living facilities for staff.

C) Site design and connection of central entry with northward parking.
Watching Television - most often participated leisure-time activity.
A central T.V. is on 1st floor lounge area. Separate televisions are in
the end corridor rooms with many of the residents having their own
sets.

Visiting: This is a needed social activity to increase ones social
contact and to prevent loneliness. Often volunteers and outside people
come in and visit regularly with the residents becoming friends of
some. Relatives are always encouraged to visit often and invited to
take residents outside shopping or to visit at home.

Napping or Idleness: When not doing something, many residents take
their needed rest period each day. Time is spent sitting, looking out
windows, or watching the fish tank.

Entertaining: Various kinds of programs and activities are planned to
create a more stimulating social and daily life designed to fit all
kinds of interests. Outside civic groups and high school youth groups
are invited to entertain the residents. Many look forward to this
kind of activity for it provides some form of contact with the outside
world for them to enjoy.

Gardening is a good activity and creative function for the residents
enjoyed by all ages. It gives them something to look forward to do
each day or whenever they can. An attempt has been made by providing
plant boxes at the end of the corridors where the long windows are.

Mornings are spent with obligated time activities, usually physical and
occupational therapy. Afternoons are primarily involved with a variety
of forms of leisure and idleness. Evenings are devoted to television
and social recreation whenever provided.
### ANALYSIS OF RESIDENTS CLASSIFICATION

<table>
<thead>
<tr>
<th>Number of residents</th>
<th>Classification</th>
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<tbody>
<tr>
<td>12</td>
<td>Intensive Care</td>
</tr>
<tr>
<td>188</td>
<td>Skilled (require full care)</td>
</tr>
<tr>
<td>72</td>
<td>Intermediate (between skilled &amp; sheltered)</td>
</tr>
<tr>
<td>16</td>
<td>Sheltered (self care)</td>
</tr>
<tr>
<td><strong>288</strong></td>
<td><strong>Total</strong></td>
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### ANALYSIS OF DEPARTMENTAL EMPLOYEES & HOURS

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>AVERAGED EMPLOYEES</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FULL TIME</td>
<td>PART TIME</td>
<td>FULL TIME AND PART TIME</td>
</tr>
<tr>
<td>ADMINISTRATIVE</td>
<td>9</td>
<td>4</td>
<td>13</td>
</tr>
<tr>
<td>PODIATRY</td>
<td></td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>PHARMACIST</td>
<td>1</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>VOLUNTEER COORDINATOR</td>
<td>2</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>PHYSICAL THERAPY</td>
<td>6</td>
<td>2</td>
<td>8</td>
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<tr>
<td>SPEECH THERAPY</td>
<td>3</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>RECREATIONAL THERAPY</td>
<td>3</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>OCCUPATIONAL THERAPY</td>
<td>4</td>
<td>8</td>
<td>12</td>
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<tr>
<td>FOOD SERVICE</td>
<td>21</td>
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<tr>
<td>LAUNDRY</td>
<td>10</td>
<td>3</td>
<td>13</td>
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<tr>
<td>MAINTENANCE</td>
<td>9</td>
<td>2</td>
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<tr>
<td>HOUSEKEEPING</td>
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<td>IN-SERVICE TRAINING</td>
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<td>2</td>
<td>3</td>
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<tr>
<td>CENTRAL SUPPLY</td>
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<td>2</td>
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<tr>
<td>NURSING</td>
<td>96</td>
<td>78</td>
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<tr>
<td>MEDICAL SOCIAL SERVICES</td>
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<td>1</td>
<td>3</td>
</tr>
<tr>
<td><strong>SUB-TOTALS</strong></td>
<td><strong>183</strong></td>
<td><strong>154</strong></td>
<td><strong>337</strong></td>
</tr>
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</table>
FUNCTIONAL REQUIREMENTS

ADMINISTRATIVE:
The decisions that must be made daily as to the control and management of the Center are done in this department. A director and his secretary along with office personnel plan the expected budget and program for operating the Center. All meetings of staff and department heads are conducted here along with recommendations for employment of each.

BUSINESS OFFICE:
This is probably one of the busiest offices due to the amount of work and activity along with the responsibility that it handles. It controls all money that residents have in their accounts and watches the outflow and distribution. All matters of financial concern are handled here with the prior approval of the administrative head or director. Records and files plus all business concerns, (paperwork), involving the Center are processed, requiring much file space. Medical forms for all patients including records of every resident with their complete history and information are one of the biggest concerns of this office.

MEDICAL SOCIAL SERVICE:
This department is responsible for working with newly admitted patients and their families to affect an easy transition from one environment to another, and a Discharge Follow-Up Program for returning rehabilitated patients back into the community. A Volunteer Coordinator has been added to the staff to further develop the volunteer services to the Center and assist in Community involvement.
ADMINISTRATIVE - BUSINESS OFFICE ELEMENTS

With the administrative and bookkeeping problems involved in government programs and other funding, there has been a remarkable increase in the required area for administrative purposes in recent years. An average of 150 sq. ft. per employee is recommended.

The following elements are necessary:

- a main business office, lobby and information center,
- an administrator's office - director, secretary, and general office staff,
- toilet room, social service office, and staff conference room.

STAFF FACILITIES

The staffing is determined by patient population and is indicated in administrative codes such as at least 2 registered nurses per floor of each nursing station, one licensed practical nurse per 20 patients, and one aide per patient. The latter is sometimes reduced due to the availability of help.

Facilities needed are locker rooms, toilet and shower facilities and an employee dining room.

NURSING UNITS & SUPPORTIVE FACILITIES

In the determination of the number of beds per room, the guidelines are medical operational criteria, hospital and administrative codes, and financial mechanisms. The aesthetic and social consideration that the patients have is another factor.

The 2-bedded room with adjoining or private bath should be the basic room pattern regardless of nursing unit size or type of care required.
There should be a certain number of single rooms as well within the unit for medical and behavioral problems.

The functions that must be provided are the control of the unit from the nurses' station, the cleaning and providing of the entire range of supplies necessary for the patients, the supplying of supplemental food, and whatever bathing, recreation, dining, and training facilities are required.

**KITCHEN & DIETARY FACILITIES**

Meals are prepared 3 times a day, Breakfast, Lunch and Supper. They are all delivered to the eating areas by tray carts. Space must be designated for the loading and unloading of these carts which carry several trays at once. A service elevator or form of dumb waiter should be implemented to better serve the areas without hampering passenger elevators.

All residents have a certain dietary schedule requiring many trays to be prepared individually according to the patients dietary program. This requires extra space with the additional expected residents.

Those who are not able to feed themselves or must be supervised in some way are either in wheelchairs or on bed carts. This means extra space must be allotted for the feeder and the maneuverability of the wheelchair.

**CIRCULATION**

The one special problem is the adequate space required for the movement and circulation of wheelchairs and bed carts. Wider widths and shortening the lengths of corridors and doorways are needed.
Physical access and control of elevators, handles and knobs are some of the additional ways of improving the situation for those confined to a wheelchair.

**PHYSICAL THERAPY**

The objectives of physical therapy are to correct or alleviate bones and joint or neuromuscular disabilities. This entails a concern with all types of physical disabilities. Measures are used to retain or reestablish circulation, muscle tone, coordination, joint motion leading to mobility, ambulation, and activities of daily living.

**Organization of space:** There should be two major treatment areas, dry and wet. The dry area includes the exercise room or gym and treatment cubicles; whereas the wet area includes all hydrotherapy treatment, tanks, pools, and related facilities.

Space consideration must take into account circulating areas for patients and staff. Arrangement of the areas should allow scheduled patients to proceed directly to physical or occupational therapy without interfering with the circulation of the other.
Work load statistics: (projected)
1) Approximately 150 patients will be treated per day
2) Patients at one time - 16 to 20
3) Full 8 hour day is to be utilized
4) Most work is done in the morning due to patient fatigue later in day

Projected Staff requirements:
Director, 7 Staff members, 2 Therapists, 2 Volunteers

Requirements for Future Expansion
1) Office for director and secretary - 200 s.f.
2) Conference room for staff, relatives, etc. - 450 s.f.
3) Treatment cubicles, 6 at 8' x 12' ( 576 sq. ft.)
   Low mat tables used, (4' x 7')
4) Exercise gym, area to be determined by equipment sizes - 2000 s.f.
5) Hydrotherapy room
   a) One Hubbard tank (re-use existing) - 300 s.f.
   b) Four whirlpool baths with hydraulic lifts - 300 s.f.
   c) Small dressing room area for outpatients - 100 s.f.
6) Linen storage - in cabinets near point of use - 120 sq. ft.
7) Equipment storage room - 200 sq. ft.
8) Coffee room for residents - 200 sq. ft.
9) Staff lounge - 250 sq. ft.
0) Staff toilet and locker facilities - 600 sq. ft.
11) Outside areas accessible from Physical Therapy Department

**OCCUPATIONAL THERAPY DEPARTMENT**

The objectives here are to assist in the mental and physical restoration of the disabled person, enabling him or her to adjust to their own disability, increase their work capacity, and want to become useful. In addition, is the training of patients in the daily activities of normal daily living.

**Activities and Facilities:**

Craft areas, Ceramics shop, Barber shop, Beauty shop, Apparel shop,
Resale shop, Gift shop, Candy store

**Requirements for Future Expansion:**

1) Office for director - 120 sq. ft.
2) Staff work room - 6 people (storage of floor cart) - 480 sq. ft.
3) Beauty shop - 6 to 8 chairs and waiting space - 480 sq. ft.
4) Barber shop - 2 chairs and waiting space - 200 sq. ft.
5) Resale store - a) Sales area 30C sq. ft.
   b) Storage 500 sq. ft.
6) Apparel shop - for men and women, all new clothing
   a) Sales area and display 500 sq. ft.
   b) Storage c) Changing rooms
7) Gift shop - operated by volunteers or residents, with a display of work done by patients and residents. - 200 s.f.

8) Ceramics shop - 20 people - - 1000 s.f.  
   a) Prefer 2 rooms with 10 people each - 500 s.f.  
   b) 3 electric kilns

9) Craft shop - - - 1400 s.f.  
   a) Approximately 30 to 35 residents will occupy the area at one time.  
   b) Space required for looms, work tables, cabinets, benches

10) Storage area - - - - - 600 s.f.  
    a) Cabinets for storage of residents work  
    b) Equipment storage  
    c) Supplies storage  
    d) Dado storage

11) Staff lounge, locker and toilet facilities can be shared with physical therapy.

**Occupational Therapy Concept**

**Speech Therapy**

The speech therapist works with those who have a physical, mental or psychological difficulty in their control of speech. All patients are handled on an individual basis as well as in groups. Nurses aides and volunteers help with the talk sessions to provide variety and stimulation. The therapist often studies them from hidden rooms by use of two-way mirrors. Each room has a mirror in it (one way) to have the patient to into to notice his own difficulty as he appears.
Consideration must be used to allow enough space for the maneuverability of wheelchairs and therapists in each room.

**Staff Requirements:** are one speech therapist and two nurses aides

**Requirements for Future Expansion**

1) Office for therapist, counseling and therapy - 160 sq. ft.
   Will accommodate 3 people in wheelchairs

2) Audiology room - one patient and staff - 100 sq. ft.

3) General therapy rooms - 2 @ 80 sq. ft. - 160 s.f.

4) Group therapy and staff conference room - max. 14 people - 700 s.f.

5) Storage for supplies - 80 sq. ft.

6) Staff locker and lounge facilities may be shared with physical therapy and occupational therapy.

**Staff - Nurses Housing**

Present housing are individual apartments in the 2-story building.

Additional housing should be provided to account for the increase in the number of nurses required for expansion. Good apartment type housing will attract more qualified nurses and those in short term training programs.

**Allow for 20 additional apartments.**
RECREATION

This department has an important program of providing various forms of social activity for the residents. Many residents look forward to the coming events and outings. Volunteers are always needed to help assist those in wheelchairs and maneuver them about where needed. Two large buses, specially equipped for wheelchairs, are used a great deal for transporting the residents places.

The Homebound Program reaches out to those who want to partake in the recreation events but who are not residents and live at home. Two vans pick up these people and take them to the activities, whether at the Center or elsewhere.

The department office is located adjacent to the physical therapy department, near the information desk and switchboard. A bulletin board is on the wall is on the wall where the patients can see the activities listed for the entire month while waiting for therapy. Lists of all activities are also distributed to all departments, including a big sign outside outside the dinig recreation room.

The activities engaged in are: 1) Parties and programs for residents,

2) Dancing, 3) Refreshments, 4) movies and plays,

5) Most activities requiring a large area are held in the evening,

6) Games, pool, cards, etc., 7) Scheduling of outside bus trips, which include swimming, bowling, shopping, and baseball and basketball games.
Projected Requirements for Expansion

1) Office space for director, assistant and 2 aides - 200 sq. ft.
   One space for planning - 200 sq. ft.
   Two desks, files, work table and storage cabinets

2) Large multipurpose activity area - 2500 sq. ft.
   P.A. system required

3) Game room for pool and other quiet games - 450 sq. ft.

4) Private party room for 20 people - 500 sq. ft.

5) Small music room for individuals or small groups - 300 sq. ft.

6) Equipment storage - chairs, tables, and recreation equipment

7) Facilities for loading busses for trips. Ramps and waiting area

8) Small area for preparation of refreshments - 280 sq. ft.

9) Outside patio areas for parties, barbecues, etc.
PARKING

The existing parking on the south side provides sufficient area for expansion, although it needs to be reorganized. Present conditions do not clearly indicate proper parking areas, along with no attempt at an aesthetically pleasing space. Possibilities exist for planting of shade trees and better organization of parking.

The additional parking area to the north is in good condition but may need some rearrangement of entry and parking spaces due to new construction.

Future Requirements are:
- for 20 visitor spaces
- for 100 employee spaces

PODIATRIST

Podiatry services are available regularly on the ground floor of the 1964 wing. It is a newly created service with possibilities for growth. A professional podiatrist and one nurses aide are the staff.

DENTIST

Dental services are provided on the ground floor next to the podiatrist, with a nominal charge for work done. A licensed Dentist and an assistant are the staff.

PHARMACY

A licensed pharmacist with assistants are on ground floor next to the head nursing office, and close to therapy departments. A laboratory with facilities for medical technology training and laboratory studies are provided.
**GROSS AREA SUMMARY - NEW PATIENT BED UNITS**

FOUR STORY BUILDING, 240 PATIENT BEDS

<table>
<thead>
<tr>
<th>Description</th>
<th>Per FL.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Double Bed Rooms (including toilets)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 1/4 ft. 96 @ 320 sq. ft.</td>
<td>30,720</td>
<td>40,320</td>
</tr>
<tr>
<td><strong>Single Bed Rooms (including toilets)</strong></td>
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<td></td>
</tr>
<tr>
<td>1 1/2 ft. 48 @ 200 sq. ft.</td>
<td>9,600</td>
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<tr>
<td><strong>Patient Bathrooms</strong></td>
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<td></td>
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<tr>
<td>2/FL. 8 @ 280 sq. ft.</td>
<td>2,240</td>
<td>3,040</td>
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<tr>
<td>1/FL. 4 @ 200 sq. ft.</td>
<td>800</td>
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<tr>
<td><strong>Linen Storage Spaces</strong></td>
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<tr>
<td>4/FL. 120 sq. ft./FL.</td>
<td>12 @ 40 sq. ft.</td>
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<tr>
<td><strong>Soiled Utility Rooms</strong></td>
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<tr>
<td>2/FL. 8 @ 112 sq. ft.</td>
<td>896</td>
<td>1,256</td>
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<tr>
<td>1/FL. 4 @ 90 sq. ft.</td>
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<tr>
<td><strong>Nurses Stations</strong></td>
<td>4 @ 250 sq. ft.</td>
<td>1,000</td>
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<tr>
<td><strong>Treatment Rooms</strong></td>
<td>4 @ 120 sq. ft.</td>
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</tr>
<tr>
<td><strong>Medication Alcoves</strong></td>
<td>4 @ 40 sq. ft.</td>
<td>160</td>
</tr>
<tr>
<td><strong>Nurses Lounges-Toilets</strong></td>
<td>4 @ 170 sq. ft.</td>
<td>680</td>
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<tr>
<td><strong>Storage Rooms</strong></td>
<td>4 @ 100 sq. ft.</td>
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<tr>
<td><strong>Housekeeping Spaces</strong></td>
<td>4 @ 60 sq. ft.</td>
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<tr>
<td><strong>Linen - Trash Chutes</strong></td>
<td>4 @ 100 sq. ft.</td>
<td>400</td>
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<tr>
<td><strong>Resident Laundries</strong></td>
<td>4 @ 140 sq. ft.</td>
<td>560</td>
</tr>
<tr>
<td><strong>Food Service Pantries</strong></td>
<td>4 @ 120 sq. ft.</td>
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<td><strong>Patient Lounges</strong></td>
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<tr>
<td>2/FL. 8 @ 250 sq. ft.</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL NET AREA</strong></td>
<td>13,349 sq. ft./FL.</td>
<td>53,396</td>
</tr>
<tr>
<td><strong>TOTAL GROSS AREA</strong></td>
<td>19,000 sq. ft./FL.</td>
<td>78,000</td>
</tr>
</tbody>
</table>
### PRELIMINARY GROSS AREA ANALYSIS

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>EXISTING AREA</th>
<th>PROGRAM AREA</th>
<th>AREA/BED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NURSING UNITS exist.</strong></td>
<td>73,833 s.f.</td>
<td>48,697 s.f.</td>
<td>311 s.f.</td>
</tr>
<tr>
<td>new</td>
<td>78,180</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PHYSICAL THERAPY</td>
<td>3,515</td>
<td>5,320</td>
<td>13</td>
</tr>
<tr>
<td>OCCUPATIONAL THERAPY</td>
<td>3,010</td>
<td>4,825</td>
<td>12</td>
</tr>
<tr>
<td>SPEECH THERAPY</td>
<td>575</td>
<td>1,245</td>
<td>3</td>
</tr>
<tr>
<td>RECREATION</td>
<td>182</td>
<td>4,400</td>
<td>11.3</td>
</tr>
<tr>
<td>ADMINISTRATION</td>
<td>1,142</td>
<td>2,168</td>
<td>5.3</td>
</tr>
<tr>
<td>MEDICAL SOC. SERV.</td>
<td>1,582</td>
<td>750</td>
<td>1.8</td>
</tr>
<tr>
<td>BUSINESS OFFICE</td>
<td>1,543</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FOOD SERVICE</td>
<td>16,410</td>
<td>18,360</td>
<td>45</td>
</tr>
<tr>
<td>in old bldg.</td>
<td>(2,050)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CENTRAL SUPPLY</td>
<td>1,895</td>
<td>2,180</td>
<td>5.3</td>
</tr>
<tr>
<td>PHARMACY</td>
<td>560</td>
<td>1,400</td>
<td>3.4</td>
</tr>
<tr>
<td>HOUSEKEEPING</td>
<td></td>
<td>2,120</td>
<td>5.2</td>
</tr>
<tr>
<td>MAINTENANCE</td>
<td></td>
<td>2,612</td>
<td>6.4</td>
</tr>
<tr>
<td>PODIATRIST</td>
<td>368</td>
<td>945</td>
<td>2.3</td>
</tr>
<tr>
<td>DENTRIST</td>
<td>192</td>
<td>705</td>
<td>1.7</td>
</tr>
<tr>
<td>SHOPS</td>
<td></td>
<td>3,150</td>
<td>7.7</td>
</tr>
<tr>
<td>VOLUNTEERS</td>
<td></td>
<td>1,250</td>
<td>3</td>
</tr>
<tr>
<td>STAFF HOUSING</td>
<td></td>
<td>1,420</td>
<td>3.5</td>
</tr>
<tr>
<td>INSERVICE TRAINING</td>
<td></td>
<td>1,550</td>
<td>3.8</td>
</tr>
<tr>
<td>CHAPEL</td>
<td></td>
<td>2,080</td>
<td>5</td>
</tr>
<tr>
<td>DAY CARE CENTER</td>
<td></td>
<td>2,400</td>
<td>6.3</td>
</tr>
<tr>
<td>CLASSROOMS</td>
<td></td>
<td>1,500</td>
<td>3.7</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>189,050 s.f.</strong></td>
<td><strong>434 s.f.</strong></td>
<td></td>
</tr>
</tbody>
</table>
Design Development