

7.0 VA Test and Fit Programs for Design

The VA Office of Construction and Facilities Management (CFM) selected three Programs for Design (PFDs) for use in this study. The PFDs were developed by different VISNs and document space requirements for proposed facility solutions. The purpose of the test and fit portion of this study is to validate whether the prototype designs work with little to no modifications, except in unique circumstances.

In all cases, each PFD selected had unique elements to their program that required additional reworking.

The PFDs are used to test and fit the One-PACT, Two-PACT, and Three-PACT CBOC Prototypes.

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7.1 VA Test-fit: One-PACT CBOC – Program for Design: Maui, Hawaii

The One-PACT CBOC PFD sample was provided by the VA Pacific Islands Healthcare System, reflecting the requirements for a replacement VA Maui CBOC in VISN 21.

The PACT portion of the PFD incorporated the draft July 2013 VA Space Planning Criteria for PACT Primary Care (chapter 262-A).

The VA Maui CBOC scope of services differs from the Small CBOC Prototype in the following ways:

- Reflects Three-PACT teams, not four.
- Includes a more robust mental health clinic, due to its remote location.
- Includes home based primary care (HBPC), a specialty clinic, additional tele-health rooms, and volunteer services, also due to its remote location.
- Excludes canteen (vending) space.

The test and fits contain changes to the provided PFDs based on group discussion during the charrettes and a deeper inspection of the PFDs by the VISN representatives. A PFD mark-up will be provided to the VISN representatives (separate from this deliverable) to assist them in making any changes they desire before the final submittal is complete.

The VA Maui CBOC PFD is included on the following pages.

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One-PACT Community Based Outpatient Clinic

Maui Test and Fit Layout

LEGEND - FUNCTION

- TEAM WORK AREA
- OFFICES
- STAFF SUPPORT
- CLASSROOM/CONFERENCE
- RECEPTION/WAITING/PUBLIC SPACE
- EXAM/CONSULT ROOMS
- TREATMENT/PROCEDURE ROOMS
- CLINIC SUPPORT
- MECH, ELEC, PLUMB, COMM
- CIRCULATION

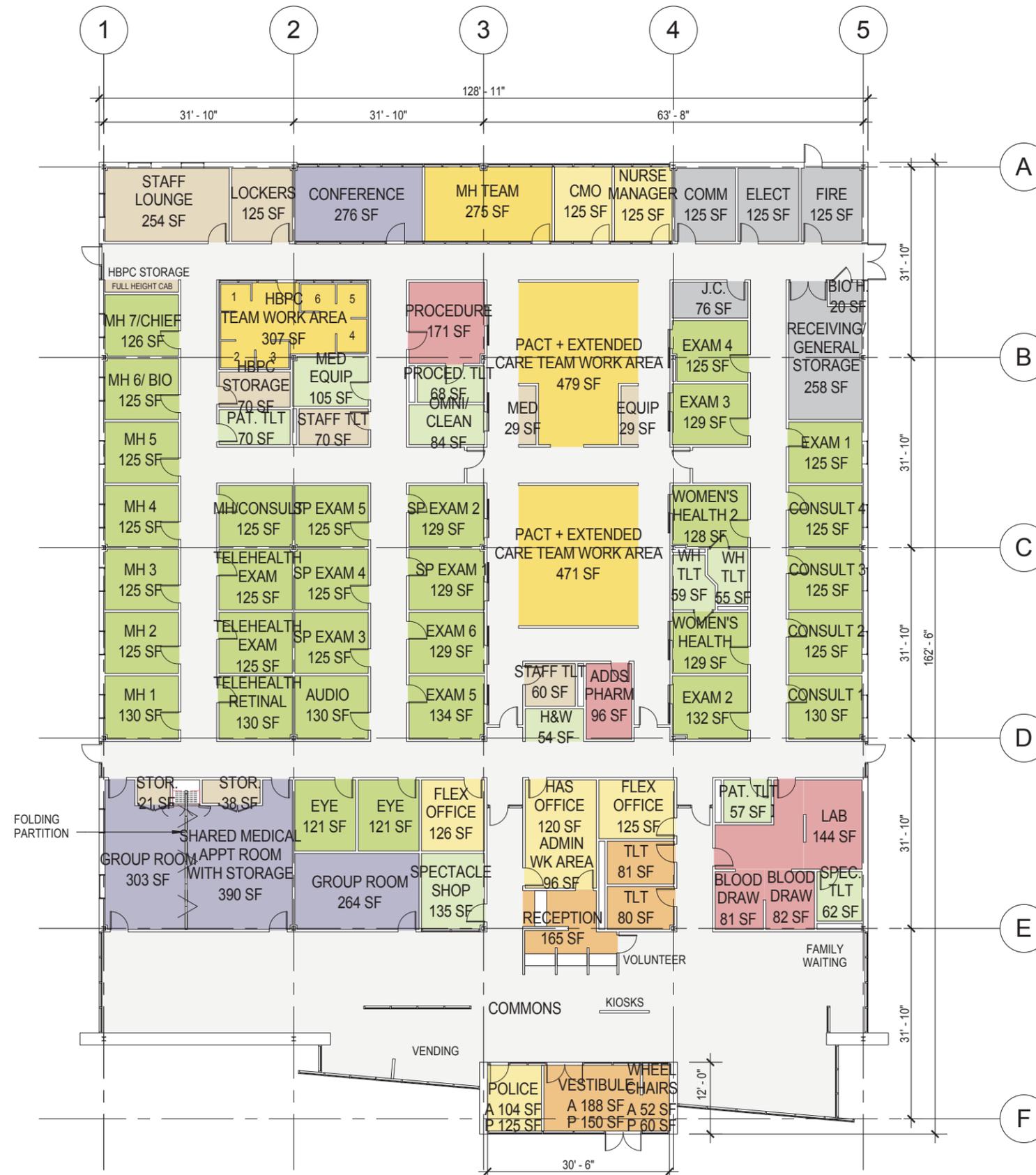


Figure 7.1
One-PACT CBOC
Maui Test and Fit Layout



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PROGRAM FOR DESIGN

(Publish date for this Project's Criteria: 2/4/2013 9:13:29 AM)

(Criteria Version: FY 2013 - Qtr 2 (01-17-2013) - A)

Project Name: MAUI COMMUNITY BASED OUTPATIENT CLINIC

Project Description: ONE PACT MODULE WITH THREE PRIMARY CARE TEAMLETS AND ONE SPECIALTY CARE TEAMLET

Project Location: MAUI, HAWAII

Project ID:

Projected Year: 2014 Midpoint Year: 2014 VISN: 21
Installation: VA PACIFIC ISLAND HEALTH CARE SYSTEM
Station ID & Name: 459 - HONOLULU

State: HI

Project originated by: Chris Phillips on 1/9/2014 5:43:39 PM
9442 Capital of Texas Highway North, Arboretum Plaza I, Suite 325
Austin, TX 78759

chris.phillips@theinnovagroup.com

Space Plan last updated by: Chris Phillips on 4/8/2014 1:24:28 PM

Contents List originated by: Chris Phillips on 1/9/2014 6:00:12 PM
9442 Capital of Texas Highway North, Arboretum Plaza I, Suite 325
Austin, TX 78759

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Contents List last updated by: Chris Phillips on 4/8/2014 1:23:20 PM

Project Name: MAUI COMMUNITY BASED OUTPATIENT CLINIC

Project Description: ONE PACT MODULE WITH THREE PRIMARY CARE TEAMLETS AND ONE SPECIALTY CARE TEAMLET

Project Location: MAUI, HAWAII

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 1 - RECEPTION AREAS

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RECP4	1	0	Kiosk, Patient Check-In	2	30	60
LOB01	1	0	Lobby	1	200	200
OFA02	1	0	Office, Police/Security	1	125	125
RECP1	1	0	Reception	1	120	120
TLTU1	1	0	Toilet, General	2	75	150
LOB02	1	0	Vestibule	1	200	200
WRF01	1	0	Waiting, Family	1	60	60
WRC01	1	0	Waiting, PACT Module	1	360	360
SRLW1	1	0	Wheelchair Storage	1	90	90
CLSC1	1	0	Workstation, Patient Education	1	30	30
FA Totals:	Room Qty:	12	Net Area:	1,395	GrossArea:	2,120

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 2 - PATIENT AREAS

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFDC2	1	0	Consult Room	4	125	500
EXPA1	1	0	Exam Room, Patient Aligned Care Team (PACT)	6	125	750
EXW01	1	0	Exam Room, Womens Health	2	125	250
PEHW1	1	0	Height/Weight Station	1	40	40
TLTU1	1	0	Patient Toilet	2	75	150
TRPR1	1	0	Procedure Room, General	1	180	180
CLSC4	1	0	Shared Medical Appointment Room	1	400	400
SRSE1	1	0	Storage, Shared Medical Appointments	1	80	80
TLTB1	1	0	Toilet, General Procedure Room	1	75	75
TLTU1	1	0	Toilet, Women's Health Exam Room	2	60	120
FA Totals:	Room Qty:	21	Net Area:	2,545	GrossArea:	3,868

Project Name: MAUI COMMUNITY BASED OUTPATIENT CLINIC

Project Description: ONE PACT MODULE WITH THREE PRIMARY CARE TEAMLETS AND ONE SPECIALTY CARE TEAMLET

Project Location: MAUI, HAWAII

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 3 - SUPPORT AREAS

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
RCA02	1	0	Alcove, Medication	1	29	29
JANC1	1	0	Janitors Closet	1	76	76
SRE01	1	0	Storage, Medical Equipment	1	108	108
UCCL1	1	0	Utility Room, Clean	1	84	84
Comment: Omnicell						
FA Totals:	Room Qty:	4	Net Area:	297	GrossArea:	451

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 4 - STAFF AND ADMINISTRATIVE AREAS

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
CRA01	1	0	Conference Room	1	180	180
OFA03	1	0	Extended Team Area	4	60	240
LR004	1	0	Locker Area, Clinical Staff Personal Property	1	60	60
SL001	1	0	Lounge, Clinical Staff	1	220	220
WRM1	1	0	Shared Documentation Area	3	240	720
Comment: Team Rooms for the three Primary Care Teamlets						
WRM2	1	0	Tele-Health Room	1	125	125
TLTU1	1	0	Toilet, Clinical Staff	2	60	120
WKT1	1	0	Workroom	1	100	100
FA Totals:	Room Qty:	14	Net Area:	1,765	GrossArea:	2,683

Program For Design - April 08, 2014

Project Name: MAUI COMMUNITY BASED OUTPATIENT CLINIC

Project Description: ONE PACT MODULE WITH THREE PRIMARY CARE TEAMLETS AND ONE SPECIALTY CARE TEAMLET

Project Location: MAUI, HAWAII

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 5 - EDUCATION AREA

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
WRM1	1	0	Training/Flex	1	125	125

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

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 6 - MENTAL HEALTH PROGRAM

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OPMH3	1	0	Biofeedback Room	1	125	125
OPMH1	1	0	Group Therapy Room	2	250	500
OFDC1	1	0	Mental Health Provider Office	8	125	1,000
SRSE1	1	0	Storage Room	1	30	30
WRM1	1	0	Team Room, Mental Health	1	250	250

FA Totals: Room Qty: 13 Net Area: 1,905 GrossArea: 2,896

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 7 - HOME BASED PRIMARY CARE

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
WRM1	1	0	HBPC Team Room	1	320	320
SRSE1	1	0	Storage Room, Equipment/Shelving	1	70	70

FA Totals: Room Qty: 2 Net Area: 390 GrossArea: 593

Project Name: MAUI COMMUNITY BASED OUTPATIENT CLINIC
 Project Description: ONE PACT MODULE WITH THREE PRIMARY CARE TEAMLETS AND ONE SPECIALTY CARE TEAMLET
 Project Location: MAUI, HAWAII

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 8 - SPECIALTY MEDICAL CARE

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
HAFR1	1	0	Audiology Testing/Fitting Room	1	125	125
EYEL4	1	0	Eye Lane, Folded	1	125	125
EYEL4	1	0	Eye Procedures Room	1	125	125
EXRG1	1	0	Specialty Exam Room	5	125	625
EYFD1	1	0	Spectacle Shop	1	80	80
WRTM1	1	0	Team Room	1	240	240
FA Totals:				Room Qty: 10	Net Area: 1,320	GrossArea: 2,006

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 9 - TELEMEDICINE

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
WRTM2	1	0	Tele-Health Room	2	125	250
Comment: one is Tele-Retinal						
FA Totals:				Room Qty: 2	Net Area: 250	GrossArea: 380

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 10 - PHARMACY

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
PHR01	1	0	Automated Drug Dispensing System (ADDS)	1	120	120
FA Totals:				Room Qty: 1	Net Area: 120	GrossArea: 182

Project Name: MAUI COMMUNITY BASED OUTPATIENT CLINIC
 Project Description: ONE PACT MODULE WITH THREE PRIMARY CARE TEAMLETS AND ONE SPECIALTY CARE TEAMLET
 Project Location: MAUI, HAWAII

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 11 - LABORATORY

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
LBVP1	1	0	Blood Specimen Collection Room	2	80	160
LGM1	1	0	Laboratory, General, Outpatient Clinic	1	150	150
Comment: Point of Care Testing						
TLTU1	1	0	Toilet, Specimen	1	60	60
WRC01	1	0	Waiting Area	1	120	120
FA Totals:	Room Qty:	5	Net Area:	490	GrossArea:	745

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 12 - VOLUNTARY SERVICE / DAV

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA02	1	0	Administrative Office	1	125	125
FA Totals:	Room Qty:	1	Net Area:	125	GrossArea:	190

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 13 - 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, HAS	1	125	125
OFA02	1	0	Office, Nurse Manager	1	125	125
FA Totals:	Room Qty:	3	Net Area:	375	GrossArea:	570

Project Name: MAUI COMMUNITY BASED OUTPATIENT CLINIC

Project Description: ONE PACT MODULE WITH THREE PRIMARY CARE TEAMLETS AND ONE SPECIALTY CARE TEAMLET

Project Location: MAUI, HAWAII

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)

FUNCTIONAL AREA: 14 - AQUISITION AND MATERIAL MANAGEMEWNT

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area		
SRE01	1	0	General Medical Storage	1	125	125		
MMRP1	1	0	Receiving and Issue Area	1	100	100		
SRHM1	1	0	Storage, Bio-hazard Waste	1	60	60		
FA Totals:	Room Qty:	3	Net Area:	285	GrossArea:	433		
Dept Totals:	Room Qty:	92	Net Area:	11,387	GrossArea:	17,308		
Building Totals:	Room Qty:	92	Net Area:	11,387	Sum of Dept GrossArea:	17,308	GrossArea:	21,635

Project Name: MAUI COMMUNITY BASED OUTPATIENT CLINIC

Project Description: ONE PACT MODULE WITH THREE PRIMARY CARE TEAMLETS AND ONE SPECIALTY CARE TEAMLET

Project Location: MAUI, HAWAII

Department Area Summary (NSF/GSF)

	Total NSF	Total GSF
001 - OUTPATIENT CLINIC (265) (DNTG Factor: 1.52)	11,387	17,308
SUM OF DEPARTMENTAL TOTALS:	11,387	17,308

Project Name: MAUI COMMUNITY BASED OUTPATIENT CLINIC
 Project Description: ONE PACT MODULE WITH THREE PRIMARY CARE TEAMLETS AND ONE SPECIALTY CARE TEAMLET
 Project Location: MAUI, HAWAII

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 & Partitions</u>	<u>Flexibility</u>	<u>Bldg GSF</u>
<u>Current:</u>	9.00	5.00	5.00	0.00	5.00	1.00	21,635

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: MAUI COMMUNITY BASED OUTPATIENT CLINIC

Project Description: ONE PACT MODULE WITH THREE PRIMARY CARE TEAMLETS AND ONE SPECIALTY CARE TEAMLET

Project Location: MAUI, HAWAII

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)

7.1.1 Maui CBOC Test Fit Area Calculation Plan

VA CBOC		Program for Design		Actual per prototype layouts		Delta
		Net SF	Department	Net SF	Department	DGSF
		NSF	DGSF	NSF	DGSF	Delta
One-PACT	Prototype	8,915	13,551	9,257	14,302	6%
	Maui Test Fit	11,387	17,308	11,937	18,370	6%
Two-PACT	L-SHAPED	29,550	44,916	31,189	49,302	10%
	Brooksville Test Fit**	N/A	N/A	31,933	48,204	N/A
Three-PACT	L-Shaped	48,544	73,787	51,158	79,416	8%
	Rapid City Test Fit	35,350	53,732	33,811	58,028	8%

** Updated Program for Design has not been received at time of this report.

VA CBOC		PFD	Actual per prototype layouts	Delta
		Building	Building	BGSF
		BGSF	* BGSF	Delta
One-PACT	Prototype	16,939	16,172	-5%
	Maui Test Fit	21,635	21,102	-2%
Two-PACT	L-SHAPED	56,145	56,063	0%
	Brooksville Test Fit**	N/A	55,996	N/A
Three-PACT	L-Shaped	92,234	88,874	-4%
	Rapid City Test Fit	72,538	68,243	-6%

* The mechanical component for of the SEPS BGSF factor is 6.00.

** Updated Program for Design has not been received at time of this report.

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One-PACT Community Based Outpatient Clinic

Maui Test and Fit Area Calculation Plan

MAUI CBOC TEST AND FIT

- BOUNDARY OF DGSF
- DGSF
- MEP
- AREAS NOT INCLUDED IN NUSF/ LEASABLE

* Note: NUSF may vary.
Area to be confirmed with
VA Real Property Service
at time of design.

DGSF	18,370
BGSF	21,102
*NUSF	18,302

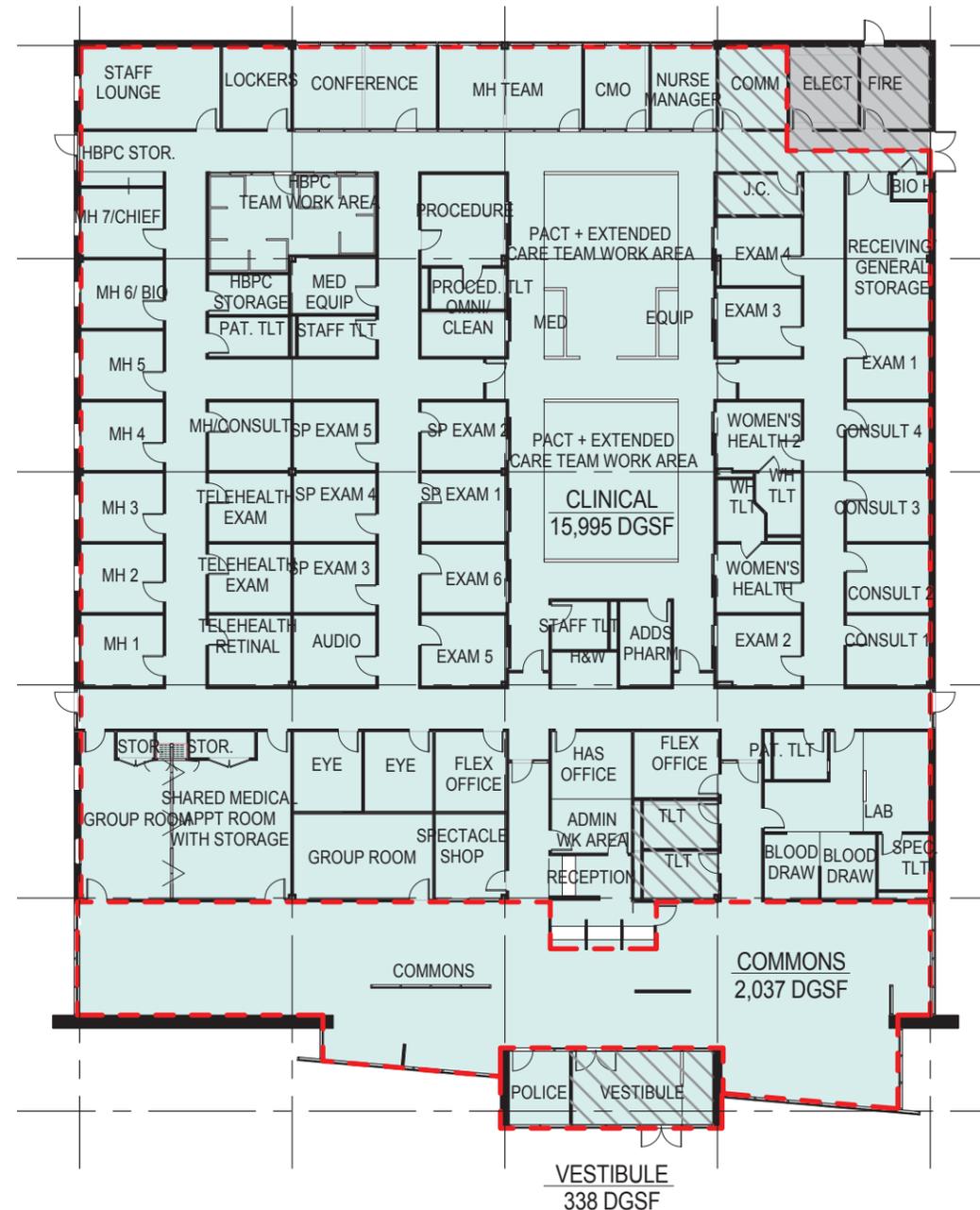


Figure 7.2
One-PACT CBOC
Maui Test and Fit
Area Calculation Plan



GRAPHIC SCALE: 1/16" = 1'-0"

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7.2 VA Test-fit: Two-PACT CBOC – Program for Design: Brooksville, Florida

The Two-PACT CBOC PFD sample was provided by the James A. Haley VA Medical Center reflecting the requirements for an expanded VA Brooksville CBOC in VISN 8.

The PFD is dated March, 2011, which pre-dates the release of the 2013 VA Space Planning Criteria for PACT Primary Care.

In addition to the PACT spaces, the Brooksville CBOC scope of services differs from the Medium CBOC Prototype in the following ways:

- Accommodates three audiologists, not two.
- Includes 11, not 8 mental health providers/ coordinators.
- Includes service organizations, volunteer services, information & technology, clinic management and a lobby area.
- Excludes an eye clinic.

The test and fits contain changes to the provided PFDs based on group discussion during the charrettes and a deeper inspection of the PFDs by the VISN representatives. A PFD mark-up will be provided to the VISN representatives (separate from this deliverable) to assist them in making any changes they desire before the final submittal is complete.

The VA Brooksville CBOC PFD is included on the following pages.

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Two-PACT Community Based Outpatient Clinic

Brooksville Test and Fit Layout

LEGEND - FUNCTION

- TEAM WORK AREA
- OFFICES
- STAFF SUPPORT
- CLASSROOM/CONFERENCE
- RECEPTION/WAITING/PUBLIC SPACE
- EXAM/CONSULT ROOMS
- TREATMENT/PROCEDURE ROOMS
- CLINIC SUPPORT
- MECH, ELEC, PLUMB, COMM
- CIRCULATION

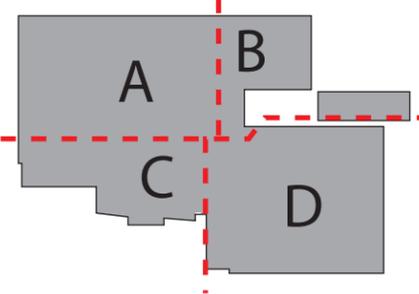


Figure 7.3
Two-PACT CBOC
Brooksville Test and Fit
Layout



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Two-PACT Community Based Outpatient Clinic

Brooksville Test and Fit Layout Area A

LEGEND - FUNCTION

- TEAM WORK AREA
- OFFICES
- STAFF SUPPORT
- CLASSROOM/CONFERENCE
- RECEPTION/WAITING/PUBLIC SPACE
- EXAM/CONSULT ROOMS
- TREATMENT/PROCEDURE ROOMS
- CLINIC SUPPORT
- MECH, ELEC, PLUMB, COMM
- CIRCULATION



Figure 7.4
Two-PACT CBOC
Brooksville Test and Fit
Layout Area A



GRAPHIC SCALE: 1/16" = 1'-0"

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Two-PACT Community Based Outpatient Clinic

Brooksville Test and Fit Layout Area B

LEGEND - FUNCTION

- TEAM WORK AREA
- OFFICES
- STAFF SUPPORT
- CLASSROOM/CONFERENCE
- RECEPTION/WAITING/PUBLIC SPACE
- EXAM/CONSULT ROOMS
- TREATMENT/PROCEDURE ROOMS
- CLINIC SUPPORT
- MECH, ELEC, PLUMB, COMM
- CIRCULATION



Figure 7.5
Two-PACT CBOC
Brooksville Test and Fit
Layout Area B



GRAPHIC SCALE: 1/16" = 1'-0"

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Two-PACT Community Based Outpatient Clinic

Brooksville Test and Fit Layout Area C

LEGEND - FUNCTION

- TEAM WORK AREA
- OFFICES
- STAFF SUPPORT
- CLASSROOM/CONFERENCE
- RECEPTION/WAITING/PUBLIC SPACE
- EXAM/CONSULT ROOMS
- TREATMENT/PROCEDURE ROOMS
- CLINIC SUPPORT
- MECH, ELEC, PLUMB, COMM
- CIRCULATION

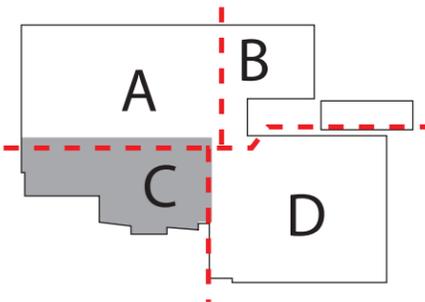


Figure 7.6
Two-PACT CBOC
Brooksville Test and Fit
Layout Area C



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Two-PACT Community Based Outpatient Clinic

Brooksville Test and Fit Layout Area D

LEGEND - FUNCTION

- TEAM WORK AREA
- OFFICES
- STAFF SUPPORT
- CLASSROOM/CONFERENCE
- RECEPTION/WAITING/PUBLIC SPACE
- EXAM/CONSULT ROOMS
- TREATMENT/PROCEDURE ROOMS
- CLINIC SUPPORT
- MECH, ELEC, PLUMB, COMM
- CIRCULATION

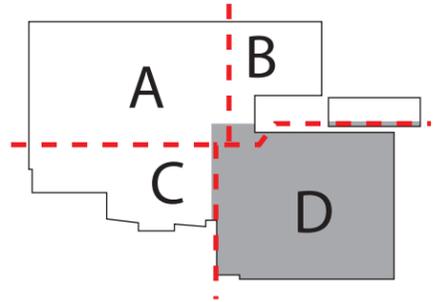


Figure 7.7
Two-PACT CBOC
Brooksville Test and Fit
Layout Area D



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PROGRAM FOR DESIGN

(Publish date for this Project's Criteria: 4/16/2010 2:36:21 PM)

(Criteria Version: FY 2010 - Qtr 2 (03-28-2010))

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)

Project Description: EXPAND BROOKSVILLE CBOC

Project Location: BROOKSVILLE, FLORIDA

Project ID:

Projected Year: 2011

Midpoint Year: 2012

VISN: 8

State: FL

Installation: VA MEDICAL CENTER

Station ID & Name: 673 - TAMPA

Project originated by: Robert Lippian on 3/10/2011 11:52:31 AM

James A. Haley VAMC, 13000 Bruce B. Downs Blvd.

Tampa, FL 33612

robert.lippian@va.gov

Space Plan last updated by: Rita Mercier on 10/2/2013 1:17:31 PM

Contents List originated by: Robert Lippian on 3/11/2011 7:55:12 AM

James A. Haley VAMC, 13000 Bruce B. Downs Blvd.

Tampa, FL 33612

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Contents List last updated by: Robert Lippian on 9/9/2013 9:23:15 AM

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 1 - OPC: ACQUISITION AND MATERIEL MANAGEMENT SERVICES (AMMS)

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
MMRP1	1	0	A&D: Receiving and Issue area	1	400	400
DOCK1	1	0	A&D: Receiving and Shipping Dock	1	110	110
SRHM1	1	0	A&D: Storage, Bio-hazard Waste	1	60	60
OFA02	1	0	ADM: Office, Supervisor, Supply Management Section, Systems Furniture	1	100	100
SRGC1	1	0	Exterior Gas Cylinder Storage	1	200	200
SRGC2	1	0	Interior Gas Cylinder Storage	1	50	50
SRS04	1	0	Storage Room, Sterile	1	100	100
SRE01	1	0	Storage, bulk & Receiving	1	100	100
FA Totals:	Room Qty:	8	Net Area:	1,120	GrossArea:	1,702

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
 FUNCTIONAL AREA: 2 - OPC: AMBULATORY CARE

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
WRCH1	1	0	MAS: FU Workroom	1	60	60
MRS01	1	0	MAS: FU Storage, Medical Records	1	100	100
WRC01	1	0	ETM: Waiting Area	1	720	720
TLTU1	1	0	ETM: Toilet, Public (male & female)	1	80	80
TLTU1	1	0	ETM: Toilet, Public (male & female)	1	80	80
TLTU1	1	0	ONC: Patient Toilet	1	80	80
RECP1	1	0	MAS: Central Reception Counter and Supplemental Office Equipment	1	300	300
OFA03	1	0	MAS: Interview Room / Clerical Workstation	1	120	120
OFA03	1	0	MAS: Interview Room / Clerical Workstation	1	120	120
OFA02	1	0	MAS: Office, MAS Supervisor, Systems Furniture	1	100	100
OFA02	1	0	NS: Office, Social Worker, Systems Furniture	1	120	120
OFA02	1	0	NS: Office, Social Worker, Systems Furniture	1	120	120
OFA02	1	0	DIET: Office, Dietitian, Systems Furniture	1	120	120
CLR02	1	0	Classroom	1	250	250
CRA02	1	0	ETM: Multipurpose Conference / Classroom	1	400	400
SRS01	1	0	ETM: Storage, Linen, Stretcher and Medical Equipment	1	100	100
UCCL1	1	0	ETM: Clean Utility Room	1	100	100
USCL1	1	0	ETM: Soiled Utility Room	1	80	80
MEDP1	1	0	NS: Medication Room	1	80	80
RCA01	1	0	NS: Storage, Crash Cart	1	20	20
RCA01	1	0	NS: Storage, Crash Cart	1	20	20
TLTU1	1	0	NS: Toilet, Staff	1	50	50
TLTU1	1	0	NS: Toilet, Staff	1	50	50
EXRG4	1	0	NS: Nurse Triage Room	1	100	100
OFA02	1	0	NS: Office, Case Manager, Systems Furniture	1	120	120
TLTU1	1	0	GYN: Toilet, Patient	1	80	80
EXRG0	1	0	Exam Room, VA	1	120	120

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
 FUNCTIONAL AREA: 2 - OPC: AMBULATORY CARE

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
TLTU1	1	0	ONC: Patient Toilet	1	80	80
RECP1	1	0	MAS: Clinic Module Reception Area	1	200	200
RCA01	1	0	NS: Storage, Crash Cart	1	20	20
RCA01	1	0	NS: Storage, Crash Cart	1	20	20
RCA01	1	0	NS: Storage, Crash Cart	1	20	20
RCA01	1	0	NS: Storage, Crash Cart	1	20	20
TLTU1	1	0	NS: Toilet, Staff	1	50	50
TLTU1	1	0	NS: Toilet, Staff	1	50	50
TLTU1	1	0	NS: Toilet, Staff	1	50	50
TLTU1	1	0	NS: Toilet, Staff	1	50	50
OFA01	1	0	GEU: Office, Clinical Pharamist	1	120	120
OFA02	1	0	GEU: Office, Clinical Consult	1	120	120
WKTm1	1	0	Workroom, Group Team	1	180	180
WKTm1	1	0	Workroom, Group Team	1	180	180
WKTm1	1	0	Workroom, Group Team	1	180	180
WKTm1	1	0	Workroom, Group Team	1	180	180
WKTm1	1	0	Workroom, Group Team	1	180	180
WKTm1	1	0	Workroom, Group Team	1	180	180
EXRG3	1	0	ETM: Special Purpose Podiatry Exam Room	1	120	120
NSTA4	1	0	NS: Nurse Station	1	200	200
EXRG8	1	0	GYN: Exam Room	1	150	150
XXYYC	1	0	ETM: NUMBER OF EXAM / TREATMENT MODULE (CALCULATION ONLY)	1	0	0
CRA02	1	0	ETM: Multipurpose Conference / Classroom	1	400	400
TRGM1	1	0	Multi Purpose Procedure Room	1	175	175
FA Totals:	Room Qty:	79	Net Area:	9,925	GrossArea:	15,086

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 3 - OPC: AUDIOLOGY AND SPEECH PATHOLOGY

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
EXOS1	1	0	AUD: Office, Therapy Room, Audiologist	1	120	120
RECP1	1	0	Office, Reception / Control Clerk	1	120	120
WRC01	1	0	Waiting Area	1	200	200
EXVE1	1	0	AUD: Vestibulography Room	1	200	200
EXOS1	1	0	AUD: Office, Therapy Room, Audiologist	1	120	120
EXOS1	1	0	AUD: Office, Therapy Room, Audiologist	1	120	120
EXEN1	1	0	AUD: Electrophysiology Room	1	120	120
SRCH1	1	0	AUD: Instrument Calibration and Storage Room	1	140	140
TLTU1	1	0	AUD: Toilet , unisex	1	80	80
CRA01	1	0	Conference Room, Small	1	175	175
EXR10	1	0	Exam Room / Consult	1	150	150
EXR10	1	0	Exam Room / Consult	1	150	150
PEHS4	1	0	Audio Booth Suite	1	240	240
PEHS4	1	0	Audio Booth Suite	1	240	240
PEHS4	1	0	Audio Booth Suite	1	240	240

FA Totals: Room Qty: 15 Net Area: 2,415 GrossArea: 3,671

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 4 - OPC: CLINIC MANAGEMENT

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
SRSE1	1	0	Support Equipment	1	100	100
OFC01	1	0	Office, Chief Administrative Officer	1	150	150
SEC01	1	0	Office, Secretary and Waiting	1	100	100
OFA02	1	0	Office, Medical Administrative Officer (MAO), Systems Furniture	1	120	120

FA Totals: Room Qty: 4 Net Area: 470 GrossArea: 714

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 5 - OPC: LOBBY

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
LOB01	1	0	Public Telephones	1	60	60
TLTU1	1	0	Toilet, Female, Public	1	80	80
TLTU1	1	0	Toilet, Male, Public	1	80	80
WRC01	1	0	Waiting Area	1	200	200
TLTF2	1	0	Female Toilet, HANDICAP	1	120	120
TLTM2	1	0	Male Toilet, Handicap	1	120	120
SRSE1	1	0	Storage Room, Equipment/Shelving	1	100	100
OFA03	1	0	Cubicle / Kiosk	1	40	40
OFA03	1	0	Cubicle / Kiosk	1	40	40
OFA03	1	0	Cubicle / Kiosk	1	40	40
FA Totals:	Room Qty:	10	Net Area:	880	GrossArea:	1,338

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 6 - OPC: MENTAL HEALTH

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
SEC01	1	0	ADM: Office, Secretary / Clerical	1	80	80
TLTU1	1	0	ADM: Toilet, Staff (1 male & 1 Female)	1	50	50
RECP1	1	0	ADM: Reception / Control Unit HAS check in	1	120	120
TLTU1	1	0	ADM: Toilet, Patient Female	1	80	80
OPMH1	1	0	ADM: Group Therapy Room (Conference)	1	300	300
SRS01	1	0	DTC: Social Activities Space / Storage	1	100	100
TLTU1	1	0	ADM: Toilet, Patient Male	1	80	80
OPMH1	1	0	ADM: Group Therapy Room (Conference)	1	300	300
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
WRC01	1	0	MMP: Waiting Area	1	120	120
SRLW1	1	0	Litter/Wheelchair Storage	1	40	40
TLTF0	1	0	Toilet, Handicap (1 male & 1 female)	1	80	80
TLTF0	1	0	Toilet, Handicap (1 male & 1 female)	1	80	80
TLTU1	1	0	ADM: Toilet, Staff (1 male & 1 Female)	1	50	50
OPMH1	1	0	ADM: Group Therapy Room (Conference)	1	300	300
OFDC1	1	0	DTC: Office, Service Chief	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
OFDC1	1	0	MHC: Office, Counseling Staff	1	120	120
FA Totals:	Room Qty:	26	Net Area:	3,220	GrossArea:	4,894

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 7 - OPC: PATHOLOGY AND LABORATORY MEDICINE (PLM)

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
TLTU1	1	0	LAB: Toilet, Urine Specimen Collection / NO sink	1	50	50
LBVP1	1	0	Blood Drawing Area	1	50	50
LBVP1	1	0	Blood Drawing Area	1	50	50
LBVP1	1	0	Blood Drawing Area	1	50	50
LBBD1	1	0	Blood Draw Handicap/ Barriatric	1	85	85
LBGM1	1	0	Laboratory, Processing area	1	100	100
TLTF1	1	0	Female Toilet, Single	1	60	60
TLTM1	1	0	Male Toilet, Singles	1	60	60
TLTU1	1	0	Toilet, Unisex	1	50	50
OFD03	1	0	Office, Pathologist and Microscope Area	1	120	120
WRC01	1	0	LAB: Waiting Area, Patient	1	120	120
LBSS1	1	0	Shipping & Receiving, Minimal	1	100	100

FA Totals: Room Qty: 12 Net Area: 895 GrossArea: 1,360

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 8 - OPC: PHARMACY

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
PHMP1	1	0	Manufacturing & Prepack Low Volume	1	60	60
PHOD1	1	0	Storage/Dispensing Low Volume	1	780	780
OFA02	1	0	BS: NS: Office, Pharmacist / Consultation Room, System Furniture	1	80	80
TLTU1	1	0	ES: SEC: Toilet, Staff unisex	1	50	50
OFA02	1	0	BS: NS: Office, Pharmacist / Consultation Room, System Furniture	1	80	80
OFA02	1	0	BS: NS: Office, Pharmacist / Consultation Room, System Furniture	1	80	80

FA Totals: Room Qty: 6 Net Area: 1,130 GrossArea: 1,718

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 9 - OPC: PHYSICAL MEDICINE AND REHABILITATION (PMR)

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA02	1	0	BS: PT: Office, Physical Therapist, Systems Furniture	1	80	80
SRE01	1	0	BS: PT: Storage, Equipment	1	100	100
PTEA1	1	0	BS: PT: Treatment Exercise Area	1	220	220
WRC01	1	0	BS: PT: Waiting Area	1	120	120
DR001	1	0	ES: PT: Dressing Room	1	50	50
FA Totals:	Room Qty:	5	Net Area:	570	GrossArea:	866

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 10 - OPC: POLICE AND SECURITY

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
XXYYC	1	0	Operations Room	1	120	120
XXYYC	1	0	Holding Room	1	60	60
TLTU1	1	0	Toilet, Unisex	1	50	50
FA Totals:	Room Qty:	3	Net Area:	230	GrossArea:	350

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 11 - OPC: PROSTHETICS AND SENSORY AIDS

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
OFA02	1	0	Office, Chief, Systems Furniture	1	120	120
SEC01	1	0	Office, Secretary and Waiting	1	80	80
RECP1	1	0	Reception and Waiting Area	1	60	60
SRCS1	1	0	Pros. Appl. Sto.: Storage Room	1	150	150
SRCS1	1	0	Pros. Appl. Sto.: Mailing Room	1	80	80
OFA02	1	0	Office, Prosthetic Representative, (fitting room w/sink)	1	100	100
OFA02	1	0	Office, Dispensing Prosthetic Clerk, (fitting room w/ sink)	1	100	100
FA Totals:	Room Qty:	7	Net Area:	690	GrossArea:	1,049

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 12 - OPC: RADIOLOGY

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
DR001	1	0	ES: Dressing Room	1	50	50
DR001	1	0	ES: Dressing Room	1	50	50
OFA03	1	0	ES: Office, Reception	1	60	60
OFDR1	1	0	ES: Office, Tech workroom	1	100	100
TLTU1	1	0	ES: US: Toilet, Patient	1	50	50
WRC01	1	0	ES: Waiting Area	1	120	120
DR001	1	0	ES: Dressing Room	1	50	50
DR001	1	0	ES: Dressing Room	1	50	50
TLTU1	1	0	ES: Toilet, Single Male	1	50	50
TLTU1	1	0	ES: Toilet, Single Female	1	50	50
EXRG0	1	0	Exam Room, VA	1	120	120
OFA03	1	0	Administrative Cubicle	1	60	60
XDRF1	1	0	Radiographic/Fluoroscopic	1	300	300
FA Totals:	Room Qty:	13	Net Area:	1,110	GrossArea:	1,687

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 13 - OPC: SERVICE ORGANIZATIONS

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
SRS01	1	0	Storage	1	60	60
OFA02	1	0	Office, Service Organization Representative, FT, Systems Furniture	1	100	100
OFA02	1	0	Office, Service Organization Representative, FT, Systems Furniture	1	100	100
FA Totals:	Room Qty:	3	Net Area:	260	GrossArea:	395

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 14 - OPC: VOLUNTARY SERVICE

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
WRCH1	1	0	Volunteer Multipurpose Room / Conference	1	100	100
SRS01	1	0	Storage	1	80	80
LR001	1	0	Personal Property Lockers	1	20	20
FA Totals:	Room Qty:	3	Net Area:	200	GrossArea:	304

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 15 - OI&T

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
COMC1	1	0	Communications Room	1	110	110
SRE01	1	0	Equipment Storage	1	120	120
COMC1	1	0	Communications Room	1	110	110
OFA01	1	0	Administrative Office, OI&T supv.	1	120	120
WKTMI	1	0	Workroom, IT tech support	1	120	120
FA Totals:	Room Qty:	5	Net Area:	580	GrossArea:	882

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 16 - ENGINEERING

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
BMCW1	1	0	Biomedical, Maintenance Shop	1	100	100
BMRA1	1	0	Biomedical, Receiving Area	1	80	80
COMC1	1	0	Fire & Security Alarm rm	1	100	100
FA Totals:	Room Qty:	3	Net Area:	280	GrossArea:	426

DEPARTMENT: 1 - OUTPATIENT CLINIC (265)
FUNCTIONAL AREA: 17 - CANTEEN

Room Code	Const Phase	Const Type	Room Name	Qty	Unit Area	Net Area
FSCD1	1	0	Vending Area / coffee, snack shop	1	400	400
SL001	1	0	Staff Lunch / Breakroom	1	300	300
FA Totals:	Room Qty:	2	Net Area:	700	GrossArea:	1,064

Dept Totals:	Room Qty:	204	Net Area:	24,675	GrossArea:	37,506		
Building Totals:	Room Qty:	204	Net Area:	24,675	Sum of Dept GrossArea:	37,506	GrossArea:	46,883

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
Project Description: EXPAND BROOKSVILLE CBOC
Project Location: BROOKSVILLE, FLORIDA

Department Area Summary (NSF/GSF)

	Total NSF	Total GSF
001 - OUTPATIENT CLINIC (265) (DNTG Factor: 1.52)	24,675	37,506
SUM OF DEPARTMENTAL TOTALS:	24,675	37,506

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
 Project Description: EXPAND BROOKSVILLE CBOC
 Project Location: BROOKSVILLE, FLORIDA

Building Area Summary and Net To Gross Factor Breakdown

Current Building Factor applied to this Project: 1.25
 Standard Building Factor: 1.35

	<u>Circulation</u>	<u>Mechanical</u>	<u>Electrical</u>	<u>Half Areas</u>	<u>Walls & Partitions</u>	<u>Flexibility</u>	<u>Bldg GSF</u>
<u>Current:</u>	12.00	4.00	2.00	0.00	6.00	1.00	46,883
<u>Standard:</u>	16.00	6.00	5.00	0.00	7.00	1.00	50,633

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: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)
Project Description: EXPAND BROOKSVILLE CBOC
Project Location: BROOKSVILLE, FLORIDA

Department Area Summary (GSF) - Current and Standard Gross Comparison

	Current GSF	Standard GSF
001 - OUTPATIENT CLINIC (265) (Curr DNTG Factor: 1.52 / Std DNTG Factor: 1.52)	37,506	37,506
SUM OF DEPARTMENTAL TOTALS:	37,506	37,506

Project Name: CBOC BROOKSVILLE EXPANSION (IMPORTED: 9/13/2013 1:25:14 PM)

Project Description: EXPAND BROOKSVILLE CBOC

Project Location: BROOKSVILLE, FLORIDA

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)

7.2.1 Brooksville CBOC Test Fit Area Calculation Plan

VA CBOC		Program for Design		Actual per prototype layouts		Delta
		Net SF	Department	Net SF	Department	DGSF
		NSF	DGSF	NSF	DGSF	Delta
One-PACT	Prototype	8,915	13,551	9,257	14,302	6%
	Maui Test Fit	11,387	17,308	11,937	18,370	6%
Two-PACT	L-SHAPED	29,550	44,916	31,189	49,302	10%
Brooksville Test Fit**		N/A	N/A	31,933	48,204	N/A
Three-PACT	L-Shaped	48,544	73,787	51,158	79,416	8%
	Rapid City Test Fit	35,350	53,732	33,811	58,028	8%

** Updated Program for Design has not been received at time of this report.

VA CBOC		PFD	Actual per prototype layouts		Delta
		Building	Building		BGSF
		BGSF	* BGSF		Delta
One-PACT	Prototype	16,939	16,172		-5%
	Maui Test Fit	21,635	21,102		-2%
Two-PACT	L-SHAPED	56,145	56,063		0%
Brooksville Test Fit**		N/A	55,996		N/A
Three-PACT	L-Shaped	92,234	88,874		-4%
	Rapid City Test Fit	72,538	68,243		-6%

* The mechanical component for of the SEPS BGSF factor is 6.00.

** Updated Program for Design has not been received at time of this report.

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Two-PACT Community Based Outpatient Clinic

Brooksville Test and Fit Layout Area Calculation Plan

BROOKSVILLE CBOC TEST AND FIT

- BOUNDARY OF DGSF
- DGSF
- MEP
- AREAS NOT INCLUDED IN NUSF/ LEASABLE

* Note: NUSF may vary.
Area to be confirmed with
VA Real Property Service
at time of design.

DGSF	48,204
BGSF	55,996
*NUSF	48,469



Figure 7.8
Two-PACT CBOC
Brooksville Test and Fit
Layout
Area Calculation Plan



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7.3 VA Test-fit: Three-PACT CBOC – Program for Design: Rapid City, South Dakota

The Three-PACT CBOC PFD sample was provided by the VA Black Hills Health Care System, reflecting the requirements for a new stand-alone VA Rapid City CBOC in VISN 23.

The latest PFD is dated 6 March 2014, but does not fully integrate the 2013 PACT Space Planning Criteria.

In addition to the PACT spaces, the Rapid City CBOC scope of services differs from the Three-PACT CBOC Prototype in the following ways:

- Mental Health has been updated and is no longer duplicated. They have 16 providers which is larger than the Three-PACT prototype of 12. The Large CBOC Prototype PFD assumes 12 providers/coordinators.
- Audiology accommodates one provider, not three.
- Radiology includes two general radiology rooms and a bone densitometry room. The Three-PACT CBOC Prototype PFD includes one each of the following room types: general radiology, bone densitometry, mammography, radiographic/fluoroscopy, pulmonary screening and ultrasound.
- Includes information technology, environmental management, voluntary services
- Excludes an eye clinic, canteen, HBPC, and prosthetics and sensory aids.

The VA Rapid City CBOC PFD is included on the following pages.

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Three-PACT Community Based Outpatient Clinic

Rapid City Test and Fit Layout



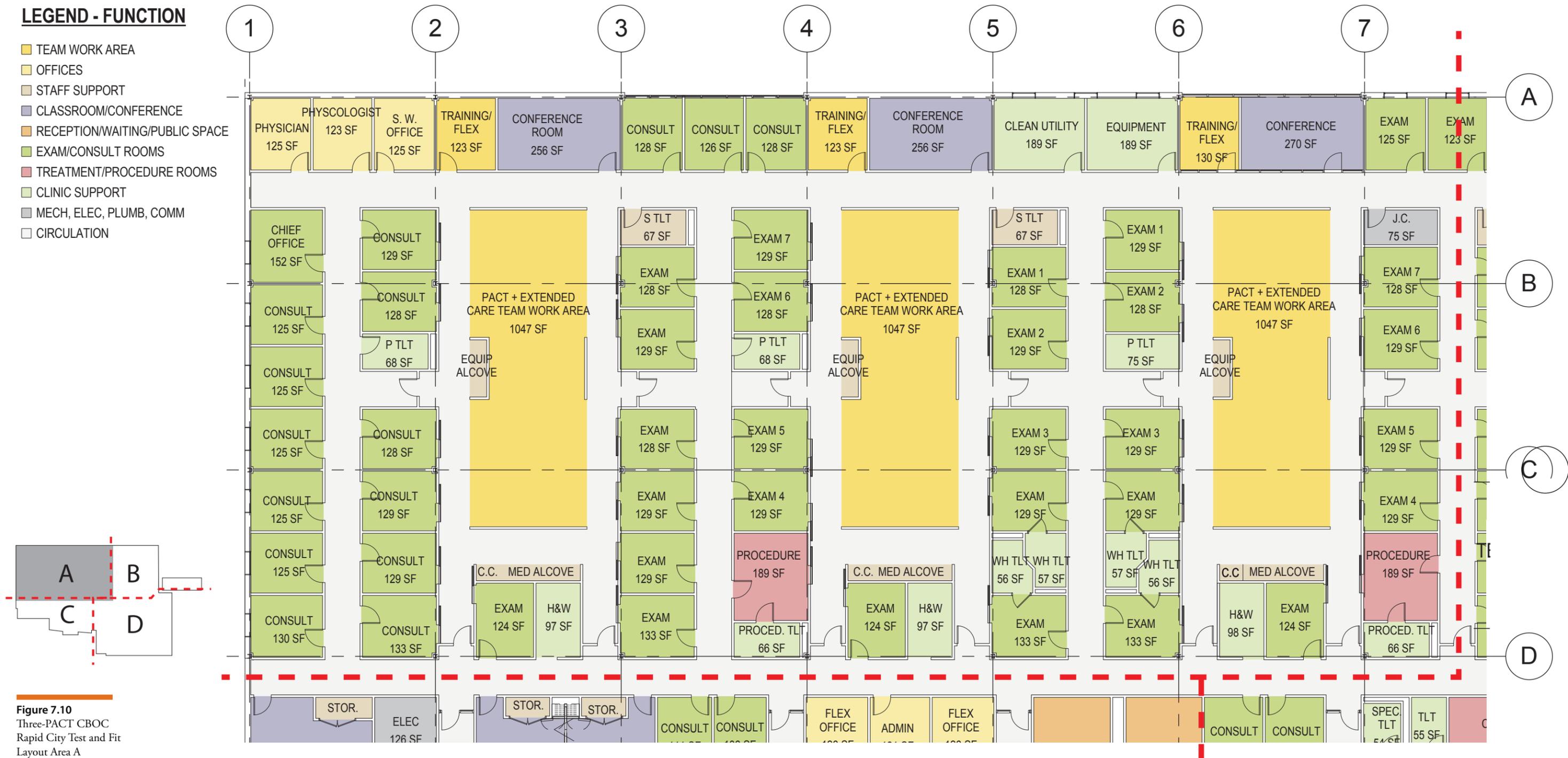
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Three-PACT Community Based Outpatient Clinic

Rapid City Test and Fit Layout Area A

LEGEND - FUNCTION

- TEAM WORK AREA
- OFFICES
- STAFF SUPPORT
- CLASSROOM/CONFERENCE
- RECEPTION/WAITING/PUBLIC SPACE
- EXAM/CONSULT ROOMS
- TREATMENT/PROCEDURE ROOMS
- CLINIC SUPPORT
- MECH, ELEC, PLUMB, COMM
- CIRCULATION



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Three-PACT Community Based Outpatient Clinic

Rapid City Test and Fit Layout Area B

LEGEND - FUNCTION

- TEAM WORK AREA
- OFFICES
- STAFF SUPPORT
- CLASSROOM/CONFERENCE
- RECEPTION/WAITING/PUBLIC SPACE
- EXAM/CONSULT ROOMS
- TREATMENT/PROCEDURE ROOMS
- CLINIC SUPPORT
- MECH, ELEC, PLUMB, COMM
- CIRCULATION

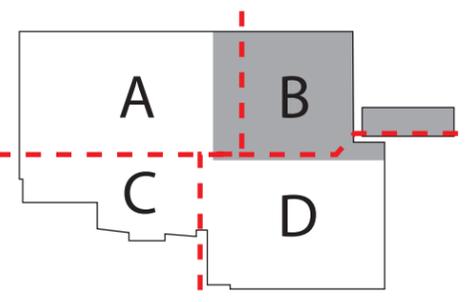
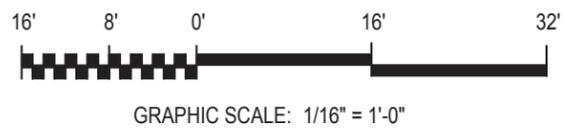


Figure 7.11
Three-PACT CBOC
Rapid City Test and Fit
Layout Area B



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Three-PACT Community Based Outpatient Clinic

Rapid City Test and Fit Layout Area C

LEGEND - FUNCTION

- TEAM WORK AREA
- OFFICES
- STAFF SUPPORT
- CLASSROOM/CONFERENCE
- RECEPTION/WAITING/PUBLIC SPACE
- EXAM/CONSULT ROOMS
- TREATMENT/PROCEDURE ROOMS
- CLINIC SUPPORT
- MECH, ELEC, PLUMB, COMM
- CIRCULATION

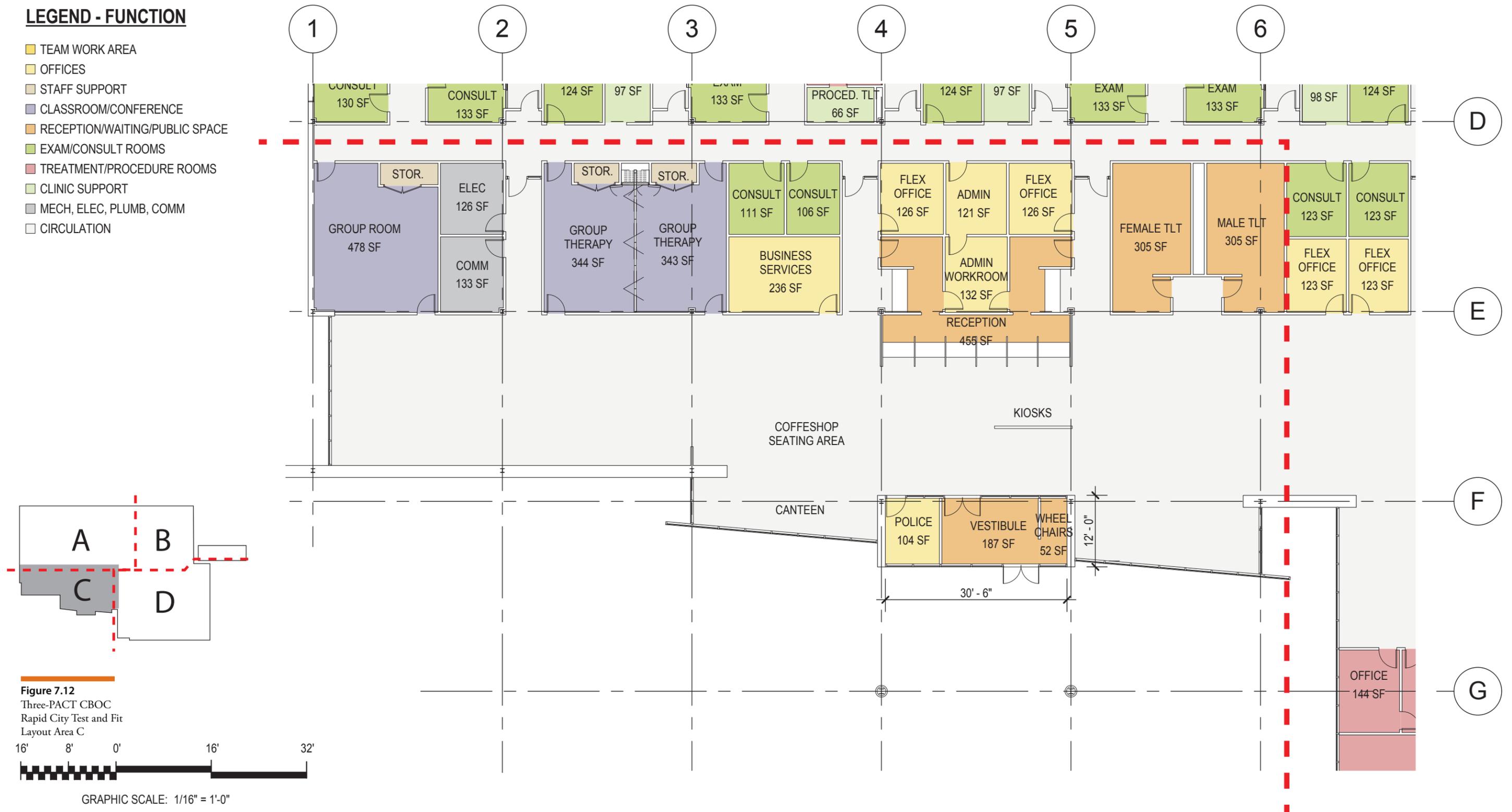


Figure 7.12
 Three-PACT CBOC
 Rapid City Test and Fit
 Layout Area C



GRAPHIC SCALE: 1/16" = 1'-0"

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Three-PACT Community Based Outpatient Clinic

Rapid City Test and Fit Layout

Area D

LEGEND - FUNCTION

- TEAM WORK AREA
- OFFICES
- STAFF SUPPORT
- CLASSROOM/CONFERENCE
- RECEPTION/WAITING/PUBLIC SPACE
- EXAM/CONSULT ROOMS
- TREATMENT/PROCEDURE ROOMS
- CLINIC SUPPORT
- MECH, ELEC, PLUMB, COMM
- CIRCULATION

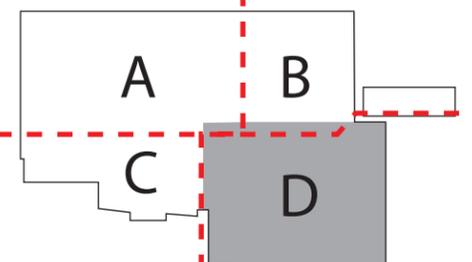


Figure 7.13
Three-PACT CBOC
Rapid City Test and Fit
Layout Area D



GRAPHIC SCALE: 1/16" = 1'-0"

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PROGRAM FOR DESIGN

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS

CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
RAPID CITY SD

Projected Year: 2015 Midpoint Year: 2018

VISN: 23 State: SD Station ID: 568A4
Station: Black Hills, Hot Sprngs
Installation: VA Black Hills HCS, Hot Springs Campus

Project Created: 02 Apr 2012 05:15AM ET by John Henderson
Space Plan Last Edited: 06 Mar 2014 01:26PM ET by John Henderson

Contents List Created: 02 Apr 2012 05:15AM ET by John Henderson
Contents List Last Edited: 03 Feb 2014 05:48PM ET by John Henderson

Report Generated: 06 Mar 2014 01:27PM

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
RAPID CITY SD

Project Notes: Net to Gross Factors Utilized: DEPT AREA NET x 1.52 = DGSF(NUSF when leasing), DGSF x 1.35 = BGSF

NTG 1.52 is the Standard for departments within the CBOC, and is default in SEPS for the OPC/CBOC
NTG 1.35 is the default in SEPS

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 1 - OPC: ACQUISITION AND MATERIEL MANAGEMENT SERVICES (AMMS)

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	DOCK1	A&D: Receiving and Shipping Dock	110	110	1	0
1	MMRP1	A&D: Receiving and Issue area	400	400	1	0
1	OFA01	ADM: Office, Chief, Standard Furniture	120	120	1	0
1	OFA02	A&D: Office, Storekeeper, Systems Furniture	120	120	1	0
1	SRGC1	A&D: Storage, Medical Gas	200	200	1	0
1	SRHM1	A&D: Storage, Bio-hazard Waste	60	60	1	0
1	SRHM1	A&D: Storage, Flammable	60	60	1	0
1	SRSE1	Storage Room, Equipment/Shelving (warehousing)	1,430	1,430	1	0

FA Totals: Room Qty: 8 Net Area: 2,500 Gross Area: 3,800

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 2 - OPC: AUDIOLOGY AND SPEECH PATHOLOGY

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	PEHS4	AUD: Suite, Audiometric Exam	375	375	1	0

FA Totals: Room Qty: 1 Net Area: 375 Gross Area: 570

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 3 - OPC: DENTAL

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	DNPL1	Dental Prosthetic Laboratory (Work Room)	200	200	1	0
6	DNTG2	Combined Dental Hygiene Operatory	130	780	1	0
1	DNXD1	Dental Xray, Intraoral/Panograph/Cephalometric	110	110	1	0
1	LCCL1	Linen Room and Clean SPD Cart	100	100	1	0
1	LCSL1	Soiled SPD Cart Holding	100	100	1	0
1	MECH1	Mechanical Room	40	40	1	0
1	OFD03	Office, Dentist	200	200	1	0
1	SRE01	Storage Room	100	100	1	0

FA Totals: Room Qty: 13 Net Area: 1,630 Gross Area: 2,478

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 5 - OPC: ENGINEERING

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

FA Totals: Room Qty: 1 Net Area: 200 Gross Area: 304

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 6 - OPC: ENVIRONMENTAL MANAGEMENT (EMS)

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	JANC1	Housekeeping Aides Closet (HAC)	40	40	1	0
1	LCCL1	Storage, Clean Linen Cart	100	100	1	0
1	LCSL1	Storage, Soiled Linen Cart	100	100	1	0
1	SRHM1	Infectious / Hazardous Waste	120	120	1	0
1	SRSE1	Storage, Environmental Management Supplies / Large Equipment	150	150	1	0
1	UTC01	Dumpsters	150	150	1	0
1	UTC01	Recyclable Waste	120	120	1	0

FA Totals: Room Qty: 7 Net Area: 780 Gross Area: 1,186

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 7 - OPC: EMS: LOCKERS, LOUNGES, TOILETS AND SHOWERS (LLTS)

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	LR002	Locker Room	220	440	1	0
1	OFA02	Lactation	80	80	1	0
1	TLTS1	Shower, Female Staff	60	60	1	0
1	TLTS1	Shower, Male Staff	60	60	1	0
1	TLTU1	Toilet, Female Staff	55	55	1	0
1	TLTU1	Toilet, Male Staff	55	55	1	0

FA Totals: Room Qty: 7 Net Area: 750 Gross Area: 1,140

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 8 - OPC: MENTAL HEALTH

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	EXRG3	MHC: Exam / Treatment Room	120	120	1	0
1	OFA02	Office, Stat Clerk	80	80	1	0
1	OFD03	Office, Nurse/Pharmacist	120	120	1	0
1	OFD03	Office, Physician	120	120	1	0
1	OFDC1	Office, Chief	150	150	1	0
12	OFDC1	Office, Counseling Staff	120	1,440	1	0
1	OFDC1	Office, Psychologist	120	120	1	0
1	OFDC1	Office, Social Worker	120	120	1	0
1	OPMH1	ADM: Group Therapy Room	300	300	1	0
1	RECP1	ADM: Reception / Control Unit	120	120	1	0
1	SEC01	ADM: Office, Secretary / Clerical	60	60	1	0
1	SEC01	ADM: Office, Secretary / Clerical	120	120	1	0
1	SRS01	DTC: Social Activities Space / Storage	100	100	1	0
1	SRS01	SAC: Utility and Storage	120	120	1	0
1	TLTU1	ADM: Toilet, Patient Female	55	55	1	0
1	TLTU1	ADM: Toilet, Patient Male	55	55	1	0
2	TLTU1	ADM: Toilet, Staff	55	110	1	0

FA Totals: **Room Qty:** 29 **Net Area:** 3,310 **Gross Area:** 5,031

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 9 - OPC: VOLUNTARY SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	SRS01	Storage	80	80	1	0
1	WRCH1	Volunteer Multipurpose Room	150	150	1	0

FA Totals: Room Qty: 2 Net Area: 230 Gross Area: 350

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 10 - OPC: PHYSICAL MEDICINE AND REHABILITATION MEDICINE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	PTES1	Exercise Area	700	700	1	0

FA Totals: Room Qty: 1 Net Area: 700 Gross Area: 1,064

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 11 - OPC: OI&T

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	SRS01	Server Room	1,000	1,000	1	0

FA Totals: Room Qty: 1 Net Area: 1,000 Gross Area: 1,520

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 12 - OPC: RADIOLOGY SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	DOCK1	Loading Dock	110	110	1	0
2	DR001	Dressing Room/Cubicle	50	100	1	0
1	JANC1	Janitors' Closet	40	40	1	0
1	LBCR1	Reading Room	120	120	1	0
1	OFA01	Office Rad Tech	120	120	1	0
1	OPPS1	Pulmonary Screening	200	200	1	0
1	TLTU1	Toilet, Unisex	55	55	1	0
1	WRC01	SUB Waiting Room	100	100	1	0
1	XDBD1	Diagnostic Bone Densitometer	150	150	1	0
2	XDR01	General Radiographic	340	680	1	0

FA Totals: **Room Qty:** 12 **Net Area:** 1,675 **Gross Area:** 2,546

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 13 - OPC: PHARMACY SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	JANC1	Housekeeping Aides Closet (HAC)	40	40	1	0
1	OFA04	Office, Supervisor	125	125	1	0
1	OFDC2	Consultation Room	125	125	1	0
1	PHMP2	Storage, Prepackaged Medication	0	0	1	0
1	PHOD1	Prescription Receiving Window	120	120	1	0
1	PHOD2	Filling, Active	360	360	1	0
1	PHOD2	Prescription Dispensing Area	270	270	1	0
1	PHOD2	Prescription Filling and Assembly Area	190	190	1	0
1	PHOD2	Receiving, Breakdown and Verification Area	0	0	1	0
1	SL002	Team Room	250	250	1	0
1	SRCS1	Storage, Prosthetic and Medical Supplies	0	0	1	0
1	SRF01	Refrigeration / Freezer Area	60	60	1	0
2	TLTU1	Toilet, Public	55	110	1	0
1	TLTU1	Toilet, Staff	55	55	1	0
1	WRC01	Waiting	300	300	1	0

FA Totals: **Room Qty:** 16 **Net Area:** 2,005 **Gross Area:** 3,048

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 14 - OPC: PATHOLOGY AND LABORATORY MEDICINE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	LBSM1	Solution & Media Preparation	150	150	1	0
1	LBVP1	Blood Drawing Area	240	240	1	0
1	LMCH1	Chemistry, Minimal	600	600	1	0
1	LMM02	Heme/Coag	200	200	1	0
1	SL002	Team Room	240	240	1	0
1	SRS01	Storage Room, Shelving	220	220	1	0
1	TLTU1	Toilet, Unisex	55	55	1	0
1	WRC01	Waiting Room	100	100	1	0

FA Totals: **Room Qty:** 8 **Net Area:** 1,805 **Gross Area:** 2,744

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 15 - OPC: PACT TEAMS PRIMARY CARE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CRA01	Conference, PACT Teams	250	250	1	0
12	CRA01	PACT Extended Team Members	125	1,500	1	0
6	CRA01	PACT Teamlet Space	300	1,800	1	0
18	EXRG3	Exam Rooms - PACT Model	125	2,250	1	0
1	EXRG3	Tele Retinal	120	120	1	0
1	MEDP1	Nurse Station: Medication Room	60	60	1	0
6	OFA01	Consultation Room	125	750	1	0
2	OPMH1	PACT Pt Group Therapy Room	300	600	1	0
3	PEHW1	Height/Weight Screening (alcoves)	60	180	1	0
2	TLTU1	Toilet, Exam Room	55	110	1	0
2	TLTU1	Toilet, General Procedure	55	110	1	0
3	TLTU1	Toilet, Staff	55	165	1	0
2	TRGM1	Procedure Room, General	175	350	1	0
2	WRC01	Sub-Waiting, General Procedure	60	120	1	0

FA Totals: **Room Qty:** 61 **Net Area:** 8,365 **Gross Area:** 12,715

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 16 - OPC: PACT SPECIALTY CARE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CRA01	Conference Room, Specialty Teams	250	250	1	0
2	CRA01	Specialty Care Teamlet Space	300	600	1	0
2	EXP01	Exam Room, Podiatry/Ortho	130	260	1	0
10	EXRG3	Exam Rooms - Specialty Care	125	1,250	1	0
1	MEDP1	Medication Preparation Station	60	60	1	0
1	OPCR1	Cast Room One Station	180	180	1	0
1	PEHW1	Height/Weight Screening	60	60	1	0
1	RECP1	Reception	120	120	1	0
1	TLTU1	Patient Toilet	55	55	1	0
1	TLTU1	Toilet, Family/Assist	65	65	1	0
1	TLTU1	Toilet, Procedure Room	55	55	1	0
2	TLTU1	Toilet, Staff	55	110	1	0
1	TRGM1	General Purpose Treatment Room	175	175	1	0
1	WRC01	Sub Waiting, Procedure Room	60	60	1	0
1	WRF01	Family Waiting Room	350	350	1	0

FA Totals: **Room Qty:** 27 **Net Area:** 3,650 **Gross Area:** 5,548

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 17 - OPC: RECEPTION AREAS

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	LOB01	Lobby, General	200	200	1	0
1	RECP1	Reception	240	240	1	0
2	TLTM2	Toilet, Female	55	110	1	0
2	TLTM2	Toilet, Male	55	110	1	0
1	TLTU1	Toilet, Family/Assist	65	65	1	0
1	WRC01	Waiting, General	300	300	1	0
1	XXYYC	Child Play Area	50	50	1	0
2	XXYYC	Patient Ed/My Health E Vet Carrels/Computers	60	120	1	0

FA Totals: **Room Qty:** 11 **Net Area:** 1,195 **Gross Area:** 1,816

Program For Design (06 Mar 2014 01:27PM)

**MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
RAPID CITY SD**

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 18 - OPC: PACT SUPPORT AREAS

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
3	JANC1	Housekeeping Aides Closet (HAC)	40	120	1	0
2	RCA01	Alcove, Crash Cart	20	40	1	0
4	SRE01	Equipment Storage; clean linen	80	320	1	0
2	SRE01	Storage, Equipment	100	200	1	0
3	SRLW1	Alcove, Stretcher / Wheelchair	60	180	1	0
2	SRS01	Storage, Forms / Literature/Equipment needs	100	200	1	0
3	SRSE1	Utility Room, Clean	100	300	1	0
3	USCL1	Utility Room, Soiled	40	120	1	0
1	USCL2	Scope Washer	180	180	1	0
1	XXYYC	IT Closet	40	40	1	0

FA Totals: **Room Qty:** 24 **Net Area:** 1,700 **Gross Area:** 2,584

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 19 - OPC: STAFF AND ADMIN AREAS

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	BX001	Exchange Vending Area	150	150	1	0
1	CRA01	Conference Room	650	650	1	0
1	OFA02	Office Admin Support	100	100	1	0
1	OFA02	Office, Clinic Manager	125	125	1	0
1	OFA02	Office, Nurse Manager	125	125	1	0
2	OFA02	Private Swing Space	125	250	1	0
1	SL001	Clinic Break room	450	450	1	0
2	SL002	Hoteling Admin Space	280	560	1	0
1	SL002	Office CDM's (3)	180	180	1	0
2	TLTU1	Toilet, Staff	55	110	1	0
3	XVC01	Telemedicine Room	120	360	1	0

FA Totals: **Room Qty:** 16 **Net Area:** 3,060 **Gross Area:** 4,651

Program For Design (06 Mar 2014 01:27PM)

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
 CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
 RAPID CITY SD

Department: 1 - OPC: OUTPATIENT CLINIC (265)

Functional Area: 20 - OPC: BUSINESS OFFICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	MRGB1	Employee Mail Staff	20	20	1	0
1	OFA01	ID Badges	100	100	1	0
2	OFA02	Business Office 2 ftee	100	200	1	0
1	RPR01	Copy Room	100	100	1	0

FA Totals: Room Qty: 5 Net Area: 420 Gross Area: 638

Dept Totals: Room Qty: 250 Net Area: 35,350 Gross Area: 53,732

Bldg Totals: Room Qty: 250 Net Area: 35,350 Sum of Dept Gross Area: 53,732 Gross Area: 72,538

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
RAPID CITY SD

Building Area Summary And Net to Gross Factor Breakdown

Current Building Factor applied to this Project: 1.35

	Circulation	Mechanical	Electrical	Half Areas	Walls & Partitions	Flexible Areas	Building GSF
Current	16.00	6.00	5.00	0.00	7.00	1.00	72,538

MARCH 6TH 2014 RC MSOC PROJECT PFD - CORRECT NTG FACTORS
CONSTRUCT A STAND ALONE MSOC IN RAPID CITY SOUTH DAKOTA
RAPID CITY SD

Report Parameters

Sorted By: Compressed to Dept position, FA position, Room Code

(END OF REPORT)

7.3.1 Rapid City CBOC Test Fit Area Calculation Plan

VA CBOC		Program for Design		Actual per prototype layouts		Delta
		Net SF	Department	Net SF	Department	DGSF
		NSF	DGSF	NSF	DGSF	Delta
One-PACT	Prototype	8,915	13,551	9,257	14,302	6%
	Maui Test Fit	11,387	17,308	11,937	18,370	6%
Two-PACT	L-SHAPED	29,550	44,916	31,189	49,302	10%
	Brooksville Test Fit**	N/A	N/A	31,933	48,204	N/A
Three-PACT	L-Shaped	48,544	73,787	51,158	79,416	8%
Rapid City Test Fit		35,350	53,732	33,811	58,028	8%

** Updated Program for Design has not been received at time of this report.

VA CBOC		PFD	Actual per prototype layouts	Delta
		Building	Building	BGSF
		BGSF	* BGSF	Delta
One-PACT	Prototype	16,939	16,172	-5%
	Maui Test Fit	21,635	21,102	-2%
Two-PACT	L-SHAPED	56,145	56,063	0%
	Brooksville Test Fit**	N/A	55,996	N/A
Three-PACT	L-Shaped	92,234	88,874	-4%
Rapid City Test Fit		72,538	68,243	-6%

* The mechanical component for of the SEPS BGSF factor is 6.00.

** Updated Program for Design has not been received at time of this report.

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Three-PACT Community Based Outpatient Clinic

Rapid City Test and Fit Layout Area Calculation Plan

RAPID CITY CBOC TEST AND FIT

- BOUNDARY OF DGSF
- DGSF
- MEP
- AREAS NOT INCLUDED IN NUSF/ LEASABLE

* Note: NUSF may vary. Area to be confirmed with VA Real Property Service at time of design.

DGSF	58,028
BGSF	68,243
*NUSF	60,194

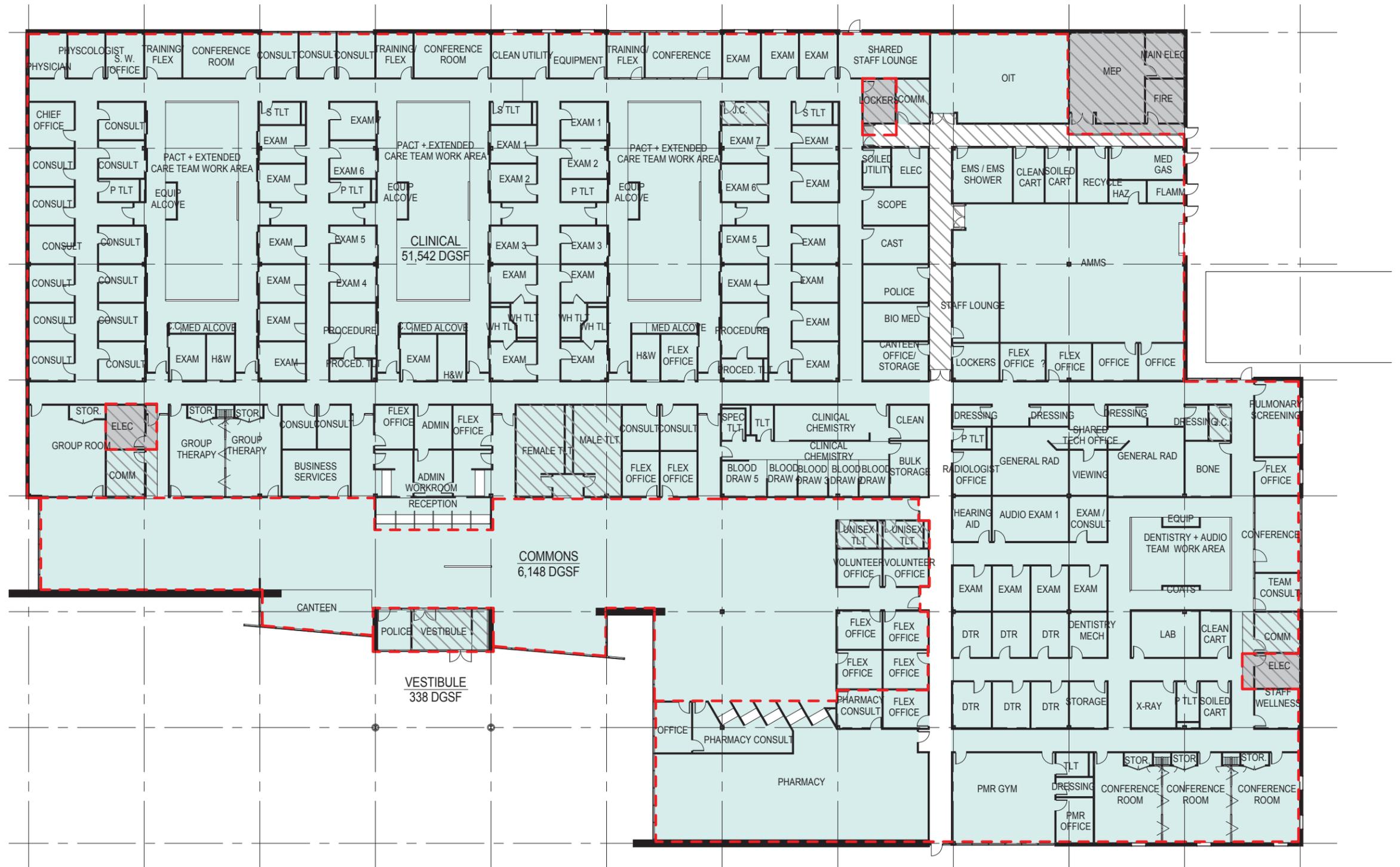


Figure 7.14
Three-PACT CBOC
Rapid City Test and Fit
Layout
Area Calculation Plan



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