

**MEDICAL OFFICE STANDARDS**

**403.501 BUILDING COMPONENTS, EQUIPMENT AND FURNISHINGS, EQUIPMENT**

This document contains requirements for equipment elements for a medical office building and is in alignment with the UniFormat II, Level 2 classification – E10. The document is subdivided into the following parts per the UniFormat II, Level 3 classifications.

UNIFORMAT II classification					MoP Document Number	
Level 1 Major Elements		Level 2 Group Elements		Level 3 Individual Elements		
E	Equipment and Furnishings	E10	Equipment	E1010	Commercial Equipment	<b>403.501</b>
				E1020	Institutional Equipment	
				E1030	Vehicular Equipment	
				E1090	Other Equipment	

[ELEMENT E1020, INSTITUTIONAL EQUIPMENT](#). Includes general design requirements for institutional equipment. Specific items of note include:

1. General design requirements
2. Responsibility

[ELEMENT E1090, OTHER EQUIPMENT](#). Includes general design requirements for non-institutional equipment. Specific items of note include:

1. General design requirements
2. Responsibility

**ELEMENT E1020, INSTITUTIONAL EQUIPMENT**

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**PART 1 - GENERAL**

**1.01 OVERVIEW**

- A. Includes miscellaneous equipment for medical office buildings.

**PART 2 - DESIGN CRITERIA**

**2.01 GENERAL**

- A. BJC HealthCare’s Capital Asset Management (CAM) provides equipment planning services for clinical equipment on projects. CAM will develop and provide a Project Equipment List (PEL) for clinical equipment on every project. Architects, engineers and contractors shall coordinate with CAM, the PEL, and with the specific equipment requirements.

**2.02 SHELL AND CORE**

- A. The following items listed below represent typical institutional equipment that may be included in shell and core areas of a medical office building. Architects, engineers and contractors shall coordinate the Work with those vendors furnishing and installing all institutional equipment.

*Table. Identification responsibility to furnish and install institutional equipment in medical office buildings.*

		INSTITUTIONAL EQUIPMENT – MEDICAL OFFICE BUILDING			
		Specification/ Standard	Furnished By	Installed By	Comments/Notes
Public Areas	Automatic Electric Defibrillator (AED)	BJC CAM	BJC CAM vendor	BJC CAM vendor	For surface mounted AED cabinets, coordinate locations. Verify projections, clearances, and utility connections.
	Hand Sanitizer Dispenser	BJC Supply Plus	distributor of sanitizer	Contractor	
Lactation Room	<i>Lactation rooms in medical office buildings are recommended but may not be required depending on the number of employees. Coordinate with BJC Design Project Manager. Where required, the following shall apply unless otherwise directed.</i>				
	Breast Pump	BJC CAM	BJC CAM vendor	BJC CAM vendor	Coordinate utility connection requirements.
	Breast Milk Refrigerator	BJC CAM	BJC CAM vendor	BJC CAM vendor	Coordinate with utility connection and casework requirements.

- B. Unless otherwise noted, CAM will contract with vendors for existing institutional equipment scheduled to be removed.

### 2.03 TENANT FIT OUT

- A. Requirements for institutional equipment in tenant areas of a medical office building will vary based on the tenant and the services offered. For all tenant fit out institutional equipment requirements, coordinate with tenant.

## PART 3 - SPECIAL CONTRACT DOCUMENT REQUIREMENTS

### 3.01 GENERAL

- A. CAM's equipment plans and schedules (PEL) shall be included in the architect's document set. Due to the relatively few institutional equipment items provided by Owner, a separate equipment sheet is not required.
- B. Contract documents shall indicate the responsibility of the contractor to provide all necessary wall blocking, floor/ceiling support as required. All means of support and utility connections must be coordinated with CAM and BJC Project Manager prior to installation.

## PART 4 - PRODUCTS

### 4.01 GENERAL

- A. Not applicable.

End of E1020 – Institutional Equipment

**ELEMENT E1090, OTHER EQUIPMENT**

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**PART 1 - GENERAL****1.01 OVERVIEW**

- A. Includes miscellaneous kitchen equipment and appliances for medical office buildings.

**PART 2 - DESIGN CRITERIA****2.01 GENERAL**

- A. BJC HealthCare's Capital Asset Management (CAM) provides equipment planning services for projects. Architects, engineers and contractors shall coordinate with CAM, the PEL, and with the specific equipment requirements.
- B. For all non-institutional equipment in either the shell and core or tenant areas, coordinate equipment requirements as necessary.

**PART 3 - SPECIAL CONTRACT DOCUMENT REQUIREMENTS****3.01 GENERAL**

- A. CAM's equipment plans and schedules (PEL) shall be included in the architect's document set. Due to the relatively few institutional equipment items provided by Owner, a separate equipment sheet is not required.
- B. Contract documents shall indicate the responsibility of the contractor to provide all necessary wall blocking, floor/ceiling support as required. All means of support and utility connections must be coordinated with CAM and BJC Project Manager prior to installation.

**PART 4 - PRODUCTS****4.01 GENERAL**

- A. Not applicable.

End of E1090 – Other Equipment

END OF DOCUMENT 403.501

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**RESPONSIBILITY MATRIX**

The following matrix identifies those individuals, roles or departments responsible for maintaining the accuracy of the information and those responsible for providing input. Refer to Preface for detailed explanation.

	BJC HealthCare													Hospital/Entity				
	PD&C						Clinical Asset Management (CAM)	Risk Management	Real Estate	Ergonomics	Infection Prevention (IP)	Info Systems, Data, Telecom (IS)	Other:	Standards Review Committee	Facilities Engineering	Housekeeping	Security	Other:
	Corporate Architect	Corporate Engineer	Director of Planning	Director of Design	Director of Construction	Other:												
Primary Authorship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary Authorship	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DOCUMENT REVISION HISTORY**

The following table indicates the date the document originated and any subsequent revisions.

403.501 – Equipment and Furnishings, Equipment		
Issue	Description of Issue	Prepared by
2012 v2	Original Issue	G. Zipfel
2016 v1	reissued	G. Zipfel
2018 v1	Renamed as 403.501	G. Zipfel