

**888 Fountain Ave., Brooklyn – Redevelopment.  
Building Site, Shell & Core requirements**

**March 9, 2018**

The redevelopment of 888 Fountain Ave, Brooklyn is envisioned as mixed used development. One Brooklyn Health System (OBHS) must fulfill its commitment to expand community-based ambulatory care in the Assembly District as envisioned by the Vital Brooklyn initiative. This development will also be home to a **OBHS Medical Village**, providing an array of outpatient-based health services. The Medical Village shall be a lease paying tenant within the new development.

The developer will be responsible for delivering a code compliant site, building shell, core, utilities, and parking facilities for the OBHS Medical Village. The design and construction of the interior build-out will be the responsibility of OBHS. The overall area of the Medical Village is approximately 28,000 gross square feet and may be built entirely as one contiguous tenant suite or sub divided into multiple, separate suites of varying sizes. The preference, however, would be one contiguous suite.

Potential configurations are as follows:

*Option 1:*

- A) 15, 000- 18,000 SF for Primary Care, Dental Services and Specialty Services; and
- B) 8,000-10, 000 SF for Imaging Services

*Option 2:*

- A) 12, 000 SF for Primary Care and Specialty Services; and
- B) 16,000 SF for Ambulatory Surgery Services

The exact program and configuration of the Medical Village will be developed in consultation with the successful developer. The square footage needs are approximate and will be finalized as part of the programming and design phase which will be resourced by OBHS.

The following general requirements shall be met for the design and construction of the Medical Village building site, exterior shell and building core:

**1. Site:**

Dedicated parking (standard and handicapped), dumpster, patient drop off/pick up area. The main entrance to the Medical Village building shall be readily visible from the parking area.

**2. Utilities:**

Utilities shall be dedicated and separate from other tenancies. Required: Electric, Water, Sanitary sewer, Storm water sewer, Cable, Gas, Fiber optic communication lines.

**3. Occupancy Classification:**

B-1 Business Occupancy

**4. Construction Type:**

Type 1 or Type 2 non-combustible.

**5. Tenant separation:**

2-hour separation from adjacent occupancies.

**6. Handicap accessibility:**

The parking areas and the building entrances shall be fully handicap accessible. It is projected that at least 50 parking spaces (including 5 handicap accessible spaces) will be made available.

**7. Electrical requirements:**

Normal power for primary care and specialty services. 480V power and Emergency power for Ambulatory Surgery and Imaging programs. Dedicated Fire Alarm system. Developer shall provide for the availability of suitable electrical power source at the building. OBHS will provide for switch gear, distribution, equipment and other devices as part of the interior build-out.

**8. HVAC/Mechanical Equipment:**

Dedicated hospital grade Air Handler Units and related mechanical equipment will be provided by OBH as part of the interior build-out. Developer shall allocate a suitable location within the building for housing the equipment.

**9. Plumbing:**

Dedicated Back Flow Preventers/RPZ to be provided by OBH as part of the interior build-out. Developer shall allocate a suitable location within the building for housing the equipment.

**10. Vertical transportation:**

Vertical transportation (stairs, elevators) shall be dedicated to the Medical Village occupancies. The preference would be a first floor occupancy so that this regulatory requirement would be unnecessary.

**11. Floor to floor heights:**

The floor to floor heights shall be approximately as follows –  
Primary Care & Specialty Clinics: 14'-0". Ambulatory Surgery and Radiology: 16'-0".

**12. Building entrances:**

Building entrances used to reach the health facilities shall be at grade level, clearly marked, well lit and located so that patients need not go through other activity areas. Shared lobbies shall not be permitted. In addition to the main entrance, there shall be provisions for a separate service entrance providing access for supplies and waste removal. The Ambulatory Surgery program shall have provisions for ambulance access.

**13. Regulatory requirements:**

NYS/NYC Building Code, NFPA 101 Life Safety Code, Facility Guidelines Institute (FGI) version 2014, Local zoning codes.

The requirements listed are not all inclusive and are subject to modification by One Brooklyn Health System as the detailed programming and design process of the Medical Village moves forward. The purpose of this document is to provide baseline information of the facility requirements to assist in the developer selection process.

(END)