

### Proposed Tool Workflow to Match Existing Building with PACT Clinic Program:

Determine Available Space in Existing Building

1. Measure or record major dimensions of building interior to determine DGSF of the vacant space (*enter square footage into tool*)

Min. Floor to Ceiling Height = 8 FT

Determine Required Program Space for PACT Clinic

Minimum Teamlets = 3

- 3 Teamlets = 5,369 NSF x 1.5 = 8,590 DGSF
- 4 Teamlets = 6,318 NSF x 1.5 = 10,108 DGSF
- 5 Teamlets = 7,267 NSF x 1.5 = 11,627 DGSF
- 6 Teamlets = 8,216 NSF x 1.5 = 13,145 DGSF

1. Dual entry to the exam rooms is a key component to the PACT care delivery model. For ideal conditions and maximum efficiency, the minimum width (B) of the clinical space would be 54'-0" wide. ---take out--- Because of typical narrow floor plates of the historic VA buildings, a 29'-0" width is preferable to the minimum 27'-4" clear interior width because of additional exam rooms
2. Building must be ADA accessible.
3. Designer should reference the Space Planning Criteria, Chapter 264, following the functional program.

Minimum DGSF for "Investigate further" = 8,500 DGSF  
Minimum DGSF for "Reuse" = 8,590 DGSF

### Proposed Tool Workflow to Match Existing Building with Dialysis Clinic Program:

Determine Available Space in Existing Building

1. Measure or record major dimensions of building interior to determine DGSF of the vacant space (*enter square footage into tool*)

Min. Floor to Ceiling Height = 8 FT

Determine Required Program Space for Dialysis Clinic

Minimum Dialysis Station = 12

- 12 Stations = 5,894 NSF x 1.5 = 8,841 DGSF
- 16 Stations = 6,214 NSF x 1.5 = 9,321 DGSF
- 20 Stations = 6,719 NSF x 1.5 = 10,078 DGSF
- 24 Stations = 7,319 NSF x 1.5 = 10,978 DGSF
- 28 Stations = 7,959 NSF x 1.5 = 11,888 DGSF
- 32 Stations = 8,559 NSF x 1.5 = 12,788 DGSF
- 36 Stations = 9,149 NSF x 1.5 = 13,673 DGSF

1. Minimum width (B) for Dialysis station and nurse stations observation shall be 23'-0" wide - allowing double loaded corridor with chairs on either side.
2. Building must be ADA accessible.
3. Designer should reference the Space Planning Criteria, Chapter 316, following the functional program.

Minimum DGSF for "Investigate further" = 8,750 DGSF  
Minimum DGSF for "Reuse" = 8,841 DGSF

### Proposed Tool Workflow to Match Existing Building with PMRS Clinic Program:

Determine Available Space in Existing Building

1. Measure or record major dimensions of building interior to determine DGSF of the vacant space (*enter square footage into tool*)

Min. Floor to Ceiling Height = 8 FT

Determine Required Program Space for PMRS Clinic

Minimum SF for most common PMRS clinics ( using 2,667 annual clinics stops as a baseline):

Reception, Waiting, Administration & Staff Support : 1,737 NSF x 1.5 = 2,606 DGSF  
\* shared use / support space is programmed once for PMRS functions  
\* shared support functions NSF grow as therapy clinics are added

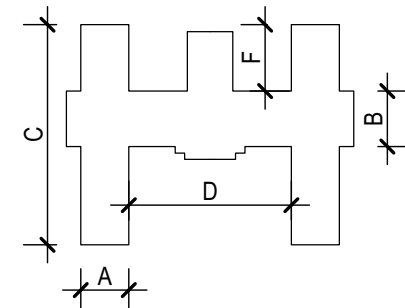
Shared Clinic Space (Patient Area): 960 NSF x 1.5 = 1,440 DGSF  
Physical Therapy (PT): 2,045 NSF x 1.5 = 3,067 DGSF  
Kinesiotherapy (KT): 1,381 NSF x 1.5 = 2,071 DGSF  
Occupational Therapy (OT): 1,291 NSF x 1.5 = 1,936 DGSF

Typical Block for Individual PMRS Therapy Clinics (Treatment and Support) = 5,980 DGSF - 7,115 DGSF

PMRS Model Layout

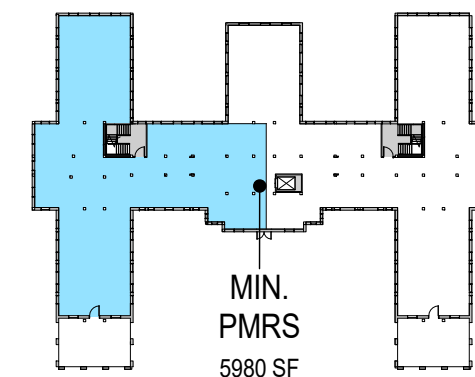
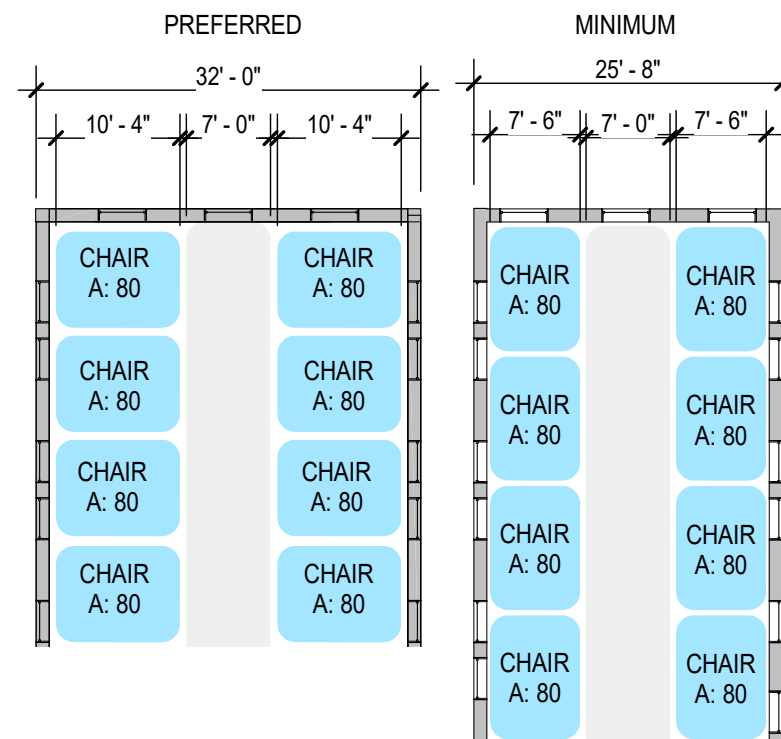
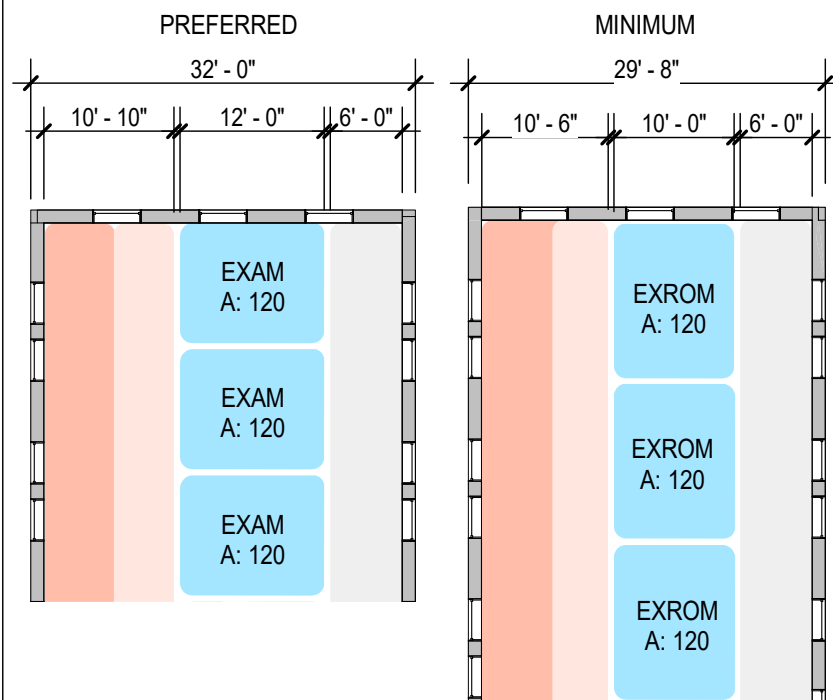
1. PT and KT can be combined to create efficiencies in the open treatment area.
2. The historic reuse buildings do not have the structural capacities for substantial heavy loads - do not include heavy programs, such as the Hubbard Tank.
3. Because of large open clinic / treatment areas, the plan for PMRS clinics is very flexible, allowing this clinic to be a good fit for the historic reuse buildings.
4. Building must be ADA accessible.
5. With the wide range of variables, designer should reference the Space Planning Criteria, Chapter 270 following the functional program.

Minimum DGSF for "Investigate further" = 5,920 DGSF  
Minimum DGSF for "Reuse" = 5,980 DGSF



Chillicothe Building 30  
Key Plan with Tool Dimensions

- A: 32'-0"
- B: 37'-0"
- C: 148'-0"
- D: 109'-0"
- F: 41'-0"



### VA CLINIC PROTOTYPE

SKETCH TITLE

As indicated

SCALE

03/22/2017

DATE

NIBS / VA HISTORIC  
PRESERVATION REUSE  
INITIATIVE

PROJECT NAME

21627.000

PROJECT NUMBER

### WORKFLOW

SKETCH NUMBER