

## 3.0 Community Based Outpatient Clinic (CBOC) Prototype Programs for Design

These Prototype Programs for Design (PFDs) have been developed as a result of the discussions and input from the multiple VISN kick-off meetings and the focus discussions during the Space Programming Charrette on 17 October 2013 with the core steering group members.

Refer to Section 10 - Supporting Documentation for a detailed record of meeting minutes and decisions made throughout the course of this project.

Refer to the following pages for the One-PACT, Two-PACT and Three-PACT CBOC Prototype PFDs.

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## 3.1 CBOC Prototype: One-PACT Program for Design

### *VA CBOC PROTOTYPE (One PACT)*

Department	PFD Net Area	PFD Gross Area
Logistics	330	502
Patient Aligned Care Team (PACT) Module #1	6,220	9,454
Audiology and Speech Pathology	125	190
Canteen	390	593
Lobby	680	1,034
Mental Health	455	692
Pathology and Laboratory Medicine	490	745
Pharmacy	100	152
Police and Security	125	190
<b>Sum of Departments</b>	<b>8,915</b>	<b>13,551</b>
<b>Building Gross Factor</b>		<b>1.25</b>
<b>TOTAL BGSF</b>		<b>16,939</b>

The One-PACT CBOC Prototype Program for Design (PFD) is provided via the VA-SEPS tool on the following pages. The PFD was generated on 8 April 2014.

The Building Gross Factor has been reduced from the standard 1.35 to 1.25 to ensure that the Total Building Net Square Feet to Total Building Gross Square Feet does not exceed 1.90 for an Outpatient Clinic as directed by VA guidelines.

In each of the prototype designs the net square feet (NSF) exceed the programs for design. This is due primarily to the inclusion of “flex” spaces. Inclusion of these spaces in the prototypes provides the flexibility to accommodate VBA, Veteran Service Organizations, and other functions that do not require full-time equivalent (FTE) personnel and may not be identified at the time a program for design is developed.

In the One-PACT prototype flex offices account for 255 additional NSF. The Two-PACT and Three-PACT prototypes have a larger number of flex spaces in both administrative and clinical areas. These spaces may be used as noted above and for clinical functions identified in the project-specific PFD. In some cases the flex spaces are simply portions of the standard structural bay that are not filled by prototype’s PFD requirements. These spaces represent a small percentage of the whole and provide added flexibility to accommodate local requirements, whereas it would not be practical, efficient, or feasible to eliminate the space by altering the standard structural bay.

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Project Name: VA CBOC (ONE PACT)  
Project Description: PROTOTYPE  
Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

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**PROJECT NOTES**

*PFD Purpose: Serve as a starting point for the VA CFM / CBOC Prototype team to identify the space requirements for a typical Small CBOC. Assumptions have been listed at the beginning of each included functional area and require VA CFM validation before moving forward with the design effort*

*Small CBOC Population Assumptions:*

*Primary Care will have 4 Teamlets and can accommodate 4,800 unique users*

Project Name: VA CBOC (ONE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 1 - LOGISTICS

Functional Area Notes: ---  
 Assumptions:

*Space is dependent upon proximity to parent VA and total number of annual outpatient visits.  
 Space for small prototype has been estimated pending VA CFM validation.*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
MMRP1	1	0	Receiving and Issue area	1	100	100
Comment: Can be combined into one room						
SRHM1	1	0	Storage, Bio-hazard Waste	1	30	30
SRE01	1	0	Storage, Equipment	1	100	100
Comment: Can be combined into one room						
MMGS1	1	0	Storage, Medical and General	1	100	100
Comment: Can be combined into one room						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>4</b>	<b>Net Area:</b>	<b>330</b>	<b>GrossArea:</b>	<b>502</b>

Project Name: VA CBOC (ONE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 2 - PATIENT ALIGNED CARE TEAM (PACT) MODULE

Functional Area Notes: ----  
 # of Teamlets: 4  
 Approximate Empanelment: 4,800  
  
 Exam Rooms - 8  
 Women's Health Exam Rooms - 2  
 Consult Rooms - 4  
 Tele-Health Rooms - 3  
 Procedure Rooms - 1  
 Group Rooms - 2

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RECP4	1	0	FA1: Kiosk, Patient Check-In	2	30	60
Comment: Two per PACT Module						
RECP1	1	0	FA1: Reception	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF for each Receptionist FTE position > 1. Accommodates 4 stations						
TLTU1	1	0	FA1: Toilet, General	2	75	150
Comment: Two per PACT Module; accommodates patient assistance and infant changing						
WRF01	1	0	FA1: Waiting, Family	1	60	60
Comment: One per PACT Module; design for children's play and activities						
WRC01	1	0	FA1: Waiting, PACT Module	1	360	360
Comment: One per PACT Module. Accommodates 4 standard seats @ 25 NSF, 1 wheelchair accessible seat @ 35 NSF, 1 bariatric seat @ 35 NSF, and circulation; Additional 90 NSF for each Teamlet > 2 in the PACT Module						
CLSC1	1	0	FA1: Workstation, Patient Education	1	30	30
Comment: One per PACT Module						
OFDC2	1	0	FA2: Consult Room	4	125	500
Comment: One per Teamlet, tele-medicine equipped, shared by the following professional services: Social Work, Dietary, Pharmacy, Health Promotion / Disease Prevention, Behavioral Health. These are not personal private office spaces. Increased to 125 sf						
EXPA1	1	0	FA2: Exam Room, Patient Aligned Care Team (PACT)	8	125	1,000
Comment: 2.5 per Teamlet; deduct Women's Health exam rooms below						
EXW01	1	0	FA2: Exam Room, Womens Health	2	125	250
Comment: Minimum one per Module. Provide additional room if the # of PACT Teamlets > 2 and WVCS Model 1 is authorized.						
PEHW1	1	0	FA2: Height/Weight Station	1	40	40
Comment: One per PACT Module; accommodates wheelchair						



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**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 2 - PATIENT ALIGNED CARE TEAM (PACT) MODULE

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
TLTU1	1	0	FA2: Patient Toilet	1	60	60
Comment: One per PACT Module						
TRPR1	1	0	FA2: Procedure Room, General	1	180	180
Comment: One per PACT Module. Accommodates general primary care and women's health procedures; can also be used for bariatric exams.						
CLSC4	1	0	FA2: Shared Medical Appointment Room	1	400	400
Comment: One per PACT Module. For group appointments. Accommodates 12 patients, 4 family members / caregivers, and 4 staff members simultaneously						
SRSE1	1	0	FA2: Storage, Shared Medical Appointments	1	30	30
TLTB1	1	0	FA2: Toilet, General Procedure Room	1	75	75
Comment: Accommodates bariatric patients						
TLTU1	1	0	FA2: Toilet, Women's Health Exam Room	2	60	120
RCA02	1	0	FA3: Alcove, Medication	1	20	20
Comment: One per PACT Module						
RCA01	1	0	FA3: Resuscitation Cart Alcove	1	20	20
SRE01	1	0	FA3: Storage, Medical Equipment	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF if the number of Teamlets > 2 in the PACT Module						
UCCL1	1	0	FA3: Utility Room, Clean	1	60	60
Comment: One per PACT Module. Criteria do not include a soiled utility room.						
OFA02	1	0	FA4: Administrative Office	1	125	125
Comment: combine with Workroom to make Admin Work Area						
CRA01	1	0	FA4: Conference Room	1	180	180
Comment: One per PACT Module if the number of Teamlets > 2. Use the shared medical appointments room if the number of Teamlets is 1 or 2						
OFA03	1	0	FA4: Extended Team Area	5	60	300
Comment: Combine into Team Work Area. Minimum three per PACT Module. Provide an additional one per each Teamlet in the PACT Module > 2						
LR004	1	0	FA4: Locker Area, Clinical Staff Personal Property	1	60	60
Comment: One per PACT Module						
SL001	1	0	FA4: Lounge, Clinical Staff	1	220	220
Comment: Minimum 160 nsf per PACT Module; Additional 60 NSF if the number of Teamlets is > 2						
WRTM1	1	0	FA4: Shared Documentation Area	4	240	960

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**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 2 - PATIENT ALIGNED CARE TEAM (PACT) MODULE

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
Comment: Combine to make Team Work Area. One per Teamlet. Accommodates space for one Teamlet (Provider, RN, LPN, Clerk), to include computer workstations and printers						
WRTM2	1	0	FA4: Tele-Health Room	2	125	250
Comment: One per PACT Module. Provides private workspace for two PACT team members. Increased to two rooms @ 125 sf						
WRTM2	1	0	FA4: Tele-Retinal Room	1	125	125
TLTU1	1	0	FA4: Toilet, Clinical Staff	2	60	120
Comment: Two per PACT Module						
WKTM1	1	0	FA4: Workroom	1	100	100
Comment: combine with Admin Office to make Admin Work Area; One per PACT Module; includes storage space						
WRTM1	1	0	FA5: Training Room/Flex	1	125	125
Comment: One per PACT Module if a PACT Education Program is authorized. Provide an additional 20 NSF per each student FTE position authorized greater than 4.						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>54</b>	<b>Net Area:</b>	<b>6,220</b>	<b>GrossArea:</b>	<b>9,454</b>

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 3 - AUDIOLOGY AND SPEECH PATHOLOGY

*Functional Area Notes: Assumptions:*

*The Small CBOC prototype should contain at least a Hearing Aid Programming/Fitting space for patient care.*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
HAFR1	1	0	Hearing Aid Programming/Fitting	1	125	125
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>1</b>	<b>Net Area:</b>	<b>125</b>	<b>GrossArea:</b>	<b>190</b>

Project Name: VA CBOC (ONE PACT)  
 Project Description: PROTOTYPE  
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**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 4 - CANTEEN

Functional Area Notes: ---

Assumptions:

*Less than 50,000 projected total annual outpatient visits*

*Less than 100 total FTE clinic positions*

*Canteen estimated 240 sf - VCS Business Model #1 (Option #2)*

*- Beverage, Snack, and Food Machines*

*- Limited Seating*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
FSCD1	1	0	Canteen	1	240	240
Comment: VCS Business Model #1 (Option #2)						
BX001	1	0	Vending Machine Area and Seating	1	150	150
<b>FA Totals:</b>	<b>Room Qty: 2</b>		<b>Net Area: 390</b>		<b>GrossArea: 593</b>	

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 6 - LOBBY / COMMON AREAS

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
COMC1	1	0	Communications Room	1	110	110
JANC1	1	0	Janitors Closet	1	40	40
LOB02	1	0	Vestibule	1	150	150
RECP3	1	0	Volunteer Alcove	1	120	120
WRC01	1	0	Waiting Area	1	200	200
SRLW1	1	0	Wheelchair Storage	1	60	60
<b>FA Totals:</b>	<b>Room Qty: 6</b>		<b>Net Area: 680</b>		<b>GrossArea: 1,034</b>	

Project Name: VA CBOC (ONE PACT)  
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**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 7 - MENTAL HEALTH

*Functional Area Notes: ---  
 Assumptions:*

*PACT Includes embedded Mental Health staff  
 1 Mental Health Provider/Coordinator in addition to embedded  
 1 Group Therapy Room*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFDC1	1	0	Counseling Office, Mental Health	1	125	125
OPMH1	1	0	Group Therapy Room	1	300	300
Comment: locate next to PACT Shared Medical Appointments Room						
SRS01	1	0	Storage Room	1	30	30
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>3</b>	<b>Net Area:</b>	<b>455</b>	<b>GrossArea:</b>	<b>692</b>

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 8 - PATHOLOGY AND LABORATORY MEDICINE (PLM)

*Functional Area Notes: ---  
 Assumptions:*

*Two phlebotomy stations and Point of Care Testing capability*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
LBVP1	1	0	Blood Specimen Collection Room	2	80	160
LBGM1	1	0	Laboratory, General, Outpatient Clinic	1	150	150
Comment: Point of Care Testing						
TLTU1	1	0	Toilet, Urine Specimen Collection	1	60	60
Comment: Sink is located outside of this room.						
WRC01	1	0	Waiting Area	1	120	120
Comment: Shared space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>5</b>	<b>Net Area:</b>	<b>490</b>	<b>GrossArea:</b>	<b>745</b>

Project Name: VA CBOC (ONE PACT)  
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**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 9 - PHARMACY

Functional Area Notes: ---  
 Assumptions:

Include a room for the Automated Drug Dispensing System (ADDS)

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
PHOD2	1	0	Automated Drug Dispensing System (ADDS)	1	100	100

**FA Totals: Room Qty: 1 Net Area: 100 GrossArea: 152**

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 10 - POLICE AND SECURITY

Functional Area Notes: Assumptions:

One space for Police/Security in the Small CBOC Prototype

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA02	1	0	Office, Police/Security	1	125	125

**FA Totals: Room Qty: 1 Net Area: 125 GrossArea: 190**

**Dept Totals: Room Qty: 77 Net Area: 8,915 GrossArea: 13,551**

**Building Totals: Room Qty: 77 Net Area: 8,915 Sum of Dept GrossArea: 13,551 GrossArea: 16,939**

Project Name: VA CBOC (ONE PACT)  
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**Department Area Summary (NSF/GSF)**

	Total NSF	Total GSF
<b>001 - OUTPATIENT CLINIC (DNTG Factor: 1.52)</b>	<b>8,915</b>	<b>13,551</b>
<b>SUM OF DEPARTMENTAL TOTALS:</b>	<b>8,915</b>	<b>13,551</b>

Project Name: VA CBOC (ONE PACT)  
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**Building Area Summary and Net To Gross Factor Breakdown**

Current Building Factor applied to this Project: 1.25

	<u>Circulation</u>	<u>Mechanical</u>	<u>Electrical</u>	<u>Half Areas</u>	<u>Walls &amp; Partitions</u>	<u>Flexibility</u>	<u>Bldg GSF</u>
<b><u>Current:</u></b>	10.00	5.00	5.00	0.00	5.00	0.00	16,939

**Building Net To Gross Ratio and Guidelines**

Building Net To Gross Ratio (Total Building GSF / Total Building NSF): 1.90

The VA-SEPS Default Building Net to Gross factor is **1.35**. The Building Net to Gross factor currently set for this facility is **1.25**. Manually adjust this factor on the 'Building NTG Values' tab at the Project level so that the Total Building NSF to Total Building GSF ratio does not exceed the following:

**MAXIMUM BUILDING NET TO GROSS RATIOS BY FACILITY TYPE**

- VA Outpatient Clinic / Outpatient Clinic Additions: **90% (1.90 x NSF)**
- VA Medical Center: **100% (2.0 x NSF)**
- VA Clinical / Clinical Support Addition (any chapter not indicated below): **90% (1.90 x NSF)**
- VA Nursing Home (106): **70% (1.70 x NSF)**
- VA Domiciliary (312): **60% (1.60 x NSF)**
- VA Mental Health Hospital (110, 202, 260, 261, 272, 300): **85% (1.85 x NSF)**

Project Name: VA CBOC (ONE PACT)

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The following parameters were used in creating this report:

No filter parameters were set

Data was sorted to match the Selection Tree

**(END OF REPORT)**



# 3.1.1 CBOC Prototype: One-PACT Program Space Comparison

One PACT CBOC									
	Programmed			Actual			Difference	% Change	Notes:
	Qty	Area	Total	Qty	Area	Total			
<b>01 - LOGISTICS</b>									
MMGS1 - Storage, Medical and General	1	100	100	1	91	91	-9	-9%	
MMRP1 - Receiving and Issue area	1	100	100	1	92	92	-9	-9%	
SRE01 - Storage, Equipment	1	100	100	1	0	0	-100	-100%	32 SF added to PACT Med. Equip. Storage for this function + 2 Equip. Alcoves in PACT due to size of clinic.
SRHM1 - Storage, Bio-hazard Waste	1	30	30	1	22	22	-8	-27%	
<b>02 - PATIENT ALIGNED CARE TEAM (PACT) MODULE</b>									
CLSC1 - FA1: Workstation, Patient Education	1	30	30	1	30	30	0	0%	Located in the Commons
CLSC4 - FA2: Shared Medical Appointment Room	1	400	400	1	415	415	15	4%	Adj. to Group Room with folding partition
CRA01 - FA4: Conference Room	1	180	180	1	270	270	90	50%	Utilizing the 125 universal room module
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 1	1	125	125	1	128	128	3	2%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 2	1	125	125	1	128	128	3	2%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 3	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 4	1	125	125	1	128	128	3	2%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 5	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 6	1	125	125	1	126	126	1	1%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 7	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 8	1	125	125	1	125	125	0	0%	
EXW01 - FA2: Exam Room, Womens Health	1	125	125	1	129	129	4	3%	
EXW01 - FA2: Exam Room, Womens Health	1	125	125	1	132	132	7	6%	
LR004 - FA4: Locker Area, Clinical Staff Personal Property	1	60	60	1	125	125	65	108%	Utilizing the 125 universal room module, includes space for residents lockers if necessary and ABA clearances
OFA02 - FA4: Administrative Office	1	125	125	1	125	125	0	0%	Share space with Work Room
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFDC2 - FA2: Consult Room 1	1	125	125	1	130	130	5	4%	
OFDC2 - FA2: Consult Room 2	1	125	125	1	125	125	0	0%	
OFDC2 - FA2: Consult Room 3	1	125	125	1	125	125	0	0%	
OFDC2 - FA2: Consult Room 4	1	125	125	1	125	125	0	0%	
PEHW1 - FA2: Height/Weight Station	1	40	40	1	50	50	10	25%	Alcove as one enters the clinical area
RCA01 - FA3: Resuscitation Cart Alcove	1	20	20	1	28	28	8	40%	Alcove off PACT + Extended Team Work Area
RCA02 - FA3: Alcove, Medication	1	20	20	1	29	29	9	45%	Alcove off PACT + Extended Team Work Area
RCA02 - FA3: Alcove, Equipment	0	0	0	1	29	29	-29	N/A	Alcove off PACT + Extended Team Work Area
RCA02 - FA3: Alcove, Equipment	0	0	0	1	28	28	-28	N/A	Alcove off PACT + Extended Team Work Area

One PACT CBOC									
	Programmed			Actual			Difference	% Change	Notes:
	Qty	Area	Total	Qty	Area	Total			
RECP1 - FA1: Reception	1	120	120	1	167	167	47	39%	Enlarged per discussions to include 3 reception stations plus 1 private station off the Commons
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in the Commons
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in the Commons
SL001 - FA4: Lounge, Clinical Staff	1	220	220	1	254	254	34	15%	
SRE01 - FA3: Storage, Medical Equipment	1	120	120	1	152	152	32	27%	Includes 32 SF of Logistics Med. Equip Storage
SRSE1 - FA2: Storage, Shared Medical Appointments	1	30	30	1	41	41	11	37%	
TLTB1 - FA2: Toilet, General Procedure Room	1	75	75	1	72	72	-3	-4%	Directly off the procedure room
TLTU1 - FA1: Toilet, General	1	75	75	1	75	75	0	0%	
TLTU1 - FA1: Toilet, General	1	75	75	1	75	75	0	0%	
TLTU1 - FA2: Patient Toilet	1	60	60	1	60	60	0	0%	
Room	1	60	60	1	57	57	-3	-5%	Directly off Women's Health Exam
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	Directly off Women's Health Exam
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	68	68	8	13%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	60	60	0	0%	
TRPR1 - FA2: Procedure Room, General	1	180	180	1	180	180	0	0%	
UCCL1 - FA3: Utility Room, Clean	1	60	60	1	75	75	15	25%	Larger to maintain required width and work with clinical module
WKT M1 - FA4: Workroom	1	100	100	1	97	97	-3	-3%	Share space with Administrative Office
WRC01 - FA1: Waiting, PACT Module	1	360	360	1	360	360	0	0%	Located in the Commons
WRF01 - FA1: Waiting, Family	1	60	60	1	60	60	0	0%	Located in the Commons
WRT M1 - FA4: Shared Documentation Area	1	240	240	1	251	251	11	4%	
WRT M1 - FA4: Shared Documentation Area	1	240	240	1	251	251	11	4%	Included in the PACT + Extended Team Work Area. Includes space for 4 or 5 OFA03 - FA4: Extended Team Area
WRT M1 - FA4: Shared Documentation Area	1	240	240	1	251	251	11	4%	
WRT M1 - FA4: Shared Documentation Area	1	240	240	1	251	251	11	4%	
WRT M1 - FA5: Training Room/Flex	1	125	125	1	126	126	1	1%	
WRT M2 - FA4: Tele-Health Room	1	125	125	1	125	125	0	0%	
WRT M2 - FA4: Tele-Health Room	1	125	125	1	125	125	0	0%	
WRT M2 - FA4: Tele-Retinal Room	1	125	125	1	125	125	0	0%	
<b>03 - AUDIOLOGY AND SPEECH PATHOLOGY</b>									
HAFR1 - Hearing Aid Programming/Fitting	1	125	125	1	125	125	0	0%	
<b>04 - CANTEEN</b>									
BX001 - Vending Machine Area and Seating	1	150	150	1	150	150	0	0%	Located in the Commons
FSCD1 - Canteen	1	240	240	1	240	240	0	0%	Located in the Commons
<b>06 - LOBBY / COMMON AREAS</b>									
COMC1 - Communications Room	1	110	110	1	125	125	15	14%	Working with the 125 SF module
JANC1 - Janitors Closet	1	40	40	1	69	69	29	73%	Larger to maintain required width and work with clinical module
LOB02 - Vestibule	1	150	150	1	187	187	37	25%	Larger to allow for off set automatic doors to minimize air exchange between the facility and outside.
RECP3 - Volunteer Alcove	1	120	120	1	120	120	0	0%	Located in the Commons
SRLW1 - Wheelchair Storage	1	60	60	1	52	52	-8	-13%	Reduced - utilizing stacking wheelchairs
WRC01 - Waiting Area	1	200	200	1	200	200	0	0%	Located in the Commons

One PACT CBOC									
	Programmed			Actual			Difference	% Change	Notes:
	Qty	Area	Total	Qty	Area	Total			
<b>07 - MENTAL HEALTH</b>									
OFDC1 - Counseling Office, Mental Health	1	125	125	1	125	125	0	0%	
OPMH1 - Group Therapy Room	1	300	300	1	303	303	3	1%	
SRS01 - Storage Room	1	30	30	1	20	20	-10	-33%	Additional storage in Shared Medical Appt. Storage
<b>08 - PATHOLOGY AND LABORATORY MEDICINE (PLM)</b>									
LBGM1 - Laboratory, General, Outpatient Clinic	1	150	150	1	145	145	-5	-3%	
LBVP1 - Blood Specimen Collection Room	1	80	80	1	81	81	1	1%	
LBVP1 - Blood Specimen Collection Room	1	80	80	1	81	81	1	1%	
TLTU1 - Toilet, Urine Specimen Collection	1	60	60	1	64	64	4	7%	Enlarged to accommodate ABA clearances as designed
WRC01 - Waiting Area	1	120	120	1	120	120	0	0%	Located in Commons
<b>09 - PHARMACY</b>									
PHOD2 - Automated Drug Dispensing System (ADD5)	1	100	100	1	100	100	0	0%	
<b>10 - POLICE AND SECURITY</b>									
OFA02 - Office, Police/Security	1	125	125	1	104	104	-21	-17%	Reduced to work with vestibule component depth
<b>Totals</b>			<b>8,915</b>			<b>9,002</b>	<b>-28</b>	<b>0%</b>	
<b>Additional Flex Rooms not in PFD</b>									
Flex Office #1	0	125	0	1	130	130	130	N/A	
Flex Office #2	0	125	0	1	125	125	125	N/A	
<b>Totals</b>		<b>250</b>	<b>0</b>			<b>255</b>	<b>255</b>	<b>N/A</b>	
<b>Total Programed NSF with Additional Flex Rooms</b>									
<b>Totals</b>			<b>9,165</b>			<b>9,257</b>	<b>33</b>	<b>0%</b>	

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## 3.2 CBOC Prototype: Two-PACT Program for Design

### VA CBOC PROTOTYPE (Two PACT)

Department	PFD Net Area	PFD Gross Area
Logistics	870	1,322
Patient Aligned Care Team (PACT) Module #1	6,220	9,454
Patient Aligned Care Team (PACT) Module #2	6,095	9,264
Audiology and Speech Pathology	1,585	2,409
Canteen	925	1,406
Home-Based Primary Care	480	730
Clinic Management	250	380
Engineering	200	304
Eye Clinic	1,910	2,903
Lobby	1,530	2,326
Mental Health	2,830	4,302
Pathology and Laboratory Medicine	860	1,307
Pharmacy	1,145	1,740
Physical Medicine and Rehabilitation	1,210	1,839
Police and Security	345	524
Prosthetics and Sensory Aids	415	631
Radiology	770	1,170
Ancillary Diagnostic Services	1,550	2,356
Business Services	360	547
<b>Sum of Departments</b>	<b>29,550</b>	<b>44,916</b>
<b>Building Gross Factor</b>		<b>1.25</b>
<b>TOTAL BGSF</b>		<b>56,145</b>

The Two-PACT CBOC Prototype Program for Design (PFD) is provided via the VA-SEPS tool on the following pages. The PFD was generated on 8 April 2014.

The Building Gross Factor has been reduced from the standard 1.35 to 1.25 to ensure that the Total Building Net Square Feet to Total Building Gross Square Feet does not exceed 1.90 for an Outpatient Clinic as directed by VA guidelines.

In each of the prototype designs the net square feet (NSF) exceed the programs for design. This is due primarily to the inclusion of “flex” spaces. Inclusion of these spaces in the prototypes provides the flexibility to accommodate VBA, Veteran Service Organizations, and other functions that do not require full-time equivalent (FTE) personnel and may not be identified at the time a program for design is developed.

In the One-PACT prototype flex offices account for 255 additional NSF. The Two-PACT and Three-PACT prototypes have a larger number of flex spaces in both administrative and clinical areas. These spaces may be used as noted above and for clinical functions identified in the project-specific PFD. In some cases the flex spaces are simply portions of the standard structural bay that are not filled by prototype’s PFD requirements. These spaces represent a small percentage of the whole and provide added flexibility to accommodate local requirements, whereas it would not be practical, efficient, or feasible to eliminate the space by altering the standard structural bay.

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Project Name: VA CBOC (TWO PACT)  
Project Description: PROTOTYPE  
Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

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## PROJECT NOTES

*PFD Purpose: Serve as a starting point for the VA CFM / CBOC Prototype team to identify the space requirements for a typical Medium CBOC. Assumptions have been listed at the beginning of each included functional area and require VA CFM validation before moving forward with the design effort*

*Medium CBOC Population Assumptions:*

*Primary Care will have 8 Teamlets and can accommodate 9,600 unique users*

*Specialty Care can accommodate 19,200 unique users in the specialties included for the medium CBOC*



Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 1 - LOGISTICS

Functional Area Notes: ---  
 Assumptions:

Space is dependent upon proximity to parent VA and total number of annual outpatient visits.  
 Space for medium prototype has been estimated pending VA CFM validation.

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA02	1	0	Office, Supervisor, Supply Management Section	1	100	100
MMRP1	1	0	Receiving and Issue area	1	100	100
DOCK1	1	0	Receiving and Shipping Dock	1	130	130
SRHM1	1	0	Storage, Bio-hazard Waste	1	60	60
SRE01	1	0	Storage, Equipment	1	100	100
MMGS1	1	0	Storage, Medical and General	1	300	300
SRGC1	1	0	Storage, Medical Gas	1	80	80
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>7</b>	<b>Net Area:</b>	<b>870</b>	<b>GrossArea:</b>	<b>1,322</b>

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 2 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #1

Functional Area Notes: ----  
 # of Teamlets: 4  
 Approximate Empanelment: 4,800  
  
 Exam Rooms - 8  
 Women's Health Exam Rooms - 2  
 Consult Rooms - 4  
 Tele-Health Rooms - 3  
 Procedure Rooms - 1  
 Group Rooms - 2

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RECP4	1	0	FA1: Kiosk, Patient Check-In	2	30	60
Comment: Two per PACT Module						
RECP1	1	0	FA1: Reception	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF for each Receptionist FTE position > 1. Can be combined with adjacent PACT						
TLTU1	1	0	FA1: Toilet, General	2	75	150
Comment: Two per PACT Module; accommodates patient assistance and infant changing; Can be combined with adjacent PACT						
WRF01	1	0	FA1: Waiting, Family	1	60	60
Comment: One per PACT Module; design for children's play and activities						
WRC01	1	0	FA1: Waiting, PACT Module	1	360	360
Comment: One per PACT Module. Accommodates 4 standard seats @ 25 NSF, 1 wheelchair accessible seat @ 35 NSF, 1 bariatric seat @ 35 NSF, and circulation; Additional 90 NSF for each Teamlet > 2 in the PACT Module						
CLSC1	1	0	FA1: Workstation, Patient Education	1	30	30
Comment: One per PACT Module						
OFDC2	1	0	FA2: Consult Room	4	125	500
Comment: One per Teamlet, tele-medicine equipped, shared by the following professional services: Social Work, Dietary, Pharmacy, Health Promotion / Disease Prevention, Behavioral Health. These are not personal private office spaces. Increased to 125 sf						
EXPA1	1	0	FA2: Exam Room, Patient Aligned Care Team (PACT)	8	125	1,000
Comment: 2.5 per Teamlet; deduct Women's Health exam rooms below						
EXW01	1	0	FA2: Exam Room, Womens Health	2	125	250
Comment: Minimum one per Module. Provide additional room if the # of PACT Teamlets > 2 and WVCS Model 1 is authorized.						
PEHW1	1	0	FA2: Height/Weight Station	1	40	40
Comment: One per PACT Module; accommodates wheelchair						

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 2 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #1

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
TLTU1	1	0	FA2: Patient Toilet	1	60	60
Comment: One per PACT Module						
TRPR1	1	0	FA2: Procedure Room, General	1	180	180
Comment: One per PACT Module. Accommodates general primary care and women's health procedures; can also be used for bariatric exams.						
CLSC4	1	0	FA2: Shared Medical Appointment Room	1	400	400
Comment: One per PACT Module. For group appointments. Accommodates 12 patients, 4 family members / caregivers, and 4 staff members simultaneously						
SRSE1	1	0	FA2: Storage, Shared Medical Appointments	1	30	30
TLTB1	1	0	FA2: Toilet, General Procedure Room	1	75	75
Comment: Accommodates bariatric patients						
TLTU1	1	0	FA2: Toilet, Women's Health Exam Room	2	60	120
RCA02	1	0	FA3: Alcove, Medication	1	20	20
Comment: One per PACT Module						
RCA01	1	0	FA3: Resuscitation Cart Alcove	1	20	20
SRE01	1	0	FA3: Storage, Medical Equipment	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF if the number of Teamlets > 2 in the PACT Module						
UCCL1	1	0	FA3: Utility Room, Clean	1	60	60
Comment: One per PACT Module. Criteria do not include a soiled utility room.						
OFA02	1	0	FA4: Administrative Office	1	125	125
Comment: Can be combined with adjacent PACT						
CRA01	1	0	FA4: Conference Room	1	180	180
Comment: One per PACT Module if the number of Teamlets > 2. Use the shared medical appointments room if the number of Teamlets is 1 or 2						
OFA03	1	0	FA4: Extended Team Area	5	60	300
Comment: Combine into Team Work Area. Minimum three per PACT Module. Provide an additional one per each Teamlet in the PACT Module > 2						
LR004	1	0	FA4: Locker Area, Clinical Staff Personal Property	1	60	60
Comment: One per PACT Module						
SL001	1	0	FA4: Lounge, Clinical Staff	1	220	220
Comment: Minimum 160 nsf per PACT Module; Additional 60 NSF if the number of Teamlets is > 2						
WRTM1	1	0	FA4: Shared Documentation Area	4	240	960

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 2 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #1

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
Comment: Combine to make Team Work Area. One per Teamlet. Accommodates space for one Teamlet (Provider, RN, LPN, Clerk), to include computer workstations and printers						
WRM2	1	0	FA4: Tele-Health Room	2	125	250
Comment: One per PACT Module. Provides private workspace for two PACT team members. Increased to two rooms @ 125 sf						
WRM2	1	0	FA4: Tele-Retinal Room	1	125	125
TLTU1	1	0	FA4: Toilet, Clinical Staff	2	60	120
Comment: Two per PACT Module; Can be combined with adjacent PACT						
WKTM1	1	0	FA4: Workroom	1	100	100
Comment: One per PACT Module; includes storage space; Can be combined with adjacent PACT						
WRM1	1	0	FA5: Training Room/Flex	1	125	125
Comment: One per PACT Module if a PACT Education Program is authorized. Provide an additional 20 NSF per each student FTE position authorized greater than 4.						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>54</b>	<b>Net Area:</b>	<b>6,220</b>	<b>GrossArea:</b>	<b>9,454</b>

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 3 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #2

Functional Area Notes: ----  
 # of Teamlets: 4  
 Approximate Empanelment: 4,800  
  
 Exam Rooms - 8  
 Women's Health Exam Rooms - 2  
 Consult Rooms - 4  
 Tele-Health Rooms - 2  
 Procedure Rooms - 1  
 Group Rooms - 2

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RECP4	1	0	FA1: Kiosk, Patient Check-In	2	30	60
Comment: Two per PACT Module						
RECP1	1	0	FA1: Reception	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF for each Receptionist FTE position > 1. Can be combined with adjacent PACT						
TLTU1	1	0	FA1: Toilet, General	2	75	150
Comment: Two per PACT Module; accommodates patient assistance and infant changing; Can be combined with adjacent PACT						
WRF01	1	0	FA1: Waiting, Family	1	60	60
Comment: One per PACT Module; design for children's play and activities						
WRC01	1	0	FA1: Waiting, PACT Module	1	360	360
Comment: One per PACT Module. Accommodates 4 standard seats @ 25 NSF, 1 wheelchair accessible seat @ 35 NSF, 1 bariatric seat @ 35 NSF, and circulation; Additional 90 NSF for each Teamlet > 2 in the PACT Module						
CLSC1	1	0	FA1: Workstation, Patient Education	1	30	30
Comment: One per PACT Module						
OFDC2	1	0	FA2: Consult Room	4	125	500
Comment: One per Teamlet, tele-medicine equipped, shared by the following professional services: Social Work, Dietary, Pharmacy, Health Promotion / Disease Prevention, Behavioral Health. These are not personal private office spaces. Increased to 125 sf						
EXPA1	1	0	FA2: Exam Room, Patient Aligned Care Team (PACT)	8	125	1,000
Comment: 2.5 per Teamlet; deduct Women's Health exam rooms below						
EXW01	1	0	FA2: Exam Room, Womens Health	2	125	250
Comment: Minimum one per Module. Provide additional room if the # of PACT Teamlets > 2 and WVCS Model 1 is authorized.						
PEHW1	1	0	FA2: Height/Weight Station	1	40	40
Comment: One per PACT Module; accommodates wheelchair						

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 3 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #2

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
TLTU1	1	0	FA2: Patient Toilet	1	60	60
Comment: One per PACT Module						
TRPR1	1	0	FA2: Procedure Room, General	1	180	180
Comment: One per PACT Module. Accommodates general primary care and women's health procedures; can also be used for bariatric exams.						
CLSC4	1	0	FA2: Shared Medical Appointment Room	1	400	400
Comment: One per PACT Module. For group appointments. Accommodates 12 patients, 4 family members / caregivers, and 4 staff members simultaneously						
SRSE1	1	0	FA2: Storage, Shared Medical Appointments	1	30	30
TLTB1	1	0	FA2: Toilet, General Procedure Room	1	75	75
Comment: Accommodates bariatric patients						
TLTU1	1	0	FA2: Toilet, Women's Health Exam Room	2	60	120
RCA02	1	0	FA3: Alcove, Medication	1	20	20
Comment: One per PACT Module						
RCA01	1	0	FA3: Resuscitation Cart Alcove	1	20	20
SRE01	1	0	FA3: Storage, Medical Equipment	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF if the number of Teamlets > 2 in the PACT Module						
UCCL1	1	0	FA3: Utility Room, Clean	1	60	60
Comment: One per PACT Module. Criteria do not include a soiled utility room.						
OFA02	1	0	FA4: Administrative Office	1	125	125
Comment: Can be combined with adjacent PACT						
CRA01	1	0	FA4: Conference Room	1	180	180
Comment: One per PACT Module if the number of Teamlets > 2. Use the shared medical appointments room if the number of Teamlets is 1 or 2						
OFA03	1	0	FA4: Extended Team Area	5	60	300
Comment: Combine into Team Work Area. Minimum three per PACT Module. Provide an additional one per each Teamlet in the PACT Module > 2						
LR004	1	0	FA4: Locker Area, Clinical Staff Personal Property	1	60	60
Comment: One per PACT Module						
SL001	1	0	FA4: Lounge, Clinical Staff	1	220	220
Comment: Minimum 160 nsf per PACT Module; Additional 60 NSF if the number of Teamlets is > 2						
WRTM1	1	0	FA4: Shared Documentation Area	4	240	960

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 3 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #2

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
Comment: Combine to make Team Work Area. One per Teamlet. Accommodates space for one Teamlet (Provider, RN, LPN, Clerk), to include computer workstations and printers						
WRTM2	1	0	FA4: Tele-Health Room	2	125	250
Comment: One per PACT Module. Provides private workspace for two PACT team members. Increased to two rooms @ 125 sf						
TLTU1	1	0	FA4: Toilet, Clinical Staff	2	60	120
Comment: Two per PACT Module; Can be combined with adjacent PACT						
WKTM1	1	0	FA4: Workroom	1	100	100
Comment: One per PACT Module; includes storage space; Can be combined with adjacent PACT						
WRTM1	1	0	FA5: Training Room/Flex	1	125	125
Comment: One per PACT Module if a PACT Education Program is authorized. Provide an additional 20 NSF per each student FTE position authorized greater than 4.						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>53</b>	<b>Net Area:</b>	<b>6,095</b>	<b>GrossArea:</b>	<b>9,264</b>

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 4 - AUDIOLOGY AND SPEECH PATHOLOGY

Functional Area Notes: ---

Assumptions:

2 Audiologists and 1 Tech

Vestibulography and Electrophysiology are excluded

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
EXOS1	1	0	AUD: Exam/Consult	2	125	250
OPMH1	1	0	AUD: Group Therapy Room	1	240	240
Comment: does not need to be dedicated; can use Group Room or Shared Medical Appointment space if located closely						
TLTU1	1	0	AUD: Patient Toilet	1	60	60
PEHS4	1	0	AUD: Suite, Audiometric Exam	2	260	520
SRSE1	1	0	Equipment Area	1	50	50
HAFR1	1	0	Hearing Aid Programming/Fitting	1	125	125
RECP1	1	0	Office, Reception / Control Clerk	1	140	140
Comment: Can be combined with adjacent services						
WRC01	1	0	Waiting Area	1	200	200
Comment: Can be combined with other waiting space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>10</b>	<b>Net Area:</b>	<b>1,585</b>	<b>GrossArea:</b>	<b>2,409</b>



Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 5 - CANTEEN

*Functional Area Notes: ---*

*Assumptions:*

*Less than 50,000 projected total annual outpatient visits*

*Less than 100 total FTE clinic positions*

*Canteen estimated 775 sf - VCS Business Model #2 (Option #1)*

*- Shop*

*- Customer Area*

*- Office/Storage*

*- Seating Area*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
FSCD1	1	0	Canteen	1	775	775
Comment: VCS Business Model #2 (Option #1); storage component could be located by dock						
BX001	1	0	Vending Machine Area and Seating	1	150	150
<b>FA Totals:</b>	<b>Room Qty: 2</b>		<b>Net Area: 925</b>		<b>GrossArea: 1,406</b>	

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 6 - HOME-BASED PRIMARY CARE

*Functional Area Notes: ---*

*Assumptions:*

*1 Team Room*

*1 Storage Room*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
SRE01	1	0	Storage Room	1	120	120
SL002	1	0	Team Room, Home-Based Primary Care	1	360	360
Comment: Accommodates 6						
<b>FA Totals:</b>	<b>Room Qty: 2</b>		<b>Net Area: 480</b>		<b>GrossArea: 730</b>	

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 7 - CLINIC MANAGEMENT

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA02	1	0	Office, CMO	1	125	125
OFA02	1	0	Office, Nurse Manager	1	125	125

**FA Totals: Room Qty: 2 Net Area: 250 GrossArea: 380**

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 8 - ENGINEERING

*Functional Area Notes: ---*

*Assumptions:*

*In-house biomed repair area required*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
BMER1	1	0	Biomedical Engineering Repair Shop	1	200	200

**FA Totals: Room Qty: 1 Net Area: 200 GrossArea: 304**

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 9 - EYE CLINIC

Functional Area Notes: ---

Assumptions:

2 Eye Care Providers

2 Eye Techs

Possibly 1 trainee

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
EYOT2	1	0	Exam / Training Room, Low Vision	1	180	180
Comment: also for Blind Rehabilitation Counselor (VIST or BROS)						
EYOT2	1	0	Exam / Treatment Room	5	125	625
Comment: 2.5 per provider						
EYFD1	1	0	Fitting and Dispensing Room	1	125	125
Comment: Could be a Spectacle Shop						
EYVS1	1	0	Photography/Imaging Room	1	180	180
Comment: increased from 150 sf to 180 sf						
EYVS1	1	0	Pre-Testing Room	1	125	125
WRTM1	1	0	Team Room	1	180	180
Comment: 2 providers						
EYVF1	1	0	Visual Fields Room	1	125	125
WRC01	1	0	Waiting Area	1	310	310
Comment: 1 @ 310sf ; 100 sf minimum plus 55sf for each exam/treatment room greater than one; Shared space						
WRC01	1	0	Waiting Area (Dilation)	1	60	60
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>13</b>	<b>Net Area:</b>	<b>1,910</b>	<b>GrossArea:</b>	<b>2,903</b>

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 10 - LOBBY / COMMON AREAS

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
COMC1	1	0	Communications Room	3	110	330
LAC01	1	0	Employee Wellness	1	100	100
TLTF2	1	0	Female Toilet, Multiple	1	200	200
JANC1	1	0	Janitors Closet	1	40	40
TLTM2	1	0	Male Toilet, Multiple	1	200	200
LOB02	1	0	Vestibule	1	150	150
RECP3	1	0	Volunteer Alcove	1	120	120
WRC01	1	0	Waiting Area	1	300	300
SRLW1	1	0	Wheelchair Storage	1	90	90

**FA Totals: Room Qty: 11 Net Area: 1,530 GrossArea: 2,326**

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 11 - MENTAL HEALTH

Functional Area Notes: ---

Assumptions:

8 Mental Health Providers/Coordinators

2 Group Therapy Rooms

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OPMH3	1	0	Biofeedback / Neuropsych	1	125	125
OFDC1	1	0	Counseling Office, Mental Health	8	125	1,000
OPMH1	1	0	Group Therapy Room	2	300	600
SRS01	1	0	Storage Room	1	120	120
WRTM1	1	0	Team Room, Mental Health	1	480	480
TLTU1	1	0	Toilet, Patient	1	60	60
WRC01	1	0	Waiting Area	1	445	445

Comment: 1 @ 445sf ; 60 sf minimum plus 55sf for each exam/treatment room greater than one; Shared space

**FA Totals: Room Qty: 15 Net Area: 2,830 GrossArea: 4,302**

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 12 - PATHOLOGY AND LABORATORY MEDICINE (PLM)

*Functional Area Notes: ---*

*Assumptions:*

*4 Phlebotomy stations*

*1 Specimen collection toilet*

*Point of Care Testing capability*

*Small Shipping and Receiving area*

<b>Room Code</b>	<b>Const Phase</b>	<b>Const Type</b>	<b>Room Name</b>	<b>Qty</b>	<b>Unit Area</b>	<b>Net Area</b>
LBVP1	1	0	Blood Specimen Collection Room	4	80	320
LGM1	1	0	Laboratory, General, Outpatient Clinic	1	150	150
Comment: Point of Care Testing						
LBSS1	1	0	Shipping & Receiving, Minimal	1	100	100
SRS01	1	0	Storage, Bulk	1	50	50
TLTU1	1	0	Toilet, Unisex	1	60	60
TLTU1	1	0	Toilet, Urine Specimen Collection	1	60	60
WRC01	1	0	Waiting Area	1	120	120
Comment: 1 @ 120sf ; 120 sf minimum plus 55sf for each increment of blood specimen collections greater than 150; Shared space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>10</b>	<b>Net Area:</b>	<b>860</b>	<b>GrossArea:</b>	<b>1,307</b>

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 13 - PHARMACY

*Functional Area Notes: ---*

*Assumptions:*

*Basic Pharmacy Service from VA Space Planning Criteria*

*Windows: 2 Drop-Off; 1 Dispensing*

*- Filling + Assembly*

*- Storage*

*- Consult Room*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
PHOD2	1	0	Dispensing	1	135	135
Comment: window for dispensing medication to patients						
PHBS1	1	0	Drug Receiving	1	95	95
PHOD1	1	0	Filling and Assembly	1	160	160
OFA02	1	0	Office, Pharmacist / Consultation Room	1	120	120
OFA03	1	0	Prescription Receiving	2	80	160
Comment: window for receiving prescription from patients and consults						
SRR01	1	0	Refrigeration	1	40	40
PHOD2	1	0	Storage, Active	1	150	150
SRCS1	1	0	Storage, Medical Supplies	1	75	75
TLTU1	1	0	Toilet, Staff	1	60	60
WRC01	1	0	Waiting Area	1	150	150
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>11</b>	<b>Net Area:</b>	<b>1,145</b>	<b>GrossArea:</b>	<b>1,740</b>

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 14 - PHYSICAL MEDICINE AND REHABILITATION (PMR)

*Functional Area Notes: ---  
 Assumptions:*

*1 FTE Physical Therapist  
 Less than 2500 clinic stops*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
DR001	1	0	Dressing Room	1	35	35
OFA02	1	0	Office	1	125	125
SRE01	1	0	Storage, Equipment	1	200	200
Comment: can be combined with Prosthetics Storage						
TLTU1	1	0	Toilet, Patient	1	60	60
PTEA1	1	0	Treatment Exercise Area	1	690	690
Comment: includes a private treatment space						
WRC01	1	0	Waiting Area	1	100	100
Comment: Shared space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>6</b>	<b>Net Area:</b>	<b>1,210</b>	<b>GrossArea:</b>	<b>1,839</b>

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 15 - POLICE AND SECURITY

Functional Area Notes: ---

Assumptions:

1 Holding Room

1 Ops Room

Safe for armory

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
XXYYC	1	0	Holding Room	1	60	60
LR001	1	0	Locker Room	1	125	125
XXYYC	1	0	Operations Room	1	120	120
SSS01	1	0	Secure Storage, Safe	1	40	40
Comment: Armory						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>4</b>	<b>Net Area:</b>	<b>345</b>	<b>GrossArea:</b>	<b>524</b>



Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 16 - PROSTHETICS AND SENSORY AIDS

Functional Area Notes: ---

Assumptions:

Basic Prosthetic and Sensory Aid Service based on the VA Space Planning Criteria

- Storage

- Mailing Room

- Prosthetics Clerk Office

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA02	1	0	Office, Dispensing Prosthetic Clerk	1	125	125
SRCS1	1	0	Pros. Appl. Sto.: Mailing Room	1	80	80
Comment: Can be combined with Storage Room						
SRCS1	1	0	Pros. Appl. Sto.: Storage Room	1	150	150
Comment: Can be combined with Mailing Room						
RECP1	1	0	Reception and Waiting Area	1	60	60
Comment: Can be combined with other waiting space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>4</b>	<b>Net Area:</b>	<b>415</b>	<b>GrossArea:</b>	<b>631</b>

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 17 - RADIOLOGY

*Functional Area Notes: ---  
 Assumptions:*

*Radiology Basic Service  
 1 FTE Rad Tech  
 No Fluoro Capability*

<b>Room Code</b>	<b>Const Phase</b>	<b>Const Type</b>	<b>Room Name</b>	<b>Qty</b>	<b>Unit Area</b>	<b>Net Area</b>
DR001	1	0	Dressing Room	2	50	100
XDR01	1	0	General Purpose Radiology Room	1	300	300
XVC01	1	0	Multi-Purpose/Viewing	1	125	125
Comment: includes tele-radiology						
OFDR1	1	0	Office, Staff Radiologist/Tech	1	125	125
WRC01	1	0	Waiting Area	1	120	120
Comment: can be combined with other waiting space						
<b>FA Totals:</b>	<b>Room Qty: 6</b>		<b>Net Area: 770</b>	<b>GrossArea:</b>	<b>1,170</b>	

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 18 - ANCILLARY DIAGNOSTIC SERVICES

Functional Area Notes: ---  
 Assumptions:

Support and teaming space for Ancillary Diagnostic Services based on the PACT model of care

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RECP1	1	0	FA1: Reception	1	140	140
OFDC2	1	0	FA2: Consult Room	1	125	125
SRE01	1	0	FA3: Storage, Equipment	1	100	100
UCCL1	1	0	FA3: Utility Room, Clean	1	125	125
CRA01	1	0	FA4: Conference Room	1	250	250
WRTM1	1	0	FA4: Team Room	1	500	500
WRTM2	1	0	FA4: Tele-Health Room	1	125	125
TLTU1	1	0	FA4: Toilet, Staff	1	60	60
WRTM1	1	0	FA5: Training Room/Flex	1	125	125
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>9</b>	<b>Net Area:</b>	<b>1,550</b>	<b>GrossArea:</b>	<b>2,356</b>

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 19 - BUSINESS SERVICES

Functional Area Notes: ---  
 Assumptions:

4 Workstations

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
WRTM1	1	0	Business Services Office	1	240	240
WRC01	1	0	Waiting Area	1	120	120
Comment: Shared space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>2</b>	<b>Net Area:</b>	<b>360</b>	<b>GrossArea:</b>	<b>547</b>
<b>Dept Totals:</b>	<b>Room Qty:</b>	<b>222</b>	<b>Net Area:</b>	<b>29,550</b>	<b>GrossArea:</b>	<b>44,916</b>

**Program For Design - April 08, 2014**

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Project Name: VA CBOC (TWO PACT)  
Project Description: PROTOTYPE  
Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

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<b>Building Totals:</b>	<b>Room Qty:</b> 222	<b>Net Area:</b> 29,550	<b>Sum of Dept GrossArea:</b> 44,916	<b>GrossArea:</b> 56,145
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Project Name: VA CBOC (TWO PACT)  
Project Description: PROTOTYPE  
Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

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**Department Area Summary (NSF/GSF)**

	Total NSF	Total GSF
<b>001 - OUTPATIENT CLINIC (DNTG Factor: 1.52)</b>	<b>29,550</b>	<b>44,916</b>
<b>SUM OF DEPARTMENTAL TOTALS:</b>	<b>29,550</b>	<b>44,916</b>

Project Name: VA CBOC (TWO PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**Building Area Summary and Net To Gross Factor Breakdown**

Current Building Factor applied to this Project: 1.25

	<u>Circulation</u>	<u>Mechanical</u>	<u>Electrical</u>	<u>Half Areas</u>	<u>Walls &amp; Partitions</u>	<u>Flexibility</u>	<u>Bldg GSF</u>
<b><u>Current:</u></b>	10.00	5.00	5.00	0.00	5.00	0.00	56,145

**Building Net To Gross Ratio and Guidelines**

Building Net To Gross Ratio (Total Building GSF / Total Building NSF): 1.90

The VA-SEPS Default Building Net to Gross factor is **1.35**. The Building Net to Gross factor currently set for this facility is **1.25**. Manually adjust this factor on the 'Building NTG Values' tab at the Project level so that the Total Building NSF to Total Building GSF ratio does not exceed the following:

**MAXIMUM BUILDING NET TO GROSS RATIOS BY FACILITY TYPE**

- VA Outpatient Clinic / Outpatient Clinic Additions: **90% (1.90 x NSF)**
- VA Medical Center: **100% (2.0 x NSF)**
- VA Clinical / Clinical Support Addition (any chapter not indicated below): **90% (1.90 x NSF)**
- VA Nursing Home (106): **70% (1.70 x NSF)**
- VA Domiciliary (312): **60% (1.60 x NSF)**
- VA Mental Health Hospital (110, 202, 260, 261, 272, 300): **85% (1.85 x NSF)**

Project Name: VA CBOC (TWO PACT)

Project Description: PROTOTYPE

Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

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The following parameters were used in creating this report:

No filter parameters were set

Data was sorted to match the Selection Tree

**(END OF REPORT)**

## 3.2.1 CBOC Prototype: Two-PACT Program Space Comparison

Two PACT CBOC									
	Programmed			Actual			Difference	%	Notes:
	Qty	Area	Total	Qty	Area	Total			
<b>01 - LOGISTICS</b>									
DOCK1 - Receiving and Shipping Dock	1	130	130	1	130	130	0	0%	
MMGS1 - Storage, Medical and General	1	300	300	1	300	300	0	0%	
MMRP1 - Receiving and Issue area	1	100	100	1	100	100	0	0%	
OFA02 - Office, Supervisor, Supply Management Section	1	100	100	1	114	114	14	14%	
SRE01 - Storage, Equipment	1	100	100	1	100	100	0	0%	
SRGC1 - Storage, Medical Gas	1	80	80	1	80	80	0	0%	
SRHM1 - Storage, Bio-hazard Waste	1	60	60	1	60	60	0	0%	
<b>02 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #1</b>									
CLSC1 - FA1: Workstation, Patient Education	1	30	30	1	30	30	0	0%	Located in the Commons
CLSC4 - FA2: Shared Medical Appointment Room	1	400	400	1	374	374	-26	-7%	
CRA01 - FA4: Conference Room	1	180	180	1	266	266	86	48%	Utilizing the 2 universal room modules
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 1	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 2	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 3	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 4	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 5	1	125	125	1	128	128	3	2%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 6	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 7	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 8	1	125	125	1	129	129	4	3%	
EXW01 - FA2: Exam Room, Womens Health 1	1	125	125	1	132	132	7	6%	
EXW01 - FA2: Exam Room, Womens Health 2	1	125	125	1	129	129	4	3%	
LR004 - FA4: Locker Area, Clinical Staff Personal Property	1	60	60	1	129	129	69	115%	Shared between the 2 PACTs
OFA02 - FA4: Administrative Office	1	125	125	1	121	121	-4	-3%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFDC2 - FA2: Consult Room 1	1	125	125	1	130	130	5	4%	
OFDC2 - FA2: Consult Room 2	1	125	125	1	125	125	0	0%	
OFDC2 - FA2: Consult Room 3	1	125	125	1	152	152	27	22%	Increased slightly to accommodate larger groups - extended team members, families, etc.
OFDC2 - FA2: Consult Room 4	1	125	125	1	125	125	0	0%	
PEHW1 - FA2: Height/Weight Station	1	40	40	1	101	101	61	153%	larger alcove for privacy and includes added circulation
RCA01 - FA3: Resuscitation Cart Alcove	1	20	20	1	25	25	5	25%	Alcove off PACT + Extended Team Work Area
RCA02 - FA3: Alcove, Medication	1	20	20	1	25	25	5	25%	Alcove off PACT + Extended Team Work Area
RCA02 - FA3: Equipment Alcove	0	0	0	1	32	32	32	N/A	Alcove off PACT + Extended Team Work Area



**Two PACT CBOC**

	Programmed			Actual			Difference	%	Notes:
	Qty	Area	Total	Qty	Area	Total			
RECP1 - FA1: Reception	1	120	120	1	463	463	343	286%	Enlarged per discussions to include 6 reception stations plus 2 private station off the Commons. Shared between the 2 PACT teams.
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in Commons
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in Commons
SL001 - FA4: Lounge, Clinical Staff	1	220	220	1	250	250	30	14%	Shared between the 2 PACTs. Utilizes two universal room module.
SRE01 - FA3: Storage, Medical Equipment	1	120	120	1	125	125	5	4%	Shared between the 2 PACTs
SRSE1 - FA2: Storage, Shared Medical Appointments	1	30	30	1	29	29	-1	-3%	
TLTB1 - FA2: Toilet, General Procedure Room	1	75	75	1	71	71	-4	-5%	
TLTU1 - FA1: Toilet, General	1	75	75	1	74	74	-1	-1%	Family Toilet
TLTU1 - FA1: Toilet, General	1	75	75	1	75	75	0	0%	Family Toilet
TLTU1 - FA2: Patient Toilet	1	60	60	1	68	68	8	13%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	67	67	7	12%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	0	0	-60	-100%	Removed two staff toilets at the rear of the clinic to be shared between 2 PACT teams.
TRPR1 - FA2: Procedure Room, General	1	180	180	1	180	180	0	0%	
UCCL1 - FA3: Utility Room, Clean	1	60	60	1	125	125	65	108%	Shared between the 2 PACTs
WKTM1 - FA4: Workroom	1	100	100	1	125	125	25	25%	Shared between the 2 PACTs - located behind the central reception area
WRC01 - FA1: Waiting, PACT Module	1	360	360	1	360	360	0	0%	Located in the Commons
WRF01 - FA1: Waiting, Family	1	60	60	1	60	60	0	0%	Located in the Commons
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	Included in the PACT + Extended Team Work Area. Includes space for 4 or 5 OFA03 - FA4: Extended Team Area
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA5: Training Room/Flex	1	125	125	1	130	130	5	4%	
WRTM2 - FA4: Tele-Health Room	1	125	125	1	125	125	0	0%	
WRTM2 - FA4: Tele-Health Room	1	125	125	1	125	125	0	0%	
WRTM2 - FA4: Tele-Retinal Room	1	125	125	1	129	129	4	3%	

Two PACT CBOC									
	Programmed			Actual			Difference	%	Notes:
	Qty	Area	Total	Qty	Area	Total			
<b>03 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #2</b>									
CLSC1 - FA1: Workstation, Patient Education	1	30	30	1	30	30	0	0%	Located in Commons
CLSC4 - FA2: Shared Medical Appointment Room	1	400	400	1	344	344	-56	-14%	
CRA01 - FA4: Conference Room	1	180	180	1	265	265	85	47%	Utilizing the 2 universal room modules
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 1	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 2	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 3	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 4	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 5	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 6	1	125	125	1	128	128	3	2%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 7	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 8	1	125	125	1	125	125	0	0%	
EXW01 - FA2: Exam Room, Womens Health 1	1	125	125	1	133	133	8	6%	
EXW01 - FA2: Exam Room, Womens Health 2	1	125	125	1	128	128	3	2%	
LR004 - FA4: Locker Area, Clinical Staff Personal Property	1	60	60	1	0	0	-60	-100%	Shared between the 2 PACTs, see PACT Module #1
OFA02 - FA4: Administrative Office	1	125	125	1	0	0	-125	-100%	Shared between the 2 PACTs, see PACT Module #1
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	Included in the PACT + Extended Team Work Area. Refer to WRTM1 - FA4: Shared Documentation Area
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFDC2 - FA2: Consult Room 1	1	125	125	1	133	133	8	6%	Increased slightly to accommodate larger groups - extended team members, families, etc.
OFDC2 - FA2: Consult Room 2	1	125	125	1	129	129	4	3%	
OFDC2 - FA2: Consult Room 3	1	125	125	1	125	125	0	0%	
OFDC2 - FA2: Consult Room 4	1	125	125	1	156	156	31	25%	
PEHW1 - FA2: Height/Weight Station	1	40	40	1	101	101	61	153%	larger alcove for privacy and includes added circulation
RCA01 - FA3: Resuscitation Cart Alcove	1	20	20	1	25	25	5	25%	Alcove off PACT + Extended Team Work Area
RCA02 - FA3: Alcove, Medication	1	20	20	1	25	25	5	25%	Alcove off PACT + Extended Team Work Area
RCA02 - FA3: Equipment Alcove	0	0	0	1	32	32	32	N/A	Alcove off PACT + Extended Team Work Area

Two PACT CBOC									
	Programmed			Actual			Difference	%	Notes:
	Qty	Area	Total	Qty	Area	Total			
RECP1 - FA1: Reception	1	120	120	1	0	0	-120	-100%	Shared reception area between the 2 PACTs, see PACT Module #1
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in the Commons
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in the Commons
SL001 - FA4: Lounge, Clinical Staff	1	220	220	1	0	0	-220	-100%	Shared between the 2 PACTs, see PACT Module #1
SRE01 - FA3: Storage, Medical Equipment	1	120	120	1	0	0	-120	-100%	Shared between the 2 PACTs, see PACT Module #1
SRSE1 - FA2: Storage, Shared Medical Appointments	1	30	30	1	34	34	4	13%	
TLTB1 - FA2: Toilet, General Procedure Room	1	75	75	1	71	71	-4	-5%	
TLTU1 - FA1: Toilet, General	1	75	75	1	0	0	-75	-100%	Shared between the 2 PACTs, see PACT Module #1
TLTU1 - FA1: Toilet, General	1	75	75	1	0	0	-75	-100%	Shared between the 2 PACTs, see PACT Module #1
TLTU1 - FA2: Patient Toilet	1	60	60	1	68	68	8	13%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	67	67	7	12%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	0	0	-60	-100%	Removed two staff toilets at the rear of the clinic to be shared between 2 PACT teams.
TRPR1 - FA2: Procedure Room, General	1	180	180	1	180	180	0	0%	
UCCL1 - FA3: Utility Room, Clean	1	60	60	1	0	0	-60	-100%	Shared between the 2 PACTs, see PACT Module #1
WKTM1 - FA4: Workroom	1	100	100	1	0	0	-100	-100%	Shared between the 2 PACTs, see PACT Module #1 - located behind the central reception area.
WRC01 - FA1: Waiting, PACT Module	1	360	360	1	260	260	-100	-28%	Located in the Commons
WRF01 - FA1: Waiting, Family	1	60	60	1	60	60	0	0%	Located in the Commons
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	Included in the PACT + Extended Team Work Area. Includes space for 4 or 5 OFA03 - FA4: Extended Team Area
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA5: Training Room/Flex	1	125	125	1	130	130	5	4%	
WRTM2 - FA4: Tele-Health Room	1	125	125	1	129	129	4	3%	
WRTM2 - FA4: Tele-Health Room	1	125	125	1	129	129	4	3%	

Two PACT CBOC									
	Programmed			Actual			Difference	%	Notes:
	Qty	Area	Total	Qty	Area	Total			
<b>04 - AUDIOLOGY AND SPEECH PATHOLOGY</b>									
EXOS1 - AUD: Exam/Consult	1	125	125	1	125	125	0	0%	
EXOS1 - AUD: Exam/Consult	1	125	125	1	125	125	0	0%	
HAFR1 - Hearing Aid Programming/Fitting	1	125	125	1	125	125	0	0%	
OPMH1 - AUD: Group Therapy Room	1	240	240	1	356	356	116	48%	Enlarged for more flexibility and to be shared with other services
SRSE1 - Storage, Group Room	0	0	0	1	36	36	-36	N/A	
PEHS4 - AUD: Suite, Audiometric Exam	1	260	260	1	247	247	-13	-5%	
PEHS4 - AUD: Suite, Audiometric Exam	1	260	260	1	247	247	-13	-5%	
RECP1 - Office, Reception / Control Clerk	1	140	140	1	223	223	83	59%	Shared Reception see Ancillary Diagnostic Services
SRSE1 - Equipment Area	1	50	50	1	125	125	75	150%	Utilizes universal 125 module.
TLTU1 - AUD: Patient Toilet	1	60	60	1	71	71	11	18%	Shared
WRC01 - Waiting Area	1	200	200	1	200	200	0	0%	Located in Commons
<b>05 - CANTEEN</b>									
BX001 - Vending Machine Area and Seating	1	150	150	1	150	150	0	0%	Located in Commons
FSCD1 - Canteen	1	600	600	1	600	600	0	0%	600 sf ocated in Commons
FSCD1 - Canteen	1	175	175	1	172	172	-3	-2%	Canteen Office/Storage located near Logistics
<b>06 - HOME-BASED PRIMARY CARE</b>									
SL002 - Team Room, Home-Based Primary Care	1	360	360	1	387	387	27	8%	
SRE01 - Storage Room	1	120	120	1	121	121	1	1%	
<b>07 - CLINIC MANAGEMENT</b>									
OFA02 - Office, CMO	1	125	125	1	125	125	0	0%	
OFA02 - Office, Nurse Manager	1	125	125	1	125	125	0	0%	
<b>08 - ENGINEERING</b>									
BMER1 - Biomedical Engineering Repair Shop	1	200	200	1	195	195	-5	-3%	
<b>09 - EYE CLINIC</b>									
EYFD1 - Fitting and Dispensing Room	1	125	125	1	126	126	1	1%	Spectacle Room
EYOT2 - Exam / Training Room, Low Vision	1	180	180	1	177	177	-3	-2%	
EYOT2 - Exam / Treatment Room 1	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room 2	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room 3	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room 4	1	125	125	1	129	129	4	3%	
EYOT2 - Exam / Treatment Room 5	1	125	125	1	129	129	4	3%	
EYVF1 - Visual Fields Room	1	125	125	1	129	129	4	3%	
EYVS1 - Photography/Imaging Room	1	180	180	1	177	177	-3	-2%	
EYVS1 - Pre-Testing Room	1	125	125	1	133	133	8	6%	
WRC01 - Waiting Area	1	310	310	1	310	310	0	0%	
WRC01 - Waiting Area (Dilation)	1	60	60	1	139	139	79	132%	Utilizes universal 125 module.
WRTM1 - Team Room	1	180	180	1	0	0	-180	-100%	Co-located in Ancillary Diagnostic Team Work Area

Two PACT CBOC									
	Programmed			Actual			Difference	%	Notes:
	Qty	Area	Total	Qty	Area	Total			
<b>10 - LOBBY / COMMON AREAS</b>									
COMC1 - Communications Room	1	110	110	1	124	124	14	13%	Utilizes universal 125 module.
COMC1 - Communications Room	1	110	110	1	125	125	15	14%	Utilizes universal 125 module.
COMC1 - Communications Room	1	110	110	1	125	125	15	14%	Utilizes universal 125 module.
JANC1 - Janitors Closet	1	40	40	1	76	76	36	90%	
LAC01 - Employee Wellness	1	100	100	1	125	125	25	25%	Utilizes universal 125 module.
LOB02 - Vestibule	1	150	150	1	187	187	37	25%	Larger to allow for off set automatic doors to minimize air exchange between the facility and outside.
RECP3 - Volunteer Alcove	1	120	120	1	120	120	0	0%	Located in the Commons
SRLW1 - Wheelchair Storage	1	90	90	1	52	52	-38	-42%	Reduced - utilizing stacking wheelchairs
TLTF2 - Female Toilet, Multiple	1	200	200	1	255	255	55	28%	
TLTM2 - Male Toilet, Multiple	1	200	200	1	264	264	64	32%	
WRC01 - Waiting Area	1	300	300	1	300	300	0	0%	Located in the Commons
<b>11 - MENTAL HEALTH</b>									
OFDC1 - Counseling Office, Mental Health 1	1	125	125	1	130	130	5	4%	
OFDC1 - Counseling Office, Mental Health 2	1	125	125	1	125	125	0	0%	
OFDC1 - Counseling Office, Mental Health 3	1	125	125	1	125	125	0	0%	
OFDC1 - Counseling Office, Mental Health 4	1	125	125	1	125	125	0	0%	
OFDC1 - Counseling Office, Mental Health 5	1	125	125	1	125	125	0	0%	
OFDC1 - Counseling Office, Mental Health 6	1	125	125	1	125	125	0	0%	
OFDC1 - Counseling Office, Mental Health 7	1	125	125	1	125	125	0	0%	
OFDC1 - Counseling Office, Mental Health 8	1	125	125	1	125	125	0	0%	
OPMH1 - Group Therapy Room	1	300	300	1	303	303	3	1%	
OPMH1 - Group Therapy Room	1	300	300	1	0	0	-300	-100%	Will utilize group and shared medical appt rooms
OPMH3 - Biofeedback / Neuropsych	1	125	125	1	124	124	-1	-1%	
SRSE1 - FA2: Storage, Group Room	0	0	0	1	20	20	20	N/A	Added to Mental Health Goup Room Additional storage included with group room storage closets
SRS01 - Storage Room	1	120	120	1	46	46	-74	-62%	
TLTU1 - Toilet, Patient	1	60	60	1	65	65	5	8%	
WRC01 - Waiting Area	1	445	445	1	445	445	0	0%	Located in Commons
WRTM1 - Team Room, Mental Health	1	480	480	1	335	335	-145	-30%	

Two PACT CBOC									
	Programmed			Actual			Difference	%	Notes:
	Qty	Area	Total	Qty	Area	Total			
<b>12 - PATHOLOGY AND LABORATORY MEDICINE (PLM)</b>									
LBG1 - Laboratory, General, Outpatient Clinic	1	150	150	1	123	123	-27	-18%	
LBS1 - Shipping & Receiving, Minimal	1	100	100	1	61	61	-39	-39%	
LBVP1 - Blood Specimen Collection Room 1	1	80	80	1	82	82	2	3%	
LBVP1 - Blood Specimen Collection Room 2	1	80	80	1	81	81	1	1%	
LBVP1 - Blood Specimen Collection Room 3	1	80	80	1	82	82	2	3%	
LBVP1 - Blood Specimen Collection Room 4	1	80	80	1	134	134	54	68%	Enlarged to accommodate barriatric and accessible blood specimen collection
SRS01 - Storage, Bulk	1	50	50	1	158	158	108	216%	
TLTU1 - Toilet, Unisex	1	60	60	1	49	49	-11	-18%	pass-thru to lab optional
TLTU1 - Toilet, Urine Specimen Collection	1	60	60	1	55	55	-5	-8%	sink located outside the toilet room
WRC01 - Waiting Area	1	120	120	1	120	120	0	0%	Located in Commons
UCCL1 - FA3: Utility Room, Clean	0	0	0	1	99	99	99	N/A	Added to lab component
<b>13 - PHARMACY</b>									
OFA02 - Office, Pharmacist / Consultation Room	1	120	120	1	133	133	13	11%	
OFA03 - Prescription Receiving	1	80	80	1	83	83	3	4%	
OFA03 - Prescription Receiving	1	80	80	1	83	83	3	4%	
PHBS1 - Drug Receiving	1	95	95	1	100	100	5	5%	
PHOD1 - Filling and Assembly	1	160	160	1	180	180	20	13%	
PHOD2 - Dispensing	1	135	135	1	165	165	30	22%	
PHOD2 - Storage, Active	1	150	150	1	160	160	10	7%	
SRCS1 - Storage, Medical Supplies	1	75	75	1	75	75	0	0%	
SRRO1 - Refrigeration	1	40	40	1	40	40	0	0%	
TLTU1 - Toilet, Staff	1	60	60	1	59	59	-1	-2%	
WRC01 - Waiting Area	1	150	150	1	150	150	0	0%	Included in Commons
<b>14 - PHYSICAL MEDICINE AND REHABILITATION (PMR)</b>									
DR001 - Dressing Room	1	35	35	1	51	51	16	46%	Enlarged to accessibility
OFA02 - Office	1	125	125	1	121	121	-4	-3%	
PTEA1 - Treatment Exercise Area	1	690	690	1	711	711	21	3%	
SRE01 - Storage, Equipment	1	200	200	1	200	200	0	0%	83 SF off Exercise Area + 117 w/ Prosth storage
TLTU1 - Toilet, Patient	1	60	60	1	60	60	0	0%	
WRC01 - Waiting Area	1	100	100	1	100	100	0	0%	Included in Commons

Two PACT CBOC

	Programmed			Actual			Difference	%	Notes:
	Qty	Area	Total	Qty	Area	Total			
<b>15 - POLICE AND SECURITY</b>									
LR001 - Locker Room	1	125	125	1	125	125	0	0%	
SSS01 - Secure Storage, Safe	1	40	40	1	50	50	10	25%	
XXYYC - Holding Room	1	60	60	1	68	68	8	13%	
XXYYC - Operations Room	1	120	120	1	104	104	-16	-13%	Reduced to work with vestibule component depth
<b>16 - PROSTHETICS AND SENSORY AIDS</b>									
OFA02 - Office, Dispensing Prosthetic Clerk	1	125	125	1	114	114	-11	-9%	
RECP1 - Reception and Waiting Area	1	60	60	1	60	60	0	0%	Waiting area included in Commons
SRCS1 - Pros. Appl. Sto.: Mailing Room	1	80	80	1	80	80	0	0%	
SRCS1 - Pros. Appl. Sto.: Storage Room	1	150	150	1	147	147	-3	-2%	
<b>17 - RADIOLOGY</b>									
DR001 - Dressing Room	1	50	50	1	64	64	14	28%	
DR001 - Dressing Room	1	50	50	1	64	64	14	28%	
OFDR1 - Office, Staff Radiologist/Tech	1	125	125	1	125	125	0	0%	
WRC01 - Waiting Area	1	120	120	1	120	120	0	0%	
XDR01 - General Purpose Radiology Room	1	300	300	1	368	368	68	23%	
XVC01 - Multi-Purpose/Viewing	1	125	125	1	122	122	-3	-2%	
<b>18 - ANCILLARY DIAGNOSTIC SERVICES</b>									
CRA01 - FA4: Conference Room	1	250	250	1	275	275	25	10%	
OFDC2 - FA2: Consult Room	1	125	125	1	126	126	1	1%	
RECP1 - FA1: Reception	1	140	140	1	223	223	83	59%	Enlarged per discussions to include 4 reception stations plus 1 private station off the Commons to serve the Ancillary Diagnostic Services - Shared.
SRE01 - FA3: Storage, Equipment	1	100	100	1	64	64	-36	-36%	Three equipment alcoves located in team Work Area
TLTU1 - FA4: Toilet, Staff	1	60	60	1	67	67	7	12%	
TLTU1 - Toilet, Patient	0	0	0	1	59	59	59	N/A	Shared - located near radiology
UCCL1 - FA3: Utility Room, Clean	1	125	125	1	129	129	4	3%	
WRM1 - FA4: Team Room	1	500	500	1	513	513	13	3%	Shared team area
WRM1 - FA5: Training Room/Flex	1	125	125	1	126	126	1	1%	
WRM2 - FA4: Tele-Health Room	1	125	125	1	139	139	14	11%	

Two PACT CBOC									
	Programmed			Actual			Difference	%	Notes:
	Qty	Area	Total	Qty	Area	Total			
<b>19 - BUSINESS SERVICES</b>									
WRC01 - Waiting Area	1	120	120	1	120	120	0	0%	Included in Commons
WRTM1 - Business Services Office	1	240	240	1	254	254	14	6%	
WKTM1 - FA4: Workroom	0	0	0	1	98	98	98	N/A	Added to serve the Ancillary Diagnostic Services - located behind the reception area
OFA02 - FA4: Administrative Office	0	0	0	1	111	111	111	N/A	Added to serve the Ancillary Diagnostic Services - located behind the reception area
RECP4 - FA1: Kiosk, Patient Check-In	0	0	0	1	30	30	30	N/A	Located in the Commons to support Ancillary Diagnostic Services
RECP4 - FA1: Kiosk, Patient Check-In	0	0	0	1	30	30	30	N/A	Located in the Commons to support Ancillary Diagnostic Services
SL001 - FA4: Lounge, Clinical Staff	0	0	0	1	249	249	249	N/A	Added to serve the Ancillary Diagnostic Services - located next to staff lounge. Utilizes two universal room module.
LR004 - FA4: Locker Area, Clinical Staff Personal Property	0	0	0	1	125	125	125	N/A	Added to serve the Ancillary Diagnostic Services - located next to staff lounge. Utilizes universal room module.
SRSE1 - FA2: Storage, Shared Medical Appointments	0	0	0	1	36	36	36	N/A	Added to Audio Goup Room - shared space similar to Shared Med Apt Room
<b>Totals</b>			<b>29,550</b>			<b>29,477</b>	<b>-145</b>	<b>0%</b>	
<b>Additional Flex Rooms not in PFD</b>									
Flex Office 1	0	125	0	1	117	117	117	N/A	
Flex Office 2	0	125	0	1	125	125	125	N/A	
Flex Office 3	0	125	0	1	125	125	125	N/A	
Flex Office 4	0	125	0	1	120	120	120	N/A	
Flex Office 5	0	125	0	1	126	126	126	N/A	
Flex Office 6	0	125	0	1	126	126	126	N/A	
Flex Office 7	0	125	0	1	120	120	120	N/A	
Flex Office 8	0	125	0	1	124	124	124	N/A	
Flex Office 9	0	125	0	1	125	125	125	N/A	
Flex Office 10	0	125	0	1	111	111	111	N/A	
Flex Office 11	0	125	0	1	120	120	120	N/A	
Flex Office 12	0	125	0	1	125	125	125	N/A	
Flex Office 13	0	125	0	1	122	122	122	N/A	
Flex Office 14	0	125	0	1	126	126	126	N/A	
<b>Totals</b>		<b>1,750</b>				<b>1,712</b>	<b>1,712</b>	<b>N/A</b>	
<b>Total Programmed NSF with Additional Flex Rooms</b>									
<b>Totals</b>			<b>31,300</b>			<b>31,189</b>	<b>-97</b>	<b>0%</b>	



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## 3.3 CBOC Prototype: Three-PACT Program for Design

### VA CBOC PROTOTYPE (Three PACT)

Department	PFD Net Area	PFD Gross Area
Logistics	870	1,322
Patient Aligned Care Team (PACT) Module #1	6,220	9,454
Patient Aligned Care Team (PACT) Module #2	6,095	9,264
Patient Aligned Care Team (PACT) Module #3	6,095	9,264
Audiology and Speech Pathology	2,670	4,058
Canteen	2,035	3,093
Home-Based Primary Care	600	912
Clinic Management	250	380
Dentistry	2,440	3,709
Engineering	200	304
Eye Clinic	3,560	5,411
Lobby	2,260	3,435
Mental Health	3,700	5,624
Pathology and Laboratory Medicine	1,390	2,113
Pharmacy	1,884	2,864
Physical Medicine and Rehabilitation	1,720	2,614
Police and Security	345	524
Prosthetics and Sensory Aids	415	631
Multi-Specialty Clinic	3,085	4,689
Radiology	2,270	3,450
Business Services	440	669
<b>Sum of Departments</b>	<b>48,544</b>	<b>73,787</b>
<b>Building Gross Factor</b>		<b>1.25</b>
<b>TOTAL BGSF</b>		<b>92,234</b>

The Three-PACT CBOC Prototype Program for Design (PFD) is provided via the VA-SEPS tool on the following pages. The PFD was generated on 8 April 2014.

The Building Gross Factor has been reduced from the standard 1.35 to 1.25 to ensure that the Total Building Net Square Feet to Total Building Gross Square Feet does not exceed 1.90 for an Outpatient Clinic as directed by VA guidelines.

In each of the prototype designs the net square feet (NSF) exceed the programs for design. This is due primarily to the inclusion of “flex” spaces. Inclusion of these spaces in the prototypes provides the flexibility to accommodate VBA, Veteran Service Organizations, and other functions that do

not require full-time equivalent (FTE) personnel and may not be identified at the time a program for design is developed.

In the One-PACT prototype flex offices account for 255 additional NSF. The Two-PACT and Three-PACT prototypes have a larger number of flex spaces in both administrative and clinical areas. These spaces may be used as noted above and for clinical functions identified in the project-specific PFD. In some cases the flex spaces are simply portions of the standard structural bay that are not filled by prototype’s PFD requirements. These spaces represent a small percentage of the whole and provide added flexibility to accommodate local requirements, whereas it would not be practical, efficient, or feasible to eliminate the space by altering the standard structural bay.

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Project Name: VA CBOC (THREE PACT)  
Project Description: PROTOTYPE  
Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

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**PROJECT NOTES**

*PFD Purpose: Serve as a starting point for the VA CFM / CBOC Prototype team to identify the space requirements for a typical Large CBOC. Assumptions have been listed at the beginning of each included functional area and require VA CFM validation before moving forward with the design effort*

*Large CBOC Population Assumptions:*

*Primary Care will have 12 Teamlets and can accommodate 14,400 unique users*

*Specialty Care can accommodate 28,800 unique users in the specialties included for the large CBOC*

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 1 - LOGISTICS

Functional Area Notes: ---

Assumptions:

Space is dependent upon proximity to parent VA and total number of annual outpatient visits.  
 Space for large prototype has been estimated pending VA CFM validation.

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA02	1	0	Office, Supervisor, Supply Management Section	1	100	100
MMRP1	1	0	Receiving and Issue area	1	100	100
DOCK1	1	0	Receiving and Shipping Dock	1	130	130
SRHM1	1	0	Storage, Bio-hazard Waste	1	60	60
SRE01	1	0	Storage, Equipment	1	100	100
MMGS1	1	0	Storage, Medical and General	1	300	300
SRGC1	1	0	Storage, Medical Gas	1	80	80
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>7</b>	<b>Net Area:</b>	<b>870</b>	<b>GrossArea:</b>	<b>1,322</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 2 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #1

Functional Area Notes: ----  
 # of Teamlets: 4  
 Approximate Empanelment: 4,800  
  
 Exam Rooms - 8  
 Women's Health Exam Rooms - 2  
 Consult Rooms - 4  
 Tele-Health Rooms - 3  
 Procedure Rooms - 1  
 Group Rooms - 2

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RECP4	1	0	FA1: Kiosk, Patient Check-In	2	30	60
Comment: Two per PACT Module						
RECP1	1	0	FA1: Reception	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF for each Receptionist FTE position > 1. Can be combined with adjacent PACT						
TLTU1	1	0	FA1: Toilet, General	2	75	150
Comment: Two per PACT Module; accommodates patient assistance and infant changing; Can be combined with adjacent PACT						
WRF01	1	0	FA1: Waiting, Family	1	60	60
Comment: One per PACT Module; design for children's play and activities						
WRC01	1	0	FA1: Waiting, PACT Module	1	360	360
Comment: One per PACT Module. Accommodates 4 standard seats @ 25 NSF, 1 wheelchair accessible seat @ 35 NSF, 1 bariatric seat @ 35 NSF, and circulation; Additional 90 NSF for each Teamlet > 2 in the PACT Module						
CLSC1	1	0	FA1: Workstation, Patient Education	1	30	30
Comment: One per PACT Module						
OFDC2	1	0	FA2: Consult Room	4	125	500
Comment: One per Teamlet, tele-medicine equipped, shared by the following professional services: Social Work, Dietary, Pharmacy, Health Promotion / Disease Prevention, Behavioral Health. These are not personal private office spaces. Increased to 125 sf						
EXPA1	1	0	FA2: Exam Room, Patient Aligned Care Team (PACT)	8	125	1,000
Comment: 2.5 per Teamlet; deduct Women's Health exam rooms below						
EXW01	1	0	FA2: Exam Room, Womens Health	2	125	250
Comment: Minimum one per Module. Provide additional room if the # of PACT Teamlets > 2 and WVCS Model 1 is authorized.						
PEHW1	1	0	FA2: Height/Weight Station	1	40	40
Comment: One per PACT Module; accommodates wheelchair						

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 2 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #1

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
TLTU1	1	0	FA2: Patient Toilet	1	60	60
Comment: One per PACT Module						
TRPR1	1	0	FA2: Procedure Room, General	1	180	180
Comment: One per PACT Module. Accommodates general primary care and women's health procedures; can also be used for bariatric exams.						
CLSC4	1	0	FA2: Shared Medical Appointment Room	1	400	400
Comment: One per PACT Module. For group appointments. Accommodates 12 patients, 4 family members / caregivers, and 4 staff members simultaneously						
SRSE1	1	0	FA2: Storage, Shared Medical Appointments	1	30	30
TLTB1	1	0	FA2: Toilet, General Procedure Room	1	75	75
Comment: Accommodates bariatric patients						
TLTU1	1	0	FA2: Toilet, Women's Health Exam Room	2	60	120
RCA02	1	0	FA3: Alcove, Medication	1	20	20
Comment: One per PACT Module						
RCA01	1	0	FA3: Resuscitation Cart Alcove	1	20	20
SRE01	1	0	FA3: Storage, Medical Equipment	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF if the number of Teamlets > 2 in the PACT Module						
UCCL1	1	0	FA3: Utility Room, Clean	1	60	60
Comment: One per PACT Module. Criteria do not include a soiled utility room.						
OFA02	1	0	FA4: Administrative Office	1	125	125
Comment: Can be combined with adjacent PACT						
CRA01	1	0	FA4: Conference Room	1	180	180
Comment: One per PACT Module if the number of Teamlets > 2. Use the shared medical appointments room if the number of Teamlets is 1 or 2						
OFA03	1	0	FA4: Extended Team Area	5	60	300
Comment: Combine into Team Work Area. Minimum three per PACT Module. Provide an additional one per each Teamlet in the PACT Module > 2						
LR004	1	0	FA4: Locker Area, Clinical Staff Personal Property	1	60	60
Comment: One per PACT Module						
SL001	1	0	FA4: Lounge, Clinical Staff	1	220	220
Comment: Minimum 160 nsf per PACT Module; Additional 60 NSF if the number of Teamlets is > 2						
WRTM1	1	0	FA4: Shared Documentation Area	4	240	960



Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 2 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #1

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
Comment: Combine to make Team Work Area. One per Teamlet. Accommodates space for one Teamlet (Provider, RN, LPN, Clerk), to include computer workstations and printers						
WRTM2	1	0	FA4: Tele-Health Room	2	125	250
Comment: One per PACT Module. Provides private workspace for two PACT team members. Increased to two rooms @ 125 sf						
WRTM2	1	0	FA4: Tele-Retinal Room	1	125	125
TLTU1	1	0	FA4: Toilet, Clinical Staff	2	60	120
Comment: Two per PACT Module; Can be combined with adjacent PACT						
WKTM1	1	0	FA4: Workroom	1	100	100
Comment: One per PACT Module; includes storage space; Can be combined with adjacent PACT						
WRTM1	1	0	FA5: Training Room/Flex	1	125	125
Comment: One per PACT Module if a PACT Education Program is authorized. Provide an additional 20 NSF per each student FTE position authorized greater than 4.						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>54</b>	<b>Net Area:</b>	<b>6,220</b>	<b>GrossArea:</b>	<b>9,454</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 3 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #2

Functional Area Notes: -----  
 # of Teamlets: 4  
 Approximate Empanelment: 4,800  
  
 Exam Rooms - 8  
 Women's Health Exam Rooms - 2  
 Consult Rooms - 4  
 Tele-Health Rooms - 2  
 Procedure Rooms - 1  
 Group Rooms - 2

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RECP4	1	0	FA1: Kiosk, Patient Check-In	2	30	60
Comment: Two per PACT Module						
RECP1	1	0	FA1: Reception	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF for each Receptionist FTE position > 1. Can be combined with adjacent PACT						
TLTU1	1	0	FA1: Toilet, General	2	75	150
Comment: Two per PACT Module; accommodates patient assistance and infant changing; Can be combined with adjacent PACT						
WRF01	1	0	FA1: Waiting, Family	1	60	60
Comment: One per PACT Module; design for children's play and activities						
WRC01	1	0	FA1: Waiting, PACT Module	1	360	360
Comment: One per PACT Module. Accommodates 4 standard seats @ 25 NSF, 1 wheelchair accessible seat @ 35 NSF, 1 bariatric seat @ 35 NSF, and circulation; Additional 90 NSF for each Teamlet > 2 in the PACT Module						
CLSC1	1	0	FA1: Workstation, Patient Education	1	30	30
Comment: One per PACT Module						
OFDC2	1	0	FA2: Consult Room	4	125	500
Comment: One per Teamlet, tele-medicine equipped, shared by the following professional services: Social Work, Dietary, Pharmacy, Health Promotion / Disease Prevention, Behavioral Health. These are not personal private office spaces. Increased to 125 sf						
EXPA1	1	0	FA2: Exam Room, Patient Aligned Care Team (PACT)	8	125	1,000
Comment: 2.5 per Teamlet; deduct Women's Health exam rooms below						
EXW01	1	0	FA2: Exam Room, Womens Health	2	125	250
Comment: Minimum one per Module. Provide additional room if the # of PACT Teamlets > 2 and WVCS Model 1 is authorized.						
PEHW1	1	0	FA2: Height/Weight Station	1	40	40
Comment: One per PACT Module; accommodates wheelchair						

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 3 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #2

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
TLTU1	1	0	FA2: Patient Toilet	1	60	60
Comment: One per PACT Module						
TRPR1	1	0	FA2: Procedure Room, General	1	180	180
Comment: One per PACT Module. Accommodates general primary care and women's health procedures; can also be used for bariatric exams.						
CLSC4	1	0	FA2: Shared Medical Appointment Room	1	400	400
Comment: One per PACT Module. For group appointments. Accommodates 12 patients, 4 family members / caregivers, and 4 staff members simultaneously						
SRSE1	1	0	FA2: Storage, Shared Medical Appointments	1	30	30
TLTB1	1	0	FA2: Toilet, General Procedure Room	1	75	75
Comment: Accommodates bariatric patients						
TLTU1	1	0	FA2: Toilet, Women's Health Exam Room	2	60	120
RCA02	1	0	FA3: Alcove, Medication	1	20	20
Comment: One per PACT Module						
RCA01	1	0	FA3: Resuscitation Cart Alcove	1	20	20
SRE01	1	0	FA3: Storage, Medical Equipment	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF if the number of Teamlets > 2 in the PACT Module						
UCCL1	1	0	FA3: Utility Room, Clean	1	60	60
Comment: One per PACT Module. Criteria do not include a soiled utility room.						
OFA02	1	0	FA4: Administrative Office	1	125	125
Comment: Can be combined with adjacent PACT						
CRA01	1	0	FA4: Conference Room	1	180	180
Comment: One per PACT Module if the number of Teamlets > 2. Use the shared medical appointments room if the number of Teamlets is 1 or 2						
OFA03	1	0	FA4: Extended Team Area	5	60	300
Comment: Combine into Team Work Area. Minimum three per PACT Module. Provide an additional one per each Teamlet in the PACT Module > 2						
LR004	1	0	FA4: Locker Area, Clinical Staff Personal Property	1	60	60
Comment: One per PACT Module						
SL001	1	0	FA4: Lounge, Clinical Staff	1	220	220
Comment: Minimum 160 nsf per PACT Module; Additional 60 NSF if the number of Teamlets is > 2						
WRTM1	1	0	FA4: Shared Documentation Area	4	240	960

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 3 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #2

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
Comment: Combine to make Team Work Area. One per Teamlet. Accommodates space for one Teamlet (Provider, RN, LPN, Clerk), to include computer workstations and printers						
WRTM2	1	0	FA4: Tele-Health Room	2	125	250
Comment: One per PACT Module. Provides private workspace for two PACT team members. Increased to two rooms @ 125 sf						
TLTU1	1	0	FA4: Toilet, Clinical Staff	2	60	120
Comment: Two per PACT Module; Can be combined with adjacent PACT						
WKTM1	1	0	FA4: Workroom	1	100	100
Comment: One per PACT Module; includes storage space; Can be combined with adjacent PACT						
WRTM1	1	0	FA5: Training Room/Flex	1	125	125
Comment: One per PACT Module if a PACT Education Program is authorized. Provide an additional 20 NSF per each student FTE position authorized greater than 4.						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>53</b>	<b>Net Area:</b>	<b>6,095</b>	<b>GrossArea:</b>	<b>9,264</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 4 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #3

Functional Area Notes: ----  
 # of Teamlets: 4  
 Approximate Empanelment: 4,800  
  
 Exam Rooms - 8  
 Women's Health Exam Rooms - 2  
 Consult Rooms - 4  
 Tele-Health Rooms - 2  
 Procedure Rooms - 1  
 Group Rooms - 2

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RECP4	1	0	FA1: Kiosk, Patient Check-In	2	30	60
Comment: Two per PACT Module						
RECP1	1	0	FA1: Reception	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF for each Receptionist FTE position > 1. Can be combined with adjacent PACT						
TLTU1	1	0	FA1: Toilet, General	2	75	150
Comment: Two per PACT Module; accommodates patient assistance and infant changing; Can be combined with adjacent PACT						
WRF01	1	0	FA1: Waiting, Family	1	60	60
Comment: One per PACT Module; design for children's play and activities						
WRC01	1	0	FA1: Waiting, PACT Module	1	360	360
Comment: One per PACT Module. Accommodates 4 standard seats @ 25 NSF, 1 wheelchair accessible seat @ 35 NSF, 1 bariatric seat @ 35 NSF, and circulation; Additional 90 NSF for each Teamlet > 2 in the PACT Module						
CLSC1	1	0	FA1: Workstation, Patient Education	1	30	30
Comment: One per PACT Module						
OFDC2	1	0	FA2: Consult Room	4	125	500
Comment: One per Teamlet, tele-medicine equipped, shared by the following professional services: Social Work, Dietary, Pharmacy, Health Promotion / Disease Prevention, Behavioral Health. These are not personal private office spaces. Increased to 125 sf						
EXPA1	1	0	FA2: Exam Room, Patient Aligned Care Team (PACT)	8	125	1,000
Comment: 2.5 per Teamlet; deduct Women's Health exam rooms below						
EXW01	1	0	FA2: Exam Room, Womens Health	2	125	250
Comment: Minimum one per Module. Provide additional room if the # of PACT Teamlets > 2 and WVCS Model 1 is authorized.						
PEHW1	1	0	FA2: Height/Weight Station	1	40	40
Comment: One per PACT Module; accommodates wheelchair						

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 4 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #3

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
TLTU1	1	0	FA2: Patient Toilet	1	60	60
Comment: One per PACT Module						
TRPR1	1	0	FA2: Procedure Room, General	1	180	180
Comment: One per PACT Module. Accommodates general primary care and women's health procedures; can also be used for bariatric exams.						
CLSC4	1	0	FA2: Shared Medical Appointment Room	1	400	400
Comment: One per PACT Module. For group appointments. Accommodates 12 patients, 4 family members / caregivers, and 4 staff members simultaneously						
SRSE1	1	0	FA2: Storage, Shared Medical Appointments	1	30	30
TLTB1	1	0	FA2: Toilet, General Procedure Room	1	75	75
Comment: Accommodates bariatric patients						
TLTU1	1	0	FA2: Toilet, Women's Health Exam Room	2	60	120
RCA02	1	0	FA3: Alcove, Medication	1	20	20
Comment: One per PACT Module						
RCA01	1	0	FA3: Resuscitation Cart Alcove	1	20	20
SRE01	1	0	FA3: Storage, Medical Equipment	1	120	120
Comment: Minimum 60 nsf per PACT Module; Additional 60 NSF if the number of Teamlets > 2 in the PACT Module						
UCCL1	1	0	FA3: Utility Room, Clean	1	60	60
Comment: One per PACT Module. Criteria do not include a soiled utility room.						
OFA02	1	0	FA4: Administrative Office	1	125	125
Comment: Can be combined with adjacent PACT						
CRA01	1	0	FA4: Conference Room	1	180	180
Comment: One per PACT Module if the number of Teamlets > 2. Use the shared medical appointments room if the number of Teamlets is 1 or 2						
OFA03	1	0	FA4: Extended Team Area	5	60	300
Comment: Combine into Team Work Area. Minimum three per PACT Module. Provide an additional one per each Teamlet in the PACT Module > 2						
LR004	1	0	FA4: Locker Area, Clinical Staff Personal Property	1	60	60
Comment: One per PACT Module						
SL001	1	0	FA4: Lounge, Clinical Staff	1	220	220
Comment: Minimum 160 nsf per PACT Module; Additional 60 NSF if the number of Teamlets is > 2						
WRTM1	1	0	FA4: Shared Documentation Area	4	240	960

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 4 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #3

<b>Room Code</b>	<b>Const Phase</b>	<b>Const Type</b>	<b>Room Name</b>	<b>Qty</b>	<b>Unit Area</b>	<b>Net Area</b>
Comment: Combine to make Team Work Area. One per Teamlet. Accommodates space for one Teamlet (Provider, RN, LPN, Clerk), to include computer workstations and printers						
WRTM2	1	0	FA4: Tele-Health Room	2	125	250
Comment: One per PACT Module. Provides private workspace for two PACT team members. Increased to two rooms @ 125 sf						
TLTU1	1	0	FA4: Toilet, Clinical Staff	2	60	120
Comment: Two per PACT Module; Can be combined with adjacent PACT						
WKTM1	1	0	FA4: Workroom	1	100	100
Comment: One per PACT Module; includes storage space; Can be combined with adjacent PACT						
WRTM1	1	0	FA5: Training Room/Flex	1	125	125
Comment: One per PACT Module if a PACT Education Program is authorized. Provide an additional 20 NSF per each student FTE position authorized greater than 4.						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>53</b>	<b>Net Area:</b>	<b>6,095</b>	<b>GrossArea:</b>	<b>9,264</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 5 - AUDIOLOGY AND SPEECH PATHOLOGY

Functional Area Notes: ---

Assumptions:

3 Audiologists and 2 Techs

1 Speech Pathologist with office and group room

Vestibulography and Electrophysiology are included

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
EXEN1	1	0	AUD: Electrophysiology Room	1	120	120
EXOS1	1	0	AUD: Exam/Consult	3	125	375
OPMH1	1	0	AUD: Group Therapy Room	1	240	240
Comment: does not need to be dedicated; can use Group Room or Shared Medical Appointment space if located closely						
TLTU1	1	0	AUD: Patient Toilet	1	60	60
PEHS4	1	0	AUD: Suite, Audiometric Exam	3	260	780
EXVE1	1	0	AUD: Vestibulography Room	1	180	180
SRSE1	1	0	Equipment Area	1	100	100
OPMH1	1	0	Group Therapy Room, Speech Pathology	1	225	225
Comment: does not need to be dedicated; can use Group Room or Shared Medical Appointment space if located closely						
HAFR1	1	0	Hearing Aid Programming/Fitting	1	125	125
RECP1	1	0	Office, Reception / Control Clerk	1	140	140
Comment: Can be combined with adjacent services						
EXOS1	1	0	Office, Therapy Room, Speech Pathologist	1	125	125
WRC01	1	0	Waiting Area	1	200	200
Comment: can be shared with other waiting space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>16</b>	<b>Net Area:</b>	<b>2,670</b>	<b>GrossArea:</b>	<b>4,058</b>



Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 6 - CANTEEN

Functional Area Notes: ---  
 Assumptions:

More than 50,000 projected total annual outpatient visits  
 More than 100 total FTE clinic positions  
 Canteen estimated 1675 sf - VCS Business Model #3 (Option #1)

- Shop
- Retail Space
- Customer Area
- Office/Storage/Food Prep
- Seating Area

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
FSCD1	1	0	Canteen	1	1,675	1,675
Comment: VCS Business Model #3 (Option #1); storage component could be located by dock						
BX001	1	0	Vending Machine Area and Seating	1	360	360
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>2</b>	<b>Net Area:</b>	<b>2,035</b>	<b>GrossArea:</b>	<b>3,093</b>

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 7 - HOME-BASED PRIMARY CARE

Functional Area Notes: ---  
 Assumptions:

2 Team Rooms  
 1 Storage Room

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
SRE01	1	0	Storage Room	1	120	120
SL002	1	0	Team Room, Home-Based Primary Care	2	240	480
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>3</b>	<b>Net Area:</b>	<b>600</b>	<b>GrossArea:</b>	<b>912</b>

Project Name: VA CBOC (THREE PACT)  
Project Description: PROTOTYPE  
Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 8 - CLINIC MANAGEMENT

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA02	1	0	Office, CMO	1	125	125
OFA02	1	0	Office, Nurse Manager	1	125	125
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>2</b>	<b>Net Area:</b>	<b>250</b>	<b>GrossArea:</b>	<b>380</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 9 - DENTISTRY

Functional Area Notes: ---

Assumptions:

- 2 Dentists
- 2 Hygienists
- 4 Techs
- 1 Xray Area
- Off-site Sterilization

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RECP1	1	0	FA #1: Reception	1	120	120
Comment: Can be combined with adjacent services						
WRC01	1	0	FA #1: Waiting Area	1	335	335
Comment: Can be combined with adjacent services						
DNTG2	1	0	FA #2: Operatory, Multi-Functional	6	125	750
Comment: Increased to 125 sf						
TLTU1	1	0	FA #2: Patient Toilet	1	60	60
DNXD1	1	0	FA #2: X-Ray, Panoramic / Cephalometric	1	150	150
MECH1	1	0	FA #3: Dental Equipment Mechanical Room	1	120	120
LCCL1	1	0	FA #3: Linen Room and Clean SPD Cart	1	100	100
LCSL1	1	0	FA #3: Soiled SPD Cart Holding	1	100	100
SRE01	1	0	FA #3: Storage Room	1	100	100
OFC01	1	0	FA #4: Consult Room	1	125	125
WRCH1	1	0	FA #4: Team Collaboration Room, Staff	1	240	240
DNPL1	1	0	FA #5: Dental Prosthetic Laboratory	1	240	240
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>17</b>	<b>Net Area:</b>	<b>2,440</b>	<b>GrossArea:</b>	<b>3,709</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 10 - ENGINEERING

Functional Area Notes: ---

Assumptions:

*In-house biomed repair area required*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
BMER1	1	0	Biomedical Engineering Repair Shop	1	200	200
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>1</b>	<b>Net Area:</b>	<b>200</b>	<b>GrossArea:</b>	<b>304</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 11 - EYE CLINIC

Functional Area Notes: ---

Assumptions:

4 Eye Care Providers

4 Eye Techs

possibly 2 trainees

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
EYOT2	1	0	Exam / Training Room, Low Vision	1	180	180
EYOT2	1	0	Exam / Treatment Room	10	125	1,250
Comment: 2.5 per provider						
EYFD1	1	0	Fitting and Dispensing Room	1	125	125
Comment: Could be a Spectacle Shop						
OFA02	1	0	Office, Blind Rehabilitation (VIST) Counselor	1	125	125
OFD03	1	0	Office, Supervisor	1	125	125
EYVS1	1	0	Photography Room	1	180	180
EYVS1	1	0	Pre-Testing Room	2	125	250
WRTM1	1	0	Team Room	1	360	360
Comment: 4 providers and 2 trainees						
EYVF1	1	0	Visual Fields Room	2	125	250
WRC01	1	0	Waiting Area	1	595	595
Comment: 100 sf minimum plus 55sf for each exam/treatment room greater than one; Shared space						
WRC01	1	0	Waiting Area (Dilation)	1	120	120
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>22</b>	<b>Net Area:</b>	<b>3,560</b>	<b>GrossArea:</b>	<b>5,411</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 12 - LOBBY / COMMON AREAS

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
COMC1	1	0	Communications Room	4	110	440
LAC01	1	0	Employee Wellness	1	100	100
TLTF2	1	0	Female Toilet, Multiple	2	200	400
JANC1	1	0	Janitors Closet	2	40	80
TLTM2	1	0	Male Toilet, Multiple	2	200	400
LOB02	1	0	Vestibule	1	200	200
RECP3	1	0	Volunteer Alcove	1	120	120
WRC01	1	0	Waiting Area	1	400	400
SRLW1	1	0	Wheelchair Storage	1	120	120

**FA Totals: Room Qty: 15 Net Area: 2,260 GrossArea: 3,435**

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 13 - MENTAL HEALTH

Functional Area Notes: ---

Assumptions:

12 Mental Health Providers/Coordinators

3 Group Therapy Rooms

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OPMH3	1	0	Biofeedback / Neuropsych	1	125	125
OPMH1	1	0	Group Therapy Room	3	300	900
OFDC1	1	0	Office, Mental Health Provider/Coordinator	11	125	1,375
OFDC1	1	0	Office, Supervisor	1	125	125
SRS01	1	0	Storage Room	1	30	30
WRTM1	1	0	Team Room, Mental Health	1	480	480
WRC01	1	0	Waiting Area	1	665	665

Comment: 1 @ 665sf ; 60 sf minimum plus 55sf for each exam/treatment room greater than one; Shared space

**FA Totals: Room Qty: 19 Net Area: 3,700 GrossArea: 5,624**

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 14 - PATHOLOGY AND LABORATORY MEDICINE (PLM)

Functional Area Notes: ---

Assumptions:

5 Phlebotomy stations

1 Specimen collection toilet

Chemistry Section

Shipping and Receiving area

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
LBVP1	1	0	Blood Specimen Collection Room	5	80	400
LMCH1	1	0	Clinical Chemistry	1	400	400
LBSS1	1	0	Shipping & Receiving, Minimal	1	100	100
SRS01	1	0	Storage, Bulk	1	200	200
SRR02	1	0	Storage, Refrigerated	1	50	50
Comment: can be combined with Chemistry						
TLTU1	1	0	Toilet, Unisex	1	60	60
TLTU1	1	0	Toilet, Urine Specimen Collection	1	60	60
WRC01	1	0	Waiting Area	1	120	120
Comment: Shared space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>12</b>	<b>Net Area:</b>	<b>1,390</b>	<b>GrossArea:</b>	<b>2,113</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 15 - PHARMACY

Functional Area Notes: ---

Assumptions:

Expanded Pharmacy Service from VA Space Planning Criteria

Windows: 2 Drop-Off; 2 Dispensing

- Filling + Assembly

- Storage

- Consult Room

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA03	1	0	Data Processing Space	1	144	144
PHOD2	1	0	Dispensing	1	150	150
Comment: window for dispensing medication to patients						
PHBS1	1	0	Drug Receiving, Breakdown and Verification Area	1	180	180
PHOD1	1	0	Filling and Assembly	1	60	60
OFA02	1	0	NS: Office, Pharmacist	1	120	120
OFA02	1	0	Office, Consultation Room	1	120	120
PHMP2	1	0	Prepackaging	1	135	135
OFA03	1	0	Prescription Receiving	2	80	160
Comment: window for receiving prescription from patients and consults						
SRR01	1	0	Refrigeration	1	70	70
PHOD2	1	0	Storage, Active	1	150	150
SSS01	1	0	Storage, Controlled Substance / Secured Dispensing	1	150	150
SRHM1	1	0	Storage, Flammable	1	30	30
SRCS1	1	0	Storage, Medical Supplies	1	150	150
TLTU1	1	0	Toilet, Staff	1	60	60
WRC01	1	0	Waiting Area	1	205	205
Comment: can be shared with other waiting space; 1 @ 205sf ; 150 sf minimum plus 55sf for each increment of 100,000 annual visits; Shared space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>16</b>	<b>Net Area:</b>	<b>1,884</b>	<b>GrossArea:</b>	<b>2,864</b>



Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 16 - PHYSICAL MEDICINE AND REHABILITATION (PMR)

*Functional Area Notes: ---  
 Assumptions:*

*2 FTE Physical Therapist  
 More than 2500 clinic stops*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
DR001	1	0	Dressing Room	1	35	35
OFA02	1	0	Office	1	125	125
Comment: for up to 2 PTs						
SRE01	1	0	Storage, Equipment	1	400	400
Comment: can be combined with Prosthetics Storage						
TLTU1	1	0	Toilet, Patient	1	60	60
PTEA1	1	0	Treatment Exercise Area	1	1,000	1,000
Comment: includes a private treatment space						
WRC01	1	0	Waiting Area	1	100	100
Comment: 1 @ 100sf ; 100 sf minimum plus 55sf for each PMR Exam/Treatment room greater than one; Shared space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>6</b>	<b>Net Area:</b>	<b>1,720</b>	<b>GrossArea:</b>	<b>2,614</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 17 - POLICE AND SECURITY

Functional Area Notes: ---

Assumptions:

1 Holding Room

1 Ops Room

Safe for armory

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
XXYYC	1	0	Holding Room	1	60	60
LR001	1	0	Locker Room	1	125	125
XXYYC	1	0	Operations Room	1	120	120
SSS01	1	0	Secure Storage, Safe	1	40	40
Comment: Armory						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>4</b>	<b>Net Area:</b>	<b>345</b>	<b>GrossArea:</b>	<b>524</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 18 - PROSTHETICS AND SENSORY AIDS

Functional Area Notes: ---  
 Assumptions:

Basic Prosthetic and Sensory Aid Service based on the VA Space Planning Criteria

- Storage
- Mailing Room
- Prosthetics Clerk Office

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA02	1	0	Office, Dispensing Prosthetic Clerk	1	125	125
SRCS1	1	0	Pros. Appl. Sto.: Mailing Room	1	80	80
Comment: Can be combined with Storage Room						
SRCS1	1	0	Pros. Appl. Sto.: Storage Room	1	150	150
Comment: Can be combined with Mailing Room						
RECP1	1	0	Reception and Waiting Area	1	60	60
Comment: can be shared with other waiting space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>4</b>	<b>Net Area:</b>	<b>415</b>	<b>GrossArea:</b>	<b>631</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 19 - MULTI-SPECIALTY CARE / ANCILLARY DIAGNOSTIC SERVICES

Functional Area Notes: ---  
 Assumptions:

*This clinic will have a mix of staffed and visiting specialties to include, but not limited to Cardiology, Pulmonary, Urology, Podiatry, and Orthopedics. Dermatology will be provided by Tele-Derm.*

- 6 exam rooms (one outfit for Podiatry)*
- 1 General Procedure Room*
- 1 Tele-Health/Tele-Derm Room*
- 1 Cast Room*
- 1 Exercise Room for Cardiology/Pulmonary Medicine*

*Staff and support space will be allocated as a clinic module to allow for future flexibility*

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RECP4	1	0	FA1: Kiosk, Patient Check-In	2	30	60
Comment: Two per Module						
RECP1	1	0	FA1: Reception	1	120	120
Comment: Minimum 60 nsf per Module; Additional 60 NSF for each Receptionist FTE position > 1. Assume 2 receptionists						
TLTU1	1	0	FA1: Toilet, General	1	75	75
Comment: Two per Module; accommodates patient assistance and infant changing						
WRC01	1	0	FA1: Waiting	1	270	270
Comment: One per Module. Accommodates 4 standard seats @ 25 NSF, 1 wheelchair accessible seat @ 35 NSF, 1 bariatric seat @ 35 NSF, and circulation; Additional 90 NSF for each Teamlet > 2 in the Module; Shared space						
CLSC1	1	0	FA1: Workstation, Patient Education	1	30	30
Comment: One per Module						
OPCR1	1	0	FA2: Cast Room	1	180	180
OFDC2	1	0	FA2: Consult Room	1	125	125
EXPA1	1	0	FA2: Exam Room	5	125	625
Comment: Shared with staffed and visiting specialties						
OPPF5	1	0	FA2: Exercise Room	1	240	240
Comment: For Cardiology and Pulmonary Medicine. Includes stress treadmill.						
PEHW1	1	0	FA2: Height/Weight Station	1	40	40
Comment: One per Module; accommodates wheelchair						
TLTU1	1	0	FA2: Patient Toilet	1	75	75
Comment: One per Module						

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 19 - MULTI-SPECIALTY CARE / ANCILLARY DIAGNOSTIC SERVICES

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
EXP01	1	0	FA2: Podiatry Exam Room	1	125	125
TRPR1	1	0	FA2: Procedure Room	1	180	180
WRM2	1	0	FA2: Tele-Health Room	1	125	125
Comment: Tele-Derm						
TLTB1	1	0	FA2: Toilet, Procedure Room	1	75	75
Comment: Accommodates bariatric patients						
RCA02	1	0	FA3: Alcove, Medication	1	20	20
Comment: One per Module						
SRE01	1	0	FA3: Storage, Medical Equipment	1	120	120
Comment: Minimum 60 nsf per Module; Additional 60 NSF if the number of Teamlets > 2 in the Module						
UCCL1	1	0	FA3: Utility Room, Clean	1	60	60
Comment: One per Module. Criteria do not include a soiled utility room.						
WRM1	1	0	FA4: Team Room	2	240	480
TLTU1	1	0	FA4: Toilet, Clinical Staff	1	60	60
Comment: Two per Module						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>26</b>	<b>Net Area:</b>	<b>3,085</b>	<b>GrossArea:</b>	<b>4,689</b>

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 20 - RADIOLOGY

Functional Area Notes: ---  
 Assumptions:

Radiology Basic Service  
 2 FTE Rad Tech  
 1 Staff Radiologist  
 2 Rad Rooms; One with Fluoro Capability  
 1 Ultrasound Room  
 1 Mammography Room  
 1 Bone Densitometry Room

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
XDBD1	1	0	Diagnostic Bone Densitometer	1	125	125
DR001	1	0	Dressing Room	4	50	200
XDR01	1	0	General Purpose Radiology Room	1	300	300
WRC01	1	0	Main Waiting Area	1	120	120
Comment: can be shared with other waiting space						
XDM01	1	0	Mammography Room	1	180	180
XVC01	1	0	Multi-Purpose/Viewing	1	125	125
Comment: includes tele-radiology						
OFDR1	1	0	Office, Staff Radiologist	1	125	125
TLTU1	1	0	R/F Toilet	1	60	60
Comment: toilet for Radiographic / Fluoroscopic (R/F) Room						
XDRF1	1	0	Radiographic / Fluoroscopic (R/F) Room	1	320	320
OFDR1	1	0	Shared Office, Tech	1	125	125
WRC01	1	0	Sub-Waiting Area	1	120	120
Comment: sub-wait for mammo						
XDUS1	1	0	Ultrasound Room	1	180	180
TLTU1	1	0	Ultrasound Toilet	1	60	60
WRC01	1	0	Waiting Area, Diagnostic Rooms	1	230	230
Comment: 1 @ 230sf ; 120 sf minimum plus 55sf for each diagnostic room greater than two; Shared space						

**FA Totals: Room Qty: 17 Net Area: 2,270 GrossArea: 3,450**

Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**DEPARTMENT:** 1 - OUTPATIENT CLINIC

**FUNCTIONAL AREA:** 21 - BUSINESS SERVICES

Functional Area Notes: ---

Assumptions:

4 Workstations

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
WRM1	1	0	Business Services Office	1	240	240
WRC01	1	0	Waiting Area	1	200	200
Comment: 1 @ 200sf ; 200 sf for MAS: Waiting Area; Shared space						
<b>FA Totals:</b>	<b>Room Qty:</b>	<b>2</b>	<b>Net Area:</b>	<b>440</b>	<b>GrossArea:</b>	<b>669</b>
<b>Dept Totals:</b>	<b>Room Qty:</b>	<b>351</b>	<b>Net Area:</b>	<b>48,544</b>	<b>GrossArea:</b>	<b>73,787</b>
<b>Building Totals:</b>	<b>Room Qty:</b>	<b>351</b>	<b>Net Area:</b>	<b>48,544</b>	<b>Sum of Dept GrossArea:</b>	<b>73,787</b>
					<b>GrossArea:</b>	<b>92,234</b>

Project Name: VA CBOC (THREE PACT)  
Project Description: PROTOTYPE  
Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

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**Department Area Summary (NSF/GSF)**

	Total NSF	Total GSF
<b>001 - OUTPATIENT CLINIC (DNTG Factor: 1.52)</b>	<b>48,544</b>	<b>73,787</b>
<b>SUM OF DEPARTMENTAL TOTALS:</b>	<b>48,544</b>	<b>73,787</b>



Project Name: VA CBOC (THREE PACT)  
 Project Description: PROTOTYPE  
 Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

**Building Area Summary and Net To Gross Factor Breakdown**

Current Building Factor applied to this Project: 1.25

	<u>Circulation</u>	<u>Mechanical</u>	<u>Electrical</u>	<u>Half Areas</u>	<u>Walls &amp; Partitions</u>	<u>Flexibility</u>	<u>Bldg GSF</u>
<b><u>Current:</u></b>	10.00	5.00	5.00	0.00	5.00	0.00	92,234

**Building Net To Gross Ratio and Guidelines**

Building Net To Gross Ratio (Total Building GSF / Total Building NSF): 1.90

The VA-SEPS Default Building Net to Gross factor is **1.35**. The Building Net to Gross factor currently set for this facility is **1.25**. Manually adjust this factor on the 'Building NTG Values' tab at the Project level so that the Total Building NSF to Total Building GSF ratio does not exceed the following:

**MAXIMUM BUILDING NET TO GROSS RATIOS BY FACILITY TYPE**

- VA Outpatient Clinic / Outpatient Clinic Additions: **90% (1.90 x NSF)**
- VA Medical Center: **100% (2.0 x NSF)**
- VA Clinical / Clinical Support Addition (any chapter not indicated below): **90% (1.90 x NSF)**
- VA Nursing Home (106): **70% (1.70 x NSF)**
- VA Domiciliary (312): **60% (1.60 x NSF)**
- VA Mental Health Hospital (110, 202, 260, 261, 272, 300): **85% (1.85 x NSF)**

Project Name: VA CBOC (THREE PACT)

Project Description: PROTOTYPE

Project Location: OFFICE OF CONSTRUCTION & FACILITY MANAGEMENT

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The following parameters were used in creating this report:

No filter parameters were set

Data was sorted to match the Selection Tree

**(END OF REPORT)**

# 3.3.1 CBOC Prototype: Three-PACT Program Space Comparison

Three PACT CBOC									
	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
<b>01 - LOGISTICS</b>									
DOCK1 - Receiving and Shipping Dock	1	130	130	1	130	130	0	0%	
MMGS1 - Storage, Medical and General	1	300	300	1	273	273	-27	-9%	
MMRP1 - Receiving and Issue area	1	100	100	1	100	100	0	0%	
OFA02 - Office, Supervisor, Supply Management Section	1	100	100	1	116	116	16	16%	
SRE01 - Storage, Equipment	1	100	100	1	90	90	-10	-10%	
SRGC1 - Storage, Medical Gas	1	80	80	1	80	80	0	0%	
SRHM1 - Storage, Bio-hazard Waste	1	60	60	1	60	60	0	0%	
<b>02 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #1</b>									
CLSC1 - FA1: Workstation, Patient Education	1	30	30	1	30	30	0	0%	Located in Commons
CLSC4 - FA2: Shared Medical Appointment Room	1	400	400	1	375	375	-25	-6%	
CRA01 - FA4: Conference Room	1	180	180	1	266	266	86	48%	Utilizing the 2 universal room modules - shared w/ PACT Modules
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 1	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 2	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 3	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 4	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 5	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 6	1	125	125	1	128	128	3	2%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 7	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 8	1	125	125	1	125	125	0	0%	
EXW01 - FA2: Exam Room, Womens Health	1	125	125	1	134	134	9	7%	
EXW01 - FA2: Exam Room, Womens Health	1	125	125	1	128	128	3	2%	
LR004 - FA4: Locker Area, Clinical Staff Personal Property	1	60	60	1	124	124	64	107%	Shared between 3 PACT teams - utilizes universal room module
OFA02 - FA4: Administrative Office	1	125	125	1	121	121	-4	-3%	Located behind central reception area - shared.
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	Included in the PACT + Extended Team Work Area. Refer to WRTM1 - FA4: Shared Documentation Area
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFDC2 - FA2: Consult Room 1	1	125	125	1	130	130	5	4%	
OFDC2 - FA2: Consult Room 2	1	125	125	1	125	125	0	0%	
OFDC2 - FA2: Consult Room 3	1	125	125	1	125	125	0	0%	
OFDC2 - FA2: Consult Room 4	1	125	125	1	152	152	27	22%	Increased slightly to accommodate larger groups - extended team members, families, etc.
PEHW1 - FA2: Height/Weight Station	1	40	40	1	97	97	57	143%	larger alcove for privacy and includes added circulation
RCA01 - FA3: Resuscitation Cart Alcove	1	20	20	1	25	25	5	25%	Alcove off PACT + Extended Team Work Area
RCA02 - FA3: Alcove, Medication	1	20	20	1	25	25	5	25%	Alcove off PACT + Extended Team Work Area
RCA02 - FA3 : Equipment Alcove	0	0	0	1	33	33	33	N/A	Alcove off PACT + Extended Team Work Area

**Three PACT CBOC**

	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
RECP1 - FA1: Reception	1	120	120	1	500	500	380	317%	Enlarged per discussions to include 6 reception stations plus 2 private station off the Commons. Shared between the 3 PACT teams.
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in Commons
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in Commons
SL001 - FA4: Lounge, Clinical Staff	1	220	220	1	406	406	186	85%	Shared between 3 PACT teams
SRE01 - FA3: Storage, Medical Equipment	1	120	120	1	125	125	5	4%	Shared between 3 PACT teams - utilizes universal room module
SRSE1 - FA2: Storage, Shared Medical Appointments	1	30	30	1	29	29	-1	-3%	
TLTB1 - FA2: Toilet, General Procedure Room	1	75	75	1	73	73	-2	-3%	
TLTU1 - FA1: Toilet, General	1	75	75	1	80	80	5	7%	Family Toilet
TLTU1 - FA1: Toilet, General	1	75	75	1	80	80	5	7%	Family Toilet
TLTU1 - FA2: Patient Toilet	1	60	60	1	68	68	8	13%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	68	68	8	13%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	0	0	-60	-100%	Deleted - shared between PACT teams
TRPR1 - FA2: Procedure Room, General	1	180	180	1	180	180	0	0%	
UCCL1 - FA3: Utility Room, Clean	1	60	60	1	125	125	65	108%	Shared between 3 PACT teams - utilizes universal room module
WRTM1 - FA4: Workroom	1	100	100	1	122	122	22	22%	Shared between the 3 PACTs - located behind the central reception area
WRC01 - FA1: Waiting, PACT Module	1	360	360	1	360	360	0	0%	Located in Commons
WRF01 - FA1: Waiting, Family	1	60	60	1	60	60	0	0%	Located in Commons
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	Included in the PACT + Extended Team Work Area. Includes space for 4 or 5 OFA03 - FA4: Extended Team Area
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA5: Training Room/Flex	1	125	125	1	130	130	5	4%	Shared
WRTM2 - FA4: Tele-Health Room	1	125	125	1	125	125	0	0%	
WRTM2 - FA4: Tele-Health Room	1	125	125	1	125	125	0	0%	
WRTM2 - FA4: Tele-Retinal Room	1	125	125	1	125	125	0	0%	

Three PACT CBOC									
	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
<b>03 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #2</b>									
CLSC1 - FA1: Workstation, Patient Education	1	30	30	1	30	30	0	0%	Located in Commons
CLSC4 - FA2: Shared Medical Appointment Room	1	400	400	1	403	403	3	1%	
CRA01 - FA4: Conference Room	1	180	180	1	0	0	-180	-100%	Shared - see PACT Modules #1 & #3
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 1	1	125	125	1	128	128	3	2%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 2	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 3	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 4	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 5	1	125	125	1	128	128	3	2%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 6	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 7	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 8	1	125	125	1	125	125	0	0%	
EXW01 - FA2: Exam Room, Womens Health	1	125	125	1	132	132	7	6%	
EXW01 - FA2: Exam Room, Womens Health	1	125	125	1	129	129	4	3%	
LR004 - FA4: Locker Area, Clinical Staff Personal Property	1	60	60	1	0	0	-60	-100%	Shared between 3 PACT teams - see PACT Module #1 & #3
OFA02 - FA4: Administrative Office	1	125	125	1	0	0	-125	-100%	Shared between 3 PACT teams located behind reception
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	Included in the PACT + Extended Team Work Area. Refer to WRTM1 - FA4: Shared Documentation Area
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFDC2 - FA2: Consult Room 1	1	125	125	1	130	130	5	4%	
OFDC2 - FA2: Consult Room 2	1	125	125	1	125	125	0	0%	
OFDC2 - FA2: Consult Room 3	1	125	125	1	125	125	0	0%	
OFDC2 - FA2: Consult Room 4	1	125	125	1	125	125	0	0%	
PEHW1 - FA2: Height/Weight Station	1	40	40	1	97	97	57	143%	larger alcove for privacy and includes added circulation
RCA01 - FA3: Resuscitation Cart Alcove	1	20	20	1	25	25	5	25%	
RCA02 - FA3: Alcove, Medication	1	20	20	1	25	25	5	25%	
RCA02 - FA3 : Equipment Alcove	0	0	0	1	33	33	33	N/A	Alcove off PACT + Extended Team Work Area

**Three PACT CBOC**

	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
RECP1 - FA1: Reception	1	120	120	1	0	0	-120	-100%	Shared between the 3 PACT modules - central reception
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in Commons
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in Commons
SL001 - FA4: Lounge, Clinical Staff	1	220	220	0	0	0	-220	-100%	Shared between 3 PACT teams -refer to PACT Module #1
SRE01 - FA3: Storage, Medical Equipment	1	120	120	1	0	0	-120	-100%	Shared between 3 PACT teams - see PACT Module #1 & #3
SRSE1 - FA2: Storage, Shared Medical Appointments	1	30	30	1	34	34	4	13%	
TLTB1 - FA2: Toilet, General Procedure Room	1	75	75	1	72	72	-3	-4%	
TLTU1 - FA1: Toilet, General	1	75	75	1	70	70	-5	-7%	
TLTU1 - FA1: Toilet, General	1	75	75	1	70	70	-5	-7%	
TLTU1 - FA2: Patient Toilet	1	60	60	1	68	68	8	13%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	60	60	0	0%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	68	68	8	13%	Width to maintain required fixture clearances and clinical module depth
TRPR1 - FA2: Procedure Room, General	1	180	180	1	180	180	0	0%	
UCCL1 - FA3: Utility Room, Clean	1	60	60	1	0	0	-60	-100%	Shared between 3 PACT teams - see PACT Module #1 & #3
WKTM1 - FA4: Workroom	1	100	100	1	0	0	-100	-100%	Shared between the 3 PACT modules behind central reception - refer to PACT Module #1
WRC01 - FA1: Waiting, PACT Module	1	360	360	1	360	360	0	0%	Located in Commons
WRF01 - FA1: Waiting, Family	1	60	60	1	60	60	0	0%	Located in Commons
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	Included in the PACT + Extended Team Work Area. Includes space for 4 or 5 OFA03 - FA4: Extended Team Area
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA5: Training Room/Flex	1	125	125	1	0	0	-125	-100%	Shared with PACT Module #1 & #3
WRTM2 - FA4: Tele-Health Room	1	125	125	1	125	125	0	0%	
WRTM2 - FA4: Tele-Health Room	1	125	125	1	125	125	0	0%	

Three PACT CBOC									
	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
<b>04 - PATIENT ALIGNED CARE TEAM (PACT) MODULE #3</b>									
CLSC1 - FA1: Workstation, Patient Education	1	30	30	1	30	30	0	0%	Located in Commons
CLSC4 - FA2: Shared Medical Appointment Room	1	400	400	1	307	307	-93	-23%	
CRA01 - FA4: Conference Room	1	180	180	1	265	265	85	47%	Utilizing the 2 universal room modules - shared w/ PACT Modules
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 1	1	125	125	1	128	128	3	2%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 2	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 3	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 4	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 5	1	125	125	1	128	128	3	2%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 6	1	125	125	1	129	129	4	3%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 7	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room, Patient Aligned Care Team (PACT) 8	1	125	125	1	129	129	4	3%	
EXW01 - FA2: Exam Room, Womens Health	1	125	125	1	132	132	7	6%	
EXW01 - FA2: Exam Room, Womens Health	1	125	125	1	129	129	4	3%	
LR004 - FA4: Locker Area, Clinical Staff Personal Property	1	60	60	1	123	123	63	105%	Shared between 3 PACT teams - utilizes universal room module
OFA02 - FA4: Administrative Office	1	125	125	1	0	0	-125	-100%	Shared between 3 PACT teams located behind reception
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	
OFA03 - FA4: Extended Team Area	1	60	60	1	0	0	-60	-100%	Included in the PACT + Extended Team Work Area. Refer to WRTM1 - FA4: Shared Documentation Area
OFDC2 - FA2: Consult Room 1	1	125	125	1	130	130	5	4%	
OFDC2 - FA2: Consult Room 2	1	125	125	1	125	125	0	0%	
OFDC2 - FA2: Consult Room 3	1	125	125	1	129	129	4	3%	
OFDC2 - FA2: Consult Room 4	1	125	125	1	155	155	30	24%	Increased slightly to accommodate larger groups - extended team members, families, etc.
PEHW1 - FA2: Height/Weight Station	1	40	40	1	97	97	57	143%	larger alcove for privacy and includes added circulation
RCA01 - FA3: Resuscitation Cart Alcove	1	20	20	1	25	25	5	25%	
RCA02 - FA3: Alcove, Medication	1	20	20	1	25	25	5	25%	
RCA02 - FA3 : Equipment Alcove	0	0	0	1	33	33	33	N/A	Alcove off PACT + Extended Team Work Area

**Three PACT CBOC**

	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
RECP1 - FA1: Reception	1	120	120	1	0	0	-120	-100%	Shared between the 3 PACT modules - central reception
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in Commons
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in Commons
SL001 - FA4: Lounge, Clinical Staff	1	220	220	1	0	0	-220	-100%	Shared between 3 PACT teams - refer to PACT Module #1
SRE01 - FA3: Storage, Medical Equipment	1	120	120	1	125	125	5	4%	Shared between 3 PACT teams - utilizes universal room module
SRSE1 - FA2: Storage, Shared Medical Appointments	1	30	30	1	29	29	-1	-3%	
TLTB1 - FA2: Toilet, General Procedure Room	1	75	75	1	72	72	-3	-4%	
TLTU1 - FA1: Toilet, General	1	75	75	1	0	0	-75	-100%	Deleted - staff toilets shared between PACT Modules.
TLTU1 - FA1: Toilet, General	1	75	75	1	0	0	-75	-100%	Deleted - staff toilets shared between PACT Modules.
TLTU1 - FA2: Patient Toilet	1	60	60	1	65	65	5	8%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	
TLTU1 - FA2: Toilet, Women's Health Exam Room	1	60	60	1	57	57	-3	-5%	
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	68	68	8	13%	Width to maintain required fixture clearances and clinical module depth
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	67	67	7	12%	Width to maintain required fixture clearances and clinical module depth
TRPR1 - FA2: Procedure Room, General	1	180	180	1	180	180	0	0%	
UCCL1 - FA3: Utility Room, Clean	1	60	60	1	125	125	65	108%	Shared between 3 PACT teams - utilizes universal room module
WKTM1 - FA4: Workroom	1	100	100	1	0	0	-100	-100%	Shared between the 3 PACT modules behind central reception - refer to PACT Module #1
WRC01 - FA1: Waiting, PACT Module	1	360	360	1	360	360	0	0%	Located in Commons
WRF01 - FA1: Waiting, Family	1	60	60	1	60	60	0	0%	Located in Commons
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	Included in the PACT + Extended Team Work Area. Includes space for 4 or 5 OFA03 - FA4: Extended Team Area
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA4: Shared Documentation Area	1	240	240	1	260	260	20	8%	
WRTM1 - FA5: Training Room/Flex	1	125	125	1	130	130	5	4%	Shared
WRTM2 - FA4: Tele-Health Room	1	125	125	1	129	129	4	3%	
WRTM2 - FA4: Tele-Health Room	1	125	125	1	125	125	0	0%	



Three PACT CBOC									
	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
<b>05 - AUDIOLOGY AND SPEECH PATHOLOGY</b>									
EXEN1 - AUD: Electrophysiology Room	1	120	120	1	125	125	5	4%	
EXOS1 - AUD: Exam/Consult	1	125	125	1	125	125	0	0%	
EXOS1 - AUD: Exam/Consult	1	125	125	1	125	125	0	0%	
EXOS1 - AUD: Exam/Consult	1	125	125	1	125	125	0	0%	
EXOS1 - Office, Therapy Room, Speech Pathologist	1	125	125	1	129	129	4	3%	Section Chief
EXVE1 - AUD: Vestibulography Room	1	180	180	1	209	209	29	16%	
HAFR1 - Hearing Aid Programming/Fitting	1	125	125	1	125	125	0	0%	
OPMH1 - AUD: Group Therapy Room	1	240	240	1	300	300	60	25%	Shared
SRSO1 - Storage Room	0	0	0	1	58	58	58	N/A	Located off Group Room
OPMH1 - Group Therapy Room, Speech Pathology	1	225	225	1	0	0	-225	-100%	Delete - shared spaces available.
PEHS4 - AUD: Suite, Audiometric Exam	1	260	260	1	247	247	-13	-5%	
PEHS4 - AUD: Suite, Audiometric Exam	1	260	260	1	247	247	-13	-5%	
PEHS4 - AUD: Suite, Audiometric Exam	1	260	260	1	242	242	-18	-7%	
RECP1 - Office, Reception / Control Clerk	1	140	140	1	0	0	-140	-100%	Shared Reception see Ancillary Diagnostic Services
SRSE1 - Equipment Area	1	100	100	1	125	125	25	25%	Utilizes universal room module
TLTU1 - AUD: Patient Toilet	1	60	60	1	67	67	7	12%	
WRCO1 - Waiting Area	1	200	200	1	200	200	0	0%	Located in Commons
<b>06 - CANTEEN</b>									
BX001 - Vending Machine Area and Seating	1	360	360	1	360	360	0	0%	Located in Commons
FSCD1 - Canteen	1	1,500	1,500	1	1,500	1,500	0	0%	Located in Commons
FSCD1 - Canteen	1	175	175	1	172	172	-3	-2%	
<b>07 - HOME-BASED PRIMARY CARE</b>									
SL002 - Team Room, Home-Based Primary Care	1	240	240	1	208	208	-32	-13%	includes equipment alcove
SL002 - Team Room, Home-Based Primary Care	1	240	240	1	208	208	-32	-13%	includes equipment alcove
SRE01 - Storage Room	1	120	120	1	121	121	1	1%	
<b>08 - CLINIC MANAGEMENT</b>									
OFA02 - Office, CMO	1	125	125	1	124	124	-1	-1%	
OFA02 - Office, Nurse Manager	1	125	125	1	125	125	0	0%	

**Three PACT CBOC**

	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
<b>09 - DENTISTRY</b>									
DNPL1 - FA #5: Dental Prosthetic Laboratory	1	240	240	1	230	230	-10	-4%	
DNTG2 - FA #2: Operator, Multi-Functional	1	125	125	1	129	129	4	3%	
DNTG2 - FA #2: Operator, Multi-Functional	1	125	125	1	125	125	0	0%	
DNTG2 - FA #2: Operator, Multi-Functional	1	125	125	1	125	125	0	0%	
DNTG2 - FA #2: Operator, Multi-Functional	1	125	125	1	128	128	3	2%	
DNTG2 - FA #2: Operator, Multi-Functional	1	125	125	1	129	129	4	3%	
DNTG2 - FA #2: Operator, Multi-Functional	1	125	125	1	133	133	8	6%	
DNTG2 - FA #2: Operator, Multi-Functional Cephalometric	1	150	150	1	150	150	0	0%	
LCCL1 - FA #3: Linen Room and Clean SPD Cart	1	100	100	1	129	129	29	29%	Utilizing universal room module
LCSL1 - FA #3: Soiled SPD Cart Holding	1	100	100	1	109	109	9	9%	
MECH1 - FA #3: Dental Equipment Mechanical Room	1	120	120	1	125	125	5	4%	Utilizing universal room module
OFC01 - FA #4: Consult Room	1	125	125	1	130	130	5	4%	
RECP1 - FA #1: Reception	1	120	120	1	0	0	-120	-100%	Shared Reception see Ancillary Diagnostic Services
SRE01 - FA #3: Storage Room	1	100	100	1	96	96	-4	-4%	
TLTU1 - FA #2: Patient Toilet	1	60	60	1	69	69	9	15%	
WRC01 - FA #1: Waiting Area	1	335	335	1	335	335	0	0%	Located in Commons
WRCH1 - FA #4: Team Collaboration Room, Staff	1	240	240	1	261	261	21	9%	Utilizing the 2 universal room modules
<b>10 - ENGINEERING</b>									
BMER1 - Biomedical Engineering Repair Shop	1	200	200	1	195	195	-5	-3%	

Three PACT CBOC									
	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
<b>11 - EYE CLINIC</b>									
EYFD1 - Fitting and Dispensing Room	1	125	125	1	130	130	5	4%	
EYOT2 - Exam / Training Room, Low Vision	1	180	180	1	209	209	29	16%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYOT2 - Exam / Treatment Room	1	125	125	1	125	125	0	0%	
EYVF1 - Visual Fields Room	1	125	125	1	125	125	0	0%	
EYVF1 - Visual Fields Room	1	125	125	1	125	125	0	0%	
EYVS1 - Photography Room	1	180	180	1	203	203	23	13%	
EYVS1 - Pre-Testing Room	1	125	125	1	130	130	5	4%	
EYVS1 - Pre-Testing Room	1	125	125	1	130	130	5	4%	
OFA02 - Office, Blind Rehabilitation (VIST) Counselor	1	125	125	1	125	125	0	0%	
OFD03 - Office, Supervisor	1	125	125	1	129	129	4	3%	
WRC01 - Waiting Area	1	595	595	1	595	595	0	0%	
WRC01 - Waiting Area (Dilation)	1	120	120	1	139	139	19	16%	
WRTM1 - Team Room	1	360	360	1	0	0	-360	-100%	Utilizes Ancillary Diagnostic Team Work Area
<b>12 - LOBBY / COMMON AREAS</b>									
COMC1 - Communications Room	1	110	110	1	125	125	15	14%	
COMC1 - Communications Room	1	110	110	1	125	125	15	14%	
COMC1 - Communications Room	1	110	110	1	125	125	15	14%	
COMC1 - Communications Room	1	110	110	1	122	122	12	11%	
JANC1 - Janitors Closet	1	40	40	1	73	73	33	83%	
JANC1 - Janitors Closet	1	40	40	1	75	75	35	88%	
LAC01 - Employee Wellness	1	100	100	1	129	129	29	29%	Utilizing universal room module
LOB02 - Vestibule	1	200	200	1	187	187	-13	-7%	
RECP3 - Volunteer Alcove	1	120	120	1	120	120	0	0%	Located in Commons
SRLW1 - Wheelchair Storage	1	120	120	1	52	52	-68	-57%	Reduced - utilizing stacking wheelchairs
TLTF2 - Female Toilet, Multiple	1	200	200	1	245	245	45	23%	
TLTF2 - Female Toilet, Multiple	1	200	200	1	258	258	58	29%	
TLTM2 - Male Toilet, Multiple	1	200	200	1	221	221	21	11%	
TLTM2 - Male Toilet, Multiple	1	200	200	1	258	258	58	29%	
WRC01 - Waiting Area	1	400	400	1	400	400	0	0%	Located in Commons

Three PACT CBOC									
	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
<b>13 - MENTAL HEALTH</b>									
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	130	130	5	4%	
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	125	125	0	0%	
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	125	125	0	0%	
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	125	125	0	0%	
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	125	125	0	0%	
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	125	125	0	0%	
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	125	125	0	0%	
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	125	125	0	0%	
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	125	125	0	0%	
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	125	125	0	0%	
OFDC1 - Office, Mental Health Provider/Coordinator	1	125	125	1	125	125	0	0%	
OFDC1 - Office, Supervisor	1	125	125	1	125	125	0	0%	
OPMH1 - Group Therapy Room	1	300	300	1	303	303	3	1%	Shared
OPMH1 - Group Therapy Room	1	300	300	1	303	303	3	1%	Shared
OPMH1 - Group Therapy Room	1	300	300	1	0	0	-300	-100%	Delete - shared spaces available.
SRS01 - Storage Room	0	0	0	1	37	37	37	N/A	Located off Group Room
OPMH3 - Biofeedback / Neuropsych	1	125	125	1	130	130	5	4%	
SRS01 - Storage Room	1	30	30	1	19	19	-11	-37%	Locaed off Group Room - additional storage provided with second Group Room
WRC01 - Waiting Area	1	665	665	1	665	665	0	0%	Located in Commons
WRTM1 - Team Room, Mental Health	1	480	480	1	504	504	24	5%	
<b>14 - PATHOLOGY AND LABORATORY MEDICINE (PLM)</b>									
LBSS1 - Shipping & Receiving, Minimal	1	100	100	1	93	93	-7	-7%	
LBVP1 - Blood Specimen Collection Room	1	80	80	1	79	79	-1	-1%	
LBVP1 - Blood Specimen Collection Room	1	80	80	1	78	78	-2	-3%	
LBVP1 - Blood Specimen Collection Room	1	80	80	1	79	79	-1	-1%	
LBVP1 - Blood Specimen Collection Room	1	80	80	1	79	79	-1	-1%	
LBVP1 - Blood Specimen Collection Room	1	80	80	1	118	118	38	48%	Bariatric
LMCH1 - Clinical Chemistry	1	400	400	1	427	427	27	7%	Lab functional area reduce during design.
SRRO2 - Storage, Refrigerated	1	50	50	1	30	30	-20	-40%	Included in General Lab Storage
SRS01 - Storage, Bulk	1	200	200	1	158	158	-42	-21%	
TLTU1 - Toilet, Unisex	1	60	60	1	69	69	9	15%	Pass-thru optional
TLTU1 - Toilet, Urine Specimen Collection	1	60	60	1	64	64	4	7%	Sink located outside room
WRC01 - Waiting Area	1	120	120	1	120	120	0	0%	Located in Commons
UCCL1 - FA3: Utility Room, Clean	0	0	0	1	99	99	99	N/A	Added to lab component

Three PACT CBOC									
	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
<b>15 - PHARMACY</b>									
OFA02 - NS: Office, Pharmacist	1	120	120	1	129	129	9	8%	
OFA02 - Office, Consultation Room	1	120	120	1	148	148	28	23%	
OFA03 - Data Processing Space	1	144	144	1	150	150	6	4%	
OFA03 - Prescription Receiving	1	80	80	1	142	142	62	78%	
OFA03 - Prescription Receiving	1	80	80	1	141	141	61	76%	
PHBS1 - Drug Receiving, Breakdown and Verification Area	1	180	180	1	190	190	10	6%	
PHMP2 - Prepackaging	1	135	135	1	145	145	10	7%	
PHOD1 - Filling and Assembly	1	60	60	1	65	65	5	8%	
PHOD2 - Dispensing	1	150	150	1	160	160	10	7%	
PHOD2 - Storage, Active	1	150	150	1	160	160	10	7%	
SRCS1 - Storage, Medical Supplies	1	150	150	1	160	160	10	7%	
SRHM1 - Storage, Flammable	1	30	30	1	30	30	0	0%	
SRR01 - Refrigeration	1	70	70	1	75	75	5	7%	
SSS01 - Storage, Controlled Substance / Secured Dispensing	1	150	150	1	165	165	15	10%	
TLTU1 - Toilet, Staff	1	60	60	1	64	64	4	7%	
WRC01 - Waiting Area	1	205	205	1	205	205	0	0%	Located in Commons
<b>16 - PHYSICAL MEDICINE AND REHABILITATION (PMR)</b>									
DR001 - Dressing Room	1	35	35	1	64	64	29	83%	Enlarged to accommodate accessibility requirements.
OFA02 - Office	1	125	125	1	130	130	5	4%	
PTEA1 - Treatment Exercise Area	1	1,000	1,000	1	914	914	-86	-9%	
SRE01 - Storage, Equipment	1	400	400	1	314	314	-86	-22%	155 + 159 SF PMR Storage located in Prosth Storage
TLTU1 - Toilet, Patient	1	60	60	1	63	63	3	5%	
WRC01 - Waiting Area	1	100	100	1	100	100	0	0%	Located in Commons
<b>17 - POLICE AND SECURITY</b>									
LR001 - Locker Room	1	125	125	1	126	126	1	1%	
SSS01 - Secure Storage, Safe	1	40	40	1	51	51	11	28%	
XXYYC - Holding Room	1	60	60	1	69	69	9	15%	
XXYYC - Operations Room	1	120	120	1	104	104	-16	-13%	Reduced to work with vestibule component depth
<b>18 - PROSTHETICS AND SENSORY AIDS</b>									
OFA02 - Office, Dispensing Prosthetic Clerk	1	125	125	1	124	124	-1	-1%	
RECP1 - Reception and Waiting Area	1	60	60	1	60	60	0	0%	Waiting area included in Commons
SRCS1 - Pros. Appl. Sto.: Mailing Room	1	80	80	1	80	80	0	0%	
SRCS1 - Pros. Appl. Sto.: Storage Room	1	150	150	1	140	140	-10	-7%	

Three PACT CBOC

	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
<b>19 - MULTI-SPECIALTY CARE / ANCILLARY DIAGNOSTIC SERVICES</b>									
CRA01 - FA4: Conference Room	0	0	0	1	267	267	267	N/A	
CLSC1 - FA1: Workstation, Patient Education	1	30	30	1	30	30	0	0%	Located in Commons
EXP01 - FA2: Podiatry Exam Room	1	125	125	1	125	125	0	0%	Plan says P 120 SF
EXPA1 - FA2: Exam Room	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room	1	125	125	1	130	130	5	4%	
EXPA1 - FA2: Exam Room	1	125	125	1	125	125	0	0%	
EXPA1 - FA2: Exam Room	1	125	125	1	125	125	0	0%	
OFDC2 - FA2: Consult Room	1	125	125	1	126	126	1	1%	
OPCR1 - FA2: Cast Room	1	180	180	1	204	204	24	13%	
OPPF5 - FA2: Exercise Room	1	240	240	1	254	254	14	6%	
PEHW1 - FA2: Height/Weight Station	1	40	40	1	131	131	91	228%	Utilizes universal room - allows for privacy and accessibility.
RCOA2 - FA3: Alcove, Medication	1	20	20	1	31	31	11	55%	
RECP1 - FA1: Reception	1	120	120	1	467	467	347	289%	Enlarged per discussions to include 6 reception stations plus 2 private station off the Commons. Shared between all Ancillary Diagnostic Services
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in Commons
RECP4 - FA1: Kiosk, Patient Check-In	1	30	30	1	30	30	0	0%	Located in Commons
SRE01 - FA3: Storage, Medical Equipment	1	120	120	1	125	125	5	4%	
TLTB1 - FA2: Toilet, Procedure Room	1	75	75	1	65	65	-10	-13%	
TLTU1 - FA1: Toilet, General	1	75	75	1	77	77	2	3%	
TLTU1 - FA2: Patient Toilet	1	75	75	1	62	62	-13	-17%	
TLTU1 - FA4: Toilet, Clinical Staff	1	60	60	1	67	67	7	12%	
TRPR1 - FA2: Procedure Room	1	180	180	1	174	174	-6	-3%	
UCCL1 - FA3: Utility Room, Clean	1	60	60	1	125	125	65	108%	Utilizes universal room module - shared
WRC01 - FA1: Waiting	1	270	270	1	270	270	0	0%	Located in Commons
WRTM1 - FA4: Team Room	1	240	240	1	253	253	13	5%	
WRTM1 - FA4: Team Room	1	240	240	1	254	254	14	6%	
WRTM2 - FA2: Tele-Health Room	1	125	125	1	125	125	0	0%	
WKTM1 - FA4: Workroom	0	0	0	1	122	122	122	N/A	Added to serve the Ancillary Diagnostic Services - located behind the reception area - shared.
OFA02 - FA4: Administrative Office	0	0	0	1	121	121	121	NA	Added to serve the Ancillary Diagnostic Services - located behind the reception area - shared.
SL001 - FA4: Lounge, Clinical Staff	0	0	0	1	254	254	254	N/A	Added to serve the Ancillary Diagnostic Services - located next to staff lounge. Utilizes two universal room module - shared.
LR004 - FA4: Locker Area, Clinical Staff Personal Property	0	0	0	1	123	123	123	N/A	Added to serve the Ancillary Diagnostic Services - located next to staff lounge. Utilizes universal room module - shared.

Three PACT CBOC									
	Programmed			Actual			Difference	%	Notes
	Qty	Area	Total	Qty	Area	Total			
<b>20 - RADIOLOGY</b>									
DR001 - Dressing Room	1	50	50	1	59	59	9	18%	
DR001 - Dressing Room	1	50	50	1	59	59	9	18%	
DR001 - Dressing Room	1	50	50	1	48	48	-2	-4%	
DR001 - Dressing Room	1	50	50	1	70	70	20	40%	
OFDR1 - Office, Staff Radiologist	1	125	125	1	125	125	0	0%	
OFDR1 - Shared Office, Tech	1	125	125	1	122	122	-3	-2%	
TLTU1 - R/F Toilet	1	60	60	1	62	62	2	3%	
TLTU1 - Ultrasound Toilet	1	60	60	1	59	59	-1	-2%	
WRC01 - Main Waiting Area	1	120	120	1	120	120	0	0%	Located in Commons
WRC01 - Sub-Waiting Area	1	120	120	1	121	121	1	1%	
WRC01 - Waiting Area, Diagnostic Rooms	1	230	230	1	230	230	0	0%	Located in Commons
XDBD1 - Diagnostic Bone Densitometer	1	125	125	1	125	125	0	0%	
XDM01 - Mammography Room	1	180	180	1	180	180	0	0%	
XDR01 - General Purpose Radiology Room	1	300	300	1	384	384	84	28%	Sized to ensure equipment clearances
XDRF1 - Radiographic / Fluoroscopic (R/F) Room	1	320	320	1	384	384	64	20%	Sized to ensure equipment clearances
XDUS1 - Ultrasound Room	1	180	180	1	182	182	2	1%	
XVC01 - Multi-Purpose/Viewing	1	125	125	1	125	125	0	0%	
<b>21 - BUSINESS SERVICES</b>									
WRC01 - Waiting Area	1	200	200	1	200	200	0	0%	Located in Commons
WRM1 - Business Services Office	1	240	240	1	229	229	-11	-5%	
<b>Totals</b>			<b>48,544</b>			<b>48,655</b>	<b>111</b>	<b>0%</b>	
<b>Additional Flex Rooms not in PFD</b>									
Flex Office 1	0	125	0	1	125	125	125	N/A	
Flex Office 2	0	125	0	1	125	125	125	N/A	
Flex Office 3	0	125	0	1	124	124	124	N/A	
Flex Office 4	0	125	0	1	126	126	126	N/A	
Flex Office 5	0	125	0	1	126	126	126	N/A	
Flex Office 6	0	125	0	1	120	120	120	N/A	
Flex Office 7	0	125	0	1	120	120	120	N/A	
Flex Office 8	0	125	0	1	124	124	124	N/A	
Flex Office 9	0	125	0	1	124	124	124	N/A	
Flex Office 10	0	125	0	1	125	125	125	N/A	
Flex Office 11	0	125	0	1	129	129	129	N/A	
Flex Office 12	0	125	0	1	129	129	129	N/A	
Flex Office 13	0	125	0	1	133	133	133	N/A	
Flex Office 14	0	125	0	1	126	126	126	N/A	
Flex Office 15	0	125	0	1	126	126	126	N/A	
Flex Office 16	0	125	0	1	121	121	121	N/A	
Flex Office 17	0	125	0	1	121	121	121	N/A	
Flex Office 18	0	125	0	1	130	130	130	N/A	
Flex Office 19	0	125	0	1	124	124	124	N/A	
Flex Exam Room	0	125	0	1	125	125	125	N/A	Extra Exam Room in PACT Module area
<b>Totals</b>		<b>2,500</b>	<b>0</b>			<b>2,503</b>	<b>2,503</b>	<b>N/A</b>	
<b>Total Programed NSF with Additional Flex Rooms</b>									
<b>Totals</b>			<b>51,044</b>			<b>51,158</b>	<b>196</b>	<b>0%</b>	

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