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)

2. 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 = 8,550 DGSF
4 Teamlets = 6,318 NSF x 1.5 = 10,108 DGSF
5 Teamlets = 7,267 NSF x 1.5 = 11,329 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 of the clinical space would be 34'-0" wide.

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 29, 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)

2. Min. Floor to Ceiling Height = 8 FT
Determine Required Program Space for PMRS Clinic
Minimum DGSF for most common PMRS clinics (using 2,667 annual clinics stops as a baseline):

* shared use / support space is programmed once for PMRS functions

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" = 5,960 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)

2. Min. Floor to Ceiling Height = 8 FT
Determine Required Program Space for Dialysis Clinic
Minimum DGSF for most common Dialysis Clinics
Minimum Stations = 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

Shared Support Functions NSF grow as therapy clinics are added.

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

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 316, following the functional program.

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

Chillicothe Building 30
Key Plan with Tool Dimensions

SMITHGROUP JR
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VA CLINIC PROTOTYPE
SKETCH TITLE
As indicated
03/22/2017
NIBS / VA HISTORIC PRESERVATION REUSE INITIATIVE
PROJECT NAME
21627.000
PROJECT NUMBER

PREFERRED MINIMUM PREFERRED MINIMUM
32'-0" 29'-8"
29'-8" 26'-0"

EXAM A: 120
EXROM A: 120

CHAIR A: 80
CHAIR A: 80

EXAM A: 120
EXROM A: 120

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