



The Floating Hospital New Flagship Clinic Build-Out

PROJECT

New flagship clinic facility for the Floating Hospital. Complete tenant interior build-out of a three-story, 25,085-square-foot former industrial space provided to tenant by landlord as a vacant "vanilla white box."

SCOPE OF WORK

RAND designed and administered the following scope items:

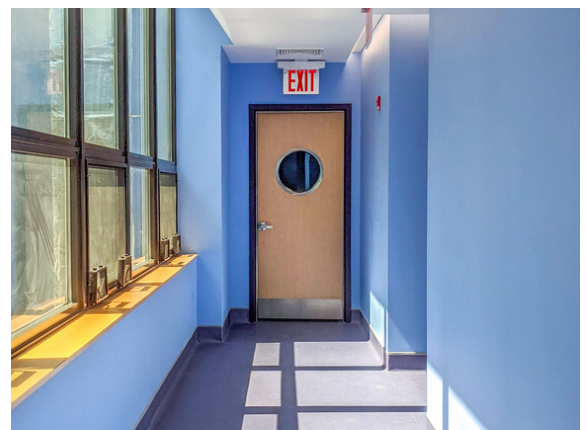
- Interior metal stud/gypsum cement board partition wall assemblies, and new wall finishes
- Doors and hardware, metal-framed glass partitions, all finishes, custom millwork, decorative items (column covers and branding elements), bathroom fixtures, and pantry fixtures and appliances
- Lighting and associated controls
- Finish ceiling, including acoustical tile and gypsum board
- Finish flooring
- Plumbing distribution system, including domestic cold water, hot water sanitary and vent piping, from base building utilities for the new tenant layout, addressing bathrooms, service rooms, exam rooms, etc.
- Electrical power distribution for receptacles, office equipment, and lighting
- Installation/relocation of sprinkler distribution
- Central fire alarm system with code-required devices
- Air conditioning system components, including distribution ductwork and air outlets
- Toilet exhaust ductwork and register

ADDITIONAL SERVICES

- Feasibility Studies
- Phase 1 Environmental Study
- Special Inspections
- Code & Zoning Compliance

PROPERTY

21-01 41st Avenue is a four-story building connected to two two-story buildings on 21st Street and 41st Avenue in Long Island City. Built in 1920, the building is located in an M-1-3 Light Manufacturing District. Building occupancy for the second, third, and fourth floors was converted from manufacture use to office use.



RAND PROJECT PROFILE: FLOATING HOSPITAL NEW FLAGSHIP CLINIC BUILD-OUT

CLINIC PROGRAM SUMMARY

The clinic program is organized into three floors within the building. The first floor (second floor of the building) consists of public spaces, while the second floor houses medical and mental health facilities. The third floor is dedicated to dental services and administrative/staff areas.

The first floor includes a main lobby/reception area; elevator hall; registration and discharge waiting rooms; pharmacy, internal convenience stair; Health Education Center with children's playroom and demonstration kitchen; administrative offices; and a conference room. On the second floor are the exam rooms, offices, laboratories, immunization rooms, and a vision check area.

The third floor features a dental suite with exam rooms, offices, a laboratory, and staff pantry area; storage rooms; and a locker room. The facility has a total of 12 bathrooms, including eight single-user and two multi-stall facilities.

Access to the clinic is through an entrance in the two-story building on 21st Street, leading to an elevator and stair landing on the second floor of the main four-story building. Internal circulation between the floors is provided by the elevator and an internal convenience stair. The facility was designed to comply with 2010 Americans with Disabilities Act Standards for Accessible Design guidelines and follows The Facility Guidelines Institute 2014 guidelines for Outpatient Facilities.



ENGINEER & ARCHITECT: RAND Engineering & Architecture, DPC

CONTRACTOR: Unisol, Inc.

CONSTRUCTION COST: \$4.8 mil

BACKGROUND

The Floating Hospital has been providing healthcare and health education to New York City's underserved communities, including families living in shelters and victims of domestic violence since 1886.

The facility design was guided by the organization's mission to provide effective, exceptional services as New York City's largest and longtime provider of health care to the city's most vulnerable communities. RAND's architectural and engineering teams focused on converting the existing industrial floors using natural light and colors to create spaces that promote good health and wellness as well as provide color-coding for easy wayfinding, tiled the interior structural columns with decorative

resilient mosaic, and designed the facility to maximize the efficiency of patient flow.

The new clinic is 1.5 times larger than their previous flagship location, allowing The Floating Hospital to increase their patient base and expand their existing primary medical, dental, and behavioral healthcare services while adding new select specialties such as optometry, and obstetrics/gynecology. Also in the clinic is a Health Education Center providing services for children, and a teaching demonstration kitchen.

RAND has also designed two other health care facilities for The Floating Hospital in Queens.