

Remodel - ED / Waiting Area

PFCH Email Record

From: Missy Brotherton <missy.brotherton@pfch.net>
To: Dawn Sage
Subject: ER Waiting Room Remodel - Measurements

The Board of Directors has given us preliminary approval to remodel some of the Hospital's waiting areas. I want to begin with the waiting area for the Emergency Department. I have attached a copy of the floor plan showing the room's basic measurements. The remodel plans for this area include:

- Painting the walls in the waiting area, the vending area and the family bathroom.
- Adding wainscoting to the perimeter walls of the waiting area.
- New tile for the floor of the family bathroom.
- New carpet for the seating area.

The Children's Play Area is a fairly recent addition to the waiting area, therefore, will not be included in this remodel. We are also not doing anything with the hallway between the elevator and the waiting area, so don't include that area in any of your calculations.

In order to get final approval from the Board of Directors, we will need to submit a budget for the project. Before we can get cost estimates, we will need to know the perimeter measurements and square footages for each of the items we are planning to address in the remodel. I need you to do the following:

1. Calculate the square footage of the walls so we can estimate how many gallons of paint to buy.
 - The walls are 10 feet high.
 - The wainscoting is 3 feet tall and is not painted so we will only need to paint from the top of the wainscoting to the top of the wall.
 - The windows shown on the floor plan measure 7 feet by 7 feet and they are mounted flush with ceiling.
 - All of the doors shown on the floor plan are 3 feet wide. They are wooden and extend 10 feet to the ceiling. The doors will not be painted. Where double doors are shown, each door is 3 feet wide for a total width of 6 feet.
 - The interior walls of the family bathroom are to be painted. Wainscoting will **not** be used in the interior of the bathroom, so the entire surface area of the wall will be painted.
 - The three exterior walls of the family bathroom (the ones that are seen from the seating area) will have wainscoting and will need to be painted. A fish tank abuts one of the bathroom's exterior walls. The tank will need to be drained and moved to allow for the painting of the wall. The tank sits on a pedestal that is 4 feet long, 2 feet wide and 3 feet tall. We won't paint where the pedestal abuts the wall, but will have to paint the area above the pedestal.
 - The floor plan shows a diagonal line separating the Vending Area from the seating area. This is not a wall and only designates a difference in floor coverings.

- In the Vending Area, the wall behind the vending machines and the common wall with the Children's Play Area will both have wainscoting and will need to be painted.
 - The exterior wall of the Children's Play Area (the one with the door) will have wainscoting and will need to be painted.
 - The floor plan shows a wall between the Children's Play Area and the second fish tank. This is a pony wall (a short wall that does not extend to the ceiling and is used to separate areas of a room). The pony wall only stands 3 feet tall. It will have wainscoting on both sides, but will not need to be painted.
2. Calculate the perimeter of the waiting area in order to determine the total feet of wainscoting that will be required.
 - Don't forget to include the exterior walls of the family bathroom.
 - The fish tanks sit on 3 foot high pedestals and the pedestals will have wainscoting. On the tank that abuts the Family Bathroom, do not include wainscoting on the section that actually touches the bathroom wall.
 - Remember to include wainscoting on both sides of the pony wall running between the fish tank and the Children's Play Area.
 - We do not plan on using wainscoting on the Nurses Station. In the Back Office, we will only have wainscoting on the two 8 foot wall sections that make up the right angle at the corner of the office.
 3. Calculate the total square footage of the Family Bathroom floor so we know how much tile to order. Ignore the footprints of the sink/vanity and the toilet for the purpose of your calculation.
 4. Calculate the square footage of the seating area (shown in green on the floor plan) and the Back Office area so we will know how much carpet to order.
 - Ignore the space taken up by the decorative fountain.
 - Calculate the square footage taken up by the fish tanks/pedestals and deduct those from your total square footage.
 - Use an estimate of 33 square feet for the Nurses Station and deduct that from your total square footage.

Missy Brotherton, Director – Environmental Services

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PFCH Email Record

From: Missy Brotherton <missy.brotherton@pfch.net>
To: Dawn Sage
Subject: ER Waiting Room Remodel - Budget

Dawn:

We now need to get an idea of what the remodel is going to cost us. While we will seek bids for the work, I want an idea of the material costs before we solicit our bids.

Use the Internet to research local and national hardware stores to price paint, wainscoting, tile and carpeting.

- Use the square footage and perimeter calculations that you performed last week.
- Assume that 1 gallon of paint can cover 350 square feet.
- Calculate the painting cost using a flat, white latex paint. Calculate it again using a flat, latex paint in a color of your choosing.
- Calculate the cost for tiling the Family Bathroom using a vinyl tile and then again using a ceramic tile.
- Calculate the cost for the wainscoting using the cheapest material you can find. Don't worry about the cost of adding moldings or top rails.
- Use a medium grade commercial carpet for the purpose of the estimates.

[Missy Brotherton](#), Director – Environmental Services

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PFCH Email Record

From: Missy Brotherton <missy.brotherton@pfch.net>
To: Dawn Sage
Subject: ER Waiting Room Remodel - Green Materials

I just got off the phone with Davis Geach, the President of the Hospital. He wants me to do a presentation to the Board next week on how we could incorporate environmentally responsible materials in our planned remodel of the Emergency Department. I'm swamped for the rest of this week, so I need you to do the research for me.

Please go online and prepare a PowerPoint presentation outlining the available green alternatives in paint, paneling, tile and carpeting that me might be able to use in our remodel project. Highlight the advantages and disadvantages of the different materials.

Davis said that since this was such short notice, he didn't expect price comparisons with our original budget, but if you have time, that would also be helpful.

Thanks.

[Missy Brotherton](#), Director – Environmental Services

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