



# NARRATIVE Amendment

## CONVERSION OF EXISTING DIALYSIS UNIT INTO A PRIVATE PATIENT ROOM FOR: Encompass Health Rehabilitation Hospital of Panama City

Panama City, Florida

June 5, 2026

### 1.2-2.2.1 EXECUTIVE SUMMARY

#### **PURPOSE OF THE Amendment**

The purpose of the amendment to the new Dialysis project is convert the existing dialysis room into a private patient after the new Dialysis room has been prepared. This room is in an existing patient wing and will use the support spaces already provided and existing. A bed in an adjacent semi-private room will be removed to prevent increasing bed count in the hospital. The 2022 FGI Chapter 2.6 *Specific Requirements for Rehabilitation Hospitals*, along with chapter references, will be followed as a Guideline for retrofitting this room into a patient room.

**C.O.N. No.** N/A

#### **Owner**

Encompass Health Corporation  
9001 Liberty Parkway  
Birmingham, Alabama 35242

#### **Project Location**

1847 Office Florida Avenue  
Panama City, FL 32405

### 1.2-2.2.3 PROJECT TYPE AND SIZE

#### **PROJECT SIZE**

##### **Hospital & Central Plant:**

Renovation Area of Unit/Rm.(footprint): 428

### 1.2-2.2.4 CONSTRUCTION TYPE/ OCCUPANCY

#### **NEW HOSPITAL**

Construction Type: Type II-B  
Occupancy Type: I-2 (Primary & Area of Renovation)

FBC Special Req: I-2; Condition 2  
Fully Sprinklered

### Expected scope of work

#### **Patient Bedroom Scope**

##### **Dialysis Room**

Frame wall and finish to be adjacent to adjacent patient room 133 and existing bathroom wall. 3 5/8" metal stud with 5/8" gypsum wallboard on both sides framed to deck to match partition type "J." Seal gaps to achieve STC rating of 35, minimum.

GC to verify existing walls separating patient rooms are framed to deck and sealed to meet STC minimum rating of 45.

GC to verify existing wall between corridor and existing bathroom is framed to deck and sealed to meet STC minimum rating of 35.

Provide door, frame, and hardware matching existing facility patient door, frame, and hardware.

Demo existing entry door to existing dialysis space and demo wall hosting existing entry door to adjacent perpendicular walls.

New finishes in the existing dialysis room to match the current Encompass standards:

Floor: LVT Shaw Contract, Pattern: Unveil, Colorway: Neutrals only, Adhesive: Shaw 4151, Ashlar Installation

Base: Rubber Base 6" High Traditional Rolled Goods Cove Base, Johnsonite, Colorway: Neutrals Only

Walls: Paint, Pro Mar 200 Zero VOC Latex, Eggshell, Level 5 Finish

Ceilings: Armstrong, Cortega #770

Curtains: Remove all curtains from 131 dialysis and 133 patient room.

Wall Protection: Install new wall protection as needed to

Casework: Install new foot wall casework to match EHC standards.

Window Shade: If window shade is not a blackout style it will be replaced with new blackout shade.

New bed location to meet FGI standards for clearance: 4'-0" on each side and foot of bed.

### **Dialysis Bathroom**

Install new plumbing fixtures per plumbing narrative. Layout to match existing patient bathrooms in the facility. New countertop matching the size and length of countertop in existing patient bathrooms.

Countertop Finish: Designer white

New finishes in the existing bathroom to match the current Encompass standards:

Floor: Ceramic Floor Tile 2x2 – Daltile, Keystones, color: Architectural Grey, epoxy grout 3/8", grout color: #09 Natural Grey

Base: See wall

Walls: Wall Tile 12x24 – Daltile, Synchronic white rectangle, Matt finish SY30, Accent at back of shower: Santino, Bianco Puro rectangle matte finish, epoxy grout 1/8", grout color: #545 Bleached Wood

Ceilings: Epoxy Paint, Sherwin Williams, Industrial Zero VOC catalyzed epoxy series B73-300

Curtains: Pattern: Sure-Chek, color: Gull Grey, antimicrobial, antifungal vinyl, reinforced grommets.

### **Existing Room 133**

Existing finishes to remain, patch as required with attic stock to meet FGI requirements for cleanable / wipeable surfaces.

Remove Curtain and Track to convert room into a private patient room.

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## **MEP/T/FP NARRATIVE SUMMARY**

SSOE Group

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### **GENERAL DESCRIPTION PROJECT**

Work will comply with all Federal, State, and Local Codes including but not limited to the current AIA Guidelines for Design and Construction of Hospital and Healthcare Facilities.

- Adopted Building Code
- Adopted Mechanical Code
- Adopted Plumbing Code
- Adopted Fuel Gas Code
- Adopted National Electric Code
- Adopted Energy Conservation Code
- NFPA 1 – 2018 Edition, any standard they reference, and all local ordinances and regulations.

- Adopted NFPA 101 – Life Safety Code
- NFPA 99 – 2012
- Adopted NFPA-13
- Adopted American with Disability Act (ADA)
- Adopted FGI Facility Guidelines

## **MECHANICAL SYSTEMS**

- A. Existing HVAC system serving area to remain.
- B. Old 2 Chair Dialysis to be converted to a private patient room.
- C. Provide Test and Balance of existing 2 rooms, supply, return and exhaust air.
- D. Verify that the existing temperature controls are functioning properly. Correct as required.

## **PLUMBING SYSTEMS**

### 1.1 System

- A. The Plumbing System will be designed in accordance with the above referenced codes.

### 1.2 Fixtures

- A. Water Closets: White vitreous china, elongated bowl, floor mounted, Flush Valve type siphon jet, 1.6 gallon per flush, with open front seat and bedpan lugs. ADA compliant were required and ADA compliant with bed pan washer in patient rooms. Bariatric toilets to be floor mounted china rated for 2000 lbs, provided with Big John Bariatric comfort seat with no lid.
- B. Lavatory: White vitreous china, wall-hung type with wrist blade type handles and single water gooseneck supply spout. ADA compliant where required. A point-of-use thermostatic mixing valve will be located on the service rough-in to regulate the use temperature to 105°F maximum. An ADA approved removable pipe enclosure will be installed to conceal the piping below each lavatory. Trap wrap will be provided on any exposed supply and drainage piping.
- C. Patient Room Hand Sink. Corian Counter with integral bowl. Provide wrist blade type handles faucet and single water gooseneck supply spout. A point-of-use thermostatic mixing valve will be located on the service rough-in to regulate the use temperature to 105°F maximum. An ADA approved removable pipe enclosure will be installed to conceal the piping below each lavatory. Trap wrap will be provided on any exposed supply and drainage piping.

### 1.3 Piping

- A. Domestic Hot and Cold-Water Piping Systems:
  - 1. Above ground interior hot and cold-water piping, 4" or smaller shall be Type "L" copper tubing.
- B. Drainage Systems: Soil, waste and vent piping: Piping above slab shall be cast iron no-hub pipe with DWV pattern fittings and extra heavy duty no-hub bands.

### 1.4 Medical Gas:

- A. Extend med gas piping from existing corridor into new private patient room.
- B. Existing semi-private room being converted to private patient room to have the med gas outlets for the relocated patient bed blanked off in the old semi-private room.

- C. Medical gas piping shall be Type “K” copper tubing factory prepared for medical gas service. Vacuum and Oxygen.
- D. Medical gas equipment and outlets shall be equal to Amico Diamond III type.
- E. Each patient’s bed location, dialysis station and exam room will have one (1) medical vacuum, one (1) oxygen wall outlet and one (1) slide.
- F. Medical Gas Systems shall be installed and certified under NFPA 99. Certification for the building medical gas system shall also include the certification for the owner provided bulk oxygen system.

**FIRE PROTECTION**

- A. Wet automatic sprinkler system protection will be provided in all areas of the building including electrical rooms based on the requirements of NFPA 13 and local authorities’ requirements as applicable. All wet system piping will be located within the heated envelope of the building.
- B. Recessed chrome pendent sprinklers will be installed in all other areas with finished ceilings. Brass upright sprinklers on exposed piping will be installed in unfinished areas. Concealed sprinkler heads to be provided at gyp board ceilings and areas with overhead patient lift systems.
- C. Piping will be designed in accordance with NFPA 13 and local requirements
- D. All piping to be carbon steel with cast/malleable iron threaded fittings and/or grooved ductile iron fittings.
- E. All sprinklers, valves, and other devices to be UL listed and/or FM approved where applicable.
- F. Sprinkler heads to be intermediate temperature, and sprinkler piping shall be arranged by smoke compartment. A flow switch shall be installed in the main serving for each smoke compartment.

**ELECTRICAL SYSTEMS**

- A. General:
  - 1. Scope of working includes converting previous 2 chair dialysis room to a private patient room.
  - 2. The current semi-private patient room being converted to a private patient room. The following modifications to the semi-private room to occur:
    - a. Convert the NC dual station patient station to a single station.
    - b. Add a NC single station patient station to the new private patient room.
    - c. Removed the overbed light and add blank plate to connection.
    - d. All existing electrical receptacles to remain.
- B. Lighting
  - 1. All light fixtures to be provided by the contractor, lighting controls shall be by the contractor. The electrical contractor shall coordinate with the lighting supply house the shipping and receiving of the fixtures.
  - 2. The interior lighting will consist of LED lay-in fixtures and LED downlights. All corridors, day room, kitchen and similar type areas will receive acrylic lens fixtures. Office areas will receive volumetric full distribution LED fixtures. The nurse stations will receive a

combination of direct/indirect 2X2, 2x4 lay-in fixtures, linear fixtures and recessed downlights.

3. Lighting levels will be in accordance with IES standard practices for hospitals per the latest edition of the IES Lighting Handbook and RP-29-06.

C. Feeder and Branch Circuit

1. All feeders will consist of copper wire in metallic raceway.
2. All branch circuits will consist of copper wire in metallic raceways. HCF-MC cable will be used, where allowed by code for 20-amp circuits. The conductors will be copper.

D. Outlets

1. 20-amp hospital grade duplex receptacles will be in all areas as required by code.
2. Patient Rooms will be provided with the following:
  - a. (1) GFI duplex receptacle mounted next to sink in patient toilet.
  - b. (1) GFI duplex receptacle mounted next to sink in patient room.
  - c. (1) Duplex receptacle for TV.
  - d. (1) Duplex receptacle mounted above the desk.
  - e. (1) Critical and (1) normal branch circuits will be provided at headwall for connection to bed locator.

E. Fire Alarm

1. Any FA devices in the previous 2 chair dialysis suite to be removed.

F. Low Voltage Systems

1. All low voltage cabling shall adhere to this specification, this shall include, but not limited to voice, data, CATV, CCTV, Security, Nurse Call, Doctor Paging, and Auxiliary Control Cables.
2. Provide 3M fire barrier of adequate size and quantity for all smoke/fire rated full height partition penetrations. This shall be coordinated during above-ceiling rough-in for inspection prior to ceilings being installed.
3. See TABLE 1 for cable information.
4. Voice / Data contractor is responsible for installation and testing of all voice /data cables. Refer to TABLE 2 for additional responsibilities.
5. Contractor to provide continuity tests on all low voltage cables. These tests shall be in an industry standard format and copies made available prior to final system inspection and acceptance.
6. Telephone, data, and security will consist of junction boxes empty conduit above accessible ceilings for installation of equipment by others.

**POE Camera**

- Interior Cat 5E Plenum Data Cable
  - Systimax CAT 5e Blue 760041913 | 2061F BL 4/24 W1000
    - Part Number: 2061F BL 4/24
      - 1000' box
    - Comcode: 760-041-913
- Exterior Pole Mounted Cameras

- Fiber
  - Commscope OS2, 2 Strand, single mode, with Two 12GA AWG conductors.
    - Part Number: PFC-S02O12F

**Access**

- Card Reader
  - Belden 6 conductor 18 AWG Shielded
    - Part Number: 6304FE
- Door Strike
  - Belden 4 Conductor 18 AWG
    - Part Number: 6302UE
- Auto Door Control
  - Belden 4 Conductor 18 AWG
    - Part Number: 6302UE

**Security**

- Keypad
  - Belden 4 conductor 18 AWG
    - Part Number: 6302UE
- Door Contact
  - Belden 4 conductor 18 AWG
    - Part Number: 6302UE

**CATV Coax**

- Non Underground Applications – Plenum Rated –CMP
  - RG11 Quad Shield Belden
    - PN# 1617AP
  - RG6 Quad Shield Belden
    - PN# 1189AP
- Underground Applications – OSP Rated
  - RG11 Quad Shield Belden
    - PN# 1525A
- Satellite Dish (roof) to IDF (Head-end) Applications – Outdoor Rated
  - RG6 Quad Shield Belden
    - PN# 1322R
- Note that RG-11 is for backbone use only and shall be run between telecommunications rooms.

**Data**

Systemax CAT 5e Blue

- Part Number: 2061F BL 4/24
  - 1000' box
- Comcode: 760-041-913
- Underground Application –
  - Indoor/Outdoor CAT 6
    - Part Number: CS34P-IO
    - Comcode: 874049304/10

Note that this cabling is required in locations where cabling must be run underground, i.e., Nurse Stations, Therapy Gym Charting, Dinning Serving Area, Reception Desk, Multipurpose/Conference Rooms, etc.

## Voice

- Systemax CAT 5e Plenum Slate
  - Part Number: 2061F SL 4/24
    - 1000' box
  - Comcode: 760-041-939
- Underground Applications – Commscope 874049304/10

Cabling shall be used in conference rooms for floorboxes, Lobby, Reception, nurse's stations and all other locations where cabling is routed underground.

## Paging

- Systemax CAT 5e Plenum Yellow
  - Part Number: 2061F YL 4/24
    - 1000' box
  - Comcode: 760-041-947

## Backbone Cabling

- Fiber Optic Cable
  - Underground Applications, OM3, 12 Strand, 50/125
    - Part Number: D-012-LN-5L-F12NS
    - Comcode: 760054171
  - Non Underground Applications, OM3, 12 Strand, 50/125, Plenum Armored Interlocking
    - Part Number: P-012-DZ-5L-FSUAQ
    - Comcode: 760-127-647
- Copper CAT 3 CMP
  - Non Underground Applications – Plenum Rated -CMP
    - 25 pair Superior Essex SEALPIC-FSF RDUP (RUS) PE-89, PN#18-499-36
    - 50 Pair Superior Essex SEALPIC-FSF RDUP (RUS) PE-89, PN#18-579-36
    - 100 Pair Superior Essex SEALPIC-FSF RDUP (RUS) PE-89, PN#18-799-36
    - 200 Pair Superior Essex SEALPIC-FSF RDUP (RUS) PE-89, PN#18-A99-36
- Copper Out Side Plant, Underground
  - Underground Applications - OSP
    - 25 pair Superior Essex SEALPIC-FSF RDUP (RUS) PE-89, PN# 09-097-02
    - 50 Pair Superior Essex SEALPIC-FSF RDUP (RUS) PE-89, PN# 09-100-02
    - 100 Pair Superior Essex SEALPIC-FSF RDUP (RUS) PE-89, PN# 09-104-02
    - 200 Pair Superior Essex SEALPIC-FSF RDUP (RUS) PE-89, PN# 09-108-02
- Security
  - Underground Applications, Belden 18V4
    - Part Number 5302U1

## Nurse Call – New Greenfield Hospitals are G3, Austco G3 System Cabling

- Systemax CAT 5e Green
  - Part Number: 2061F SG 4/24
  - 1000' Box
  - Comcode: 760049700
- 16/2 – Power
  - MFG: Tappan
  - Part Number P50040
    - Plenum Rated

- Stranded
  - Solid Green
- 22/4 – Data (Required for Overbed Lights & Smoke Detector integration - where applicable)
  - MFG: Tappan
  - Part Number P20270
    - Plenum Rated
    - Shielded
    - Stranded
    - Solid Green

- **Austco G2 System Cabling**

- Systemax CAT 5e Green
  - Part Number: 2061F SG 4/24
  - 1000' Box
  - Comcode: 760049700
- 16/2 – Power
  - MFG: Tappan
  - Part Number P50040
    - Plenum Rated
    - Stranded
    - Solid Green
- 22/4 – Data
  - MFG: Tappan
  - Part Number P20270
    - Plenum Rated
    - Shielded
    - Stranded
    - Solid Green
- 22/4 – Audio
  - MFG: Tappan
  - Part Number P20270-1A
    - Shielded
    - Stranded
    - Green with White Strip

**TABLE 2**

## Encompass Low Voltage Cabling

DESCRIPTION	CABLING	RACEWAY	BACKBOXES	EQUIPMENT	TERMINATIONS	CONTINUITY TESTING	CABLE TESTING
Telephone System	CFCI	CFCI	CFCI	OFOI	CFCI	CFCI	CFCI
Voice Data System	CFCI	CFCI	CFCI	OFOI	CFCI	CFCI	CFCI
Paging System	CFCI	CFCI	CFCI	OFOI	CFCI	CFCI	CFCI
Nurse Call System	CFCI	CFCI	CFCI	OFOI	OFOI	CFCI	CFCI
Building Security	CFCI	CFCI	CFCI	CFCI	CFCI	CFCI	CFCI
CCTV	CFCI	CFCI	CFCI	CFCI	CFCI	CFCI	CFCI
CATV	CFCI	CFCI	CFCI	OFOI	CFCI	CFCI	CFCI
Wireless	CFCI	CFCI	CFCI	OFOI	CFCI	CFCI	CFCI
Emergency Responder Radio System	CFCI	CFCI	CFCI	CFCI	CFCI	CFCI	CFCI
Cell Booster System	CFCI	CFCI	CFCI	CFCI	CFCI	CFCI	CFCI

**CFCI=contractor furnished contractor installed**

**OFOI=Owner furnished Owner installed or owners contractor.**

**TABLE 3: Power Pair Run Chart**

<b># of Spkr/Horns Per Run</b>		<b>Power Run Wire Length in Feet</b>				
Interior Spk	5-watt horn	24 AWG	22 AWG	20 AWG	18 AWG	16 AWG
4	-	1000'	1600'	2500'	4000'	6400'
7	1	500'	800'	1280'	2025'	3220'
15	2	250'	400'	640'	1010'	1610'
30	4	125'	200'	320'	500'	805'

End of Narrative

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