

# **PROGRAM FOR DESIGN**

## **BEAUFORT REPLACEMENT CLINIC - 12 TEAMLET W/DENTAL/SPS V2 - RETURN TO DEFAULTS**

BEAUFORT REPLACEMENT CLINIC  
BEAUFORT SC

Projected Year: 2021    Midpoint Year: 2022

VISN: 7    State: SC    State: 534  
Station: Charleston  
Installation: Ralph H. Johnson VA Medical Center

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## PROGRAM FOR DESIGN

BEAUFORT REPLACEMENT CLINIC - 12 TEAMLET W/DENTAL/SPS V2 - RETURN TO DEFAULTS (BEAUFORT REPLACEMENT CLINIC)

**Department: 01 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 01 - LOBBY / RECEPTION AREA**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	CLSC2	Workstation, Patient Education (my HealthE Vets)	30	60	1	0
1	EYFD1	Optical Shop (design consideration near Eye, but not depend on Eye providers)	140	140	1	0
1	LAC01	Lactation Room	75	75	1	0
1	LOB02	Vestibule (ABOA)	0	0	1	0
1	OFA01	Office, Administrative Private	120	120	1	0
12	RCA01	ALCOVE, AED (AUTOMATIC EXTERNAL DEFIBRILLATOR) (wall hung locals TBD)	1	12	1	0
14	RCHK2	Kiosk, Patient Check-In throughout the building	15	210	1	2
2	RCP03	Reception	385	770	1	0
1	SRLW1	Alcove, Wheelchair	90	90	1	2
1	TNPF1	Toilet, Female (ABOA)	0	0	1	0
2	TNPFM	Toilet, Family	70	140	1	0
1	TNPM1	Toilet, Male (ABOA)	0	0	1	0
1	WTF03	Waiting, PACT Family (Women)	150	150	1	2
1	WTPC2	Waiting, PACT 2	3463	3463	1	0

**FA Totals: Room Qty: 41 Net Area: 5,230 Gross Area: 7,845**

**Department: 01 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 02 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 2**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	CFR01	Conference Room	240	480	1	0
2	CLSC4	Shared Medical Appointment Room (have bifold doors to hold large group)	400	800	1	0
2	CSUS3	Utility Room, Soiled (shared)	80	160	1	0
24	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	3000	1	0
4	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	500	1	0
4	EXW01	Exam Room, Women's Health	125	500	1	0
1	LR001	Locker, Staff Personal Property (end of Staff Pod or Lounge) (consider Coat hanging)	50	50	1	0
11	OFA07	Workstation, Extended Team	56	616	1	0
8	OFDC2	Consult Room, Patient Aligned Care Team (PACT)	125	1000	1	0

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Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 02 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 2

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
3	PEHW1	Alcove, Height / Weight Station (1 per module)	30	90	1	0
1	PEHW2	Alcove, Height / Weight Accessible Station	40	40	1	0
3	RCA06	Alcove, Medication (1 per Module) (30" deep counter top)	20	60	1	0
3	RPR03	Alcove, Copier/ Printer	30	90	1	0
1	SL001	Lounge, Staff	220	220	1	0
2	SRE01	Storage, Medical Equipment	120	240	1	0
2	SRE01	Storage, Shared Medical Appointments	100	200	1	0
4	TNPG1	Toilet, Staff	60	240	1	0
1	TPB01	Toilet, General Procedure Room Patient	75	75	1	0
3	TPG01	Toilet, PACT Patient	60	180	1	0
4	TPG01	Toilet, Women's Health Exam Room Patient	60	240	1	0
1	TRPR1	Procedure Room, General	180	180	1	0
2	UCCL1	Utility Room, Clean	60	120	1	0
1	UCCL1	Utility, Clean	60	60	1	0
1	WRTM1	Team Room	240	240	1	0
11	WRTM1	Team Work Area	240	2640	1	0
1	WRTM2	Tele-Health Room	125	125	1	0
1	WRTM3	Tele-Retinal Room	125	125	1	0

FA Totals: Room Qty: 103 Net Area: 12,271 Gross Area: 18,407

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 05 - EYE CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CSUC3	Utility Room, Clean	100	100	1	0
4	EYOT2	Exam / Treatment Room	125	500	1	0
2	EYVF1	Visual Fields Room	125	250	1	0
1	SRE01	Storage, Equipment	100	100	1	0
1	WKTM1	Workroom, Provider	150	150	1	0

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Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 05 - EYE CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	WRTM1	Team Work Area, Eye Clinic (techs)	180	180	1	0
1	WTG03	Sub-Waiting, Dilation Patient	80	80	1	0

FA Totals: Room Qty: 11 Net Area: 1,360 Gross Area: 2,040

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 06 - MULTI-SPECIALTY CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CSUC2	Utility Room, Clean	80	80	1	0
1	CSUS2	Utility Room, Soiled	60	60	1	0
2	EXP01	Exam Room, Podiatry	130	260	1	0
19	EXPA1	Exam Room, Multi-Specialty (1 Resp Therapy)	130	2470	1	0
1	OPPF2	Pulmonary Function, Analysis	180	180	1	0
1	PEHW2	Alcove, Height / Weight Accessible Station	40	40	1	0
1	SRE01	Storage, Equipment	100	100	1	0
1	SRGC2	STORAGE, GAS CYLINDERS, INTERIOR	60	60	1	0
2	TPB01	Toilet, Multi-Specialty Patient	60	120	1	0
3	TPB01	Toilet, Multi-Specialty Procedure Room Patient	75	225	1	0
3	TRPR1	Procedure Room, Multi-Specialty (also Bari exam)	180	540	1	0
3	WKTM3	Specialty Staff Workroom/Touchdown	240	720	1	0

FA Totals: Room Qty: 38 Net Area: 4,855 Gross Area: 7,283

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 07 - MENTAL HEALTH CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	EXRG3	Exam Room (injections)	125	125	1	0
20	OFDC1	Consult Room, Mental Health	125	2500	1	0

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Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 07 - MENTAL HEALTH CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	OPMH1	Group Therapy Room, Mental Health	300	600	1	0
1	SRS01	Storage, General	130	130	1	2
2	TLTU1	Staff Toilet	60	120	1	0

FA Totals: Room Qty: 26 Net Area: 3,475 Gross Area: 5,213

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 08 - PHYSICAL MEDICINE AND REHABILITATION (PM&R) CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFA02	Office, Administrative Shared	120	120	1	0
1	OFA09	Office, Therapist	120	120	1	0
1	PTEA1	Treatment Exercise Area	1900	1900	1	0
1	PTTC1	Treatment Room	60	60	1	0
2	PTTC1	Treatment Room	125	250	1	0
1	SRE01	Storage, Equipment	200	200	1	0
1	TPG01	Toilet, PM&R Patient	60	60	1	0

FA Totals: Room Qty: 8 Net Area: 2,710 Gross Area: 4,065

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 09 - PROSTHETICS AND SENSORY AIDS CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFA03	Workstation, Dispensing Prosthetic Clerk	56	56	1	0
1	RCED2	Reception/ Check-In	120	120	1	0
1	SRCS1	Storage, Prosthetic Appliances	500	500	1	0
1	WTG03	Sub-Waiting, Prosthetics Patient	80	80	1	0

FA Totals: Room Qty: 4 Net Area: 756 Gross Area: 1,134

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Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 10 - HOME BASED PRIMARY CARE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CSUC3	Utility Room, Clean (Supply)	100	100	1	0

FA Totals: Room Qty: 1 Net Area: 100 Gross Area: 150

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 11 - RADIOLOGY SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CI531	CT Prep	60	60	1	0
2	DR001	Dressing Room	50	100	1	0
1	OFA04	Reading Room, Radiology	120	120	1	0
1	OFDR1	Office, Radiology Staff (3 FTE)	180	180	1	0
1	SRE01	Storage, Equipment	100	100	1	0
1	TPG01	Toilet, Patient	60	60	1	0
2	TPG01	Toilet, Ultrasound Patient	60	120	1	0
1	UCCL1	Utility, Clean	60	60	1	0
1	WTG02	Sub-Waiting, Diagnostic Patient	45	45	1	0
1	XCTC1	Xray, Computed Tomography, Control Room	130	130	1	0
1	XCTC2	XRAY, COMPUTED TOMOGRAPHY, COMPONENT	565	565	1	0
1	XDBD1	Bone Densitometer	180	180	1	0
2	XDR01	Radiology Room, General Purpose	300	600	1	0
1	XDUS1	Ultrasound Room	180	180	1	0
1	XDUS1	Ultrasound Room	180	180	1	0
1	XVC01	Viewing Room, Picture Archiving and Communication System (PACS)	125	125	1	0

FA Totals: Room Qty: 19 Net Area: 2,805 Gross Area: 4,208

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Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 12 - PATHOLOGY AND LABORATORY MEDICINE (PLM) SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	LBGM1	Laboratory, General,Storage,shipping,receiving	180	180	1	2
1	LBVP1	Blood Specimen Collection Room (Bariatric)	90	90	1	0
3	LBVP1	Blood Specimen Collection Room (sink could be handwashing between rooms)	75	225	1	0
1	TPSP1	Toilet, Patient, Single User, Specimen (Bariatric Pt) (turn off valve)	70	70	1	0
1	TPSP1	Toilet, Specimen Collection (turn off valve)	60	60	1	2

FA Totals: Room Qty: 7 Net Area: 625 Gross Area: 938

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 14 - CLINIC MANAGEMENT

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CFR01	Conference Room, 6 people	240	240	1	0
1	IPK01	Breakroom (adjoining conference room)	40	40	1	0
1	OFA03	Cubicle, Admin Support	100	100	1	0
1	OFA09	Office, AO	100	100	1	0
1	OFA09	Office, CMO	100	100	1	0
1	OFA09	Office, Nurse Manager	100	100	1	0
1	TLTU1	Staff Toilet	60	60	1	0
1	WKTM1	Workroom, Business Services	180	180	1	0

FA Totals: Room Qty: 8 Net Area: 920 Gross Area: 1,380

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 15 - BIO ENGINEERING SERVICE

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

FA Totals: Room Qty: 1 Net Area: 200 Gross Area: 300

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Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 16 - LOGISTICS SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	DOCK1	Receiving / Shipping Dock	130	260	1	0
1	SB541	Gas Cylinder Storage Room, Lgstcs Svc	60	60	1	0
1	SRLG2	Storage Area, Logistics PACT 2	310	310	1	0
1	SSC01	Storage, Clean	250	250	1	0
1	STMQ8	Storage, Medical/General	400	400	1	0
1	USCL1	Utility Room, Soiled Holding	80	80	1	2
1	UTC01	Utility Room, Recycled Material (could be outside in design)	0	0	1	2

FA Totals: Room Qty: 8 Net Area: 1,360 Gross Area: 2,040

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 17 - POLICE SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CROP1	Operations Room	125	125	1	0
1	LR001	Locker Room	120	120	1	0
1	OFA01	Office, Police	100	100	1	0
1	POH01	Holding Room	40	40	1	0
1	SSS01	Storage, Secure	60	60	1	0

FA Totals: Room Qty: 5 Net Area: 445 Gross Area: 668

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 18 - BLIND VENDING

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	BX002	Vending Machine Area	150	150	1	2

FA Totals: Room Qty: 1 Net Area: 150 Gross Area: 225

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Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 19 - STAFF SUPPORT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CFR01	Conference Room	240	240	1	0
1	LAC01	Lactation Room (staff)	75	75	1	0
1	OFDC2	Patient Advocate	120	120	1	0
1	SL001	Lounge, Staff	120	120	1	0
1	SRE01	Storage, Equipment	100	100	1	0
4	TNPG1	Toilet, Staff	60	240	1	0

FA Totals: Room Qty: 9 Net Area: 895 Gross Area: 1,343

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 20 - OI&T SUPPORT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	BMER1	OI&T Workshop	160	160	1	0
1	COMC1	Main Communications Room	780	780	1	2
1	TEDR1	Demarc Room	0	0	1	0
4	TETR1	Telecommunications Room (TR)	190	760	1	0

FA Totals: Room Qty: 7 Net Area: 1,700 Gross Area: 2,550

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 21 - VOLUNTARY SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFA09	Office, Veteran Service Organization	100	100	1	0
1	OFA11	Voluntary Workroom	120	120	1	0
1	SRE01	Storage	100	100	1	0
1	SS204	Voluntary Specialist Officer	100	100	1	0

FA Totals: Room Qty: 4 Net Area: 420 Gross Area: 630

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Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 22 - AUDIOLOGY AND SPEECH PATHOLOGY CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	EXAU1	Audiology Exam / Consult	125	125	1	0
2	HAFR1	HEARING AID FITTING	125	250	1	0
2	PEHS4	Physical Evaluation, Hearing Room, 2 Suite	260	520	1	0
1	SC243	Team Room (2 workstations), Audiology	125	125	1	0
1	SRSE1	STORAGE, EQUIPMENT AND SHELIVING	100	100	1	0
1	TPG01	Toilet, Patient, Single User, Universal	60	60	1	0

FA Totals: Room Qty: 8 Net Area: 1,180 Gross Area: 1,770

Department: 01 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 23 - DENTAL CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	DNPL1	Dental, Prosthodontic Laboratory, Small	280	280	1	0
15	DNTG1	Dental Treatment Room Multi-Functional	120	1800	1	0
1	DNXS1	Dental Xray, Intraoral / Panoramic / Cephalometric	180	180	1	0
1	MECH1	Dental Equipment Mechanical Room	0	0	1	0
1	OFA01	Office, Admin Officer	100	100	1	0
1	OFA09	Office, Dental Chief	100	100	1	0
1	OFDC2	Consultation Room	125	125	1	0
1	RCED2	Reception/ Check-In	120	120	1	0
1	SRE01	Storage, Equipment	100	100	1	0
1	TPG01	Toilet, Patient, Single User, Universal	60	60	1	0
1	UCCL1	Utility, Clean	80	80	1	0
1	WRTM1	Team Room	240	240	1	0

FA Totals: Room Qty: 26 Net Area: 3,185 Gross Area: 4,778

Dept Totals: Room Qty: 335 Net Area: 44,642 Gross Area: 66,963

## PROGRAM FOR DESIGN

BEAUFORT REPLACEMENT CLINIC - 12 TEAMLET W/DENTAL/SPS V2 - RETURN TO DEFAULTS (BEAUFORT REPLACEMENT CLINIC)

Department: 02 - MAGNETIC RESONANCE IMAGING (275)

Functional Area: 02 - PATIENT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	DR001	Dressing Room / Cubicle	60	60	1	0
1	TPG01	Toilet, Patient	60	60	1	0
1	WTMRI	Sub-Waiting	80	80	1	0
1	XMRC1	Control Room	150	150	1	0
1	XMRC2	System Component Room	150	150	1	0
1	XMRS1	Scanning Room, MRI	590	590	1	0

FA Totals: Room Qty: 6 Net Area: 1,090 Gross Area: 1,744

Department: 02 - MAGNETIC RESONANCE IMAGING (275)

Functional Area: 03 - SUPPORT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	SRGC2	Storage, Gas / Cryogen	60	60	1	0
1	XMRE1	Storage, Equipment (Non-Magnetic)	100	100	1	0

FA Totals: Room Qty: 2 Net Area: 160 Gross Area: 256

Dept Totals: Room Qty: 8 Net Area: 1,250 Gross Area: 2,000

Department: 03 - STERILE PROCESSING SERVICE (285)

Functional Area: 03 - PREPARATION AND ASSEMBLY AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CDL64	Clean Storage Room	60	60	1	0
1	CSIA1	Central Sterile, Assembly, Small	475	475	1	0
1	SB244	Housekeeping Aides Closet (HAC), Bldg Sprt	60	60	1	0
1	SC851	Soiled Transition / Drop-off Anteroom, SPS	120	120	1	0
1	SC856	PPE Alcove, SPS	60	60	1	0
1	SC861	Decontamination Room, SPS	170	170	1	0
1	SRSP1	Storage, Sterile Instruments	100	100	1	0

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BEAUFORT REPLACEMENT CLINIC - 12 TEAMLET W/DENTAL/SPS V2 - RETURN TO DEFAULTS (BEAUFORT REPLACEMENT CLINIC)

Department: 03 - STERILE PROCESSING SERVICE (285)

Functional Area: 03 - PREPARATION AND ASSEMBLY AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
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FA Totals: Room Qty: 7 Net Area: 1,045 Gross Area: 1,359

Department: 03 - STERILE PROCESSING SERVICE (285)

Functional Area: 04 - STERILIZATION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CSCG1	Equipment, Clean Steam Generator	0	0	1	0
1	CSLT1	Sterilization Area, Low Temp	60	60	1	0
1	CSSS1	Sterilization Area, Steam	300	300	1	0
1	SC931	Unloading / Cooling, SPS	100	100	1	0

FA Totals: Room Qty: 4 Net Area: 460 Gross Area: 598

Department: 03 - STERILE PROCESSING SERVICE (285)

Functional Area: 06 - STAFF AND ADMINISTRATIVE AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	LR002	Locker / Changing Room	100	200	1	0
2	OFA07	Workstation, Clerical	56	112	1	0
1	OFA09	Office, Sterile Processing Service (SPS) Chief	100	100	1	0
2	TNPG1	Toilet/Shower Staff	80	160	1	0

FA Totals: Room Qty: 7 Net Area: 572 Gross Area: 744

Dept Totals: Room Qty: 18 Net Area: 2,077 Gross Area: 2,700

Building Totals: Room Qty: 361 Net Area: 47,969 Sum of Dept Gross Area: 71,663 Gross Area: 96,745

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### Department Area Summary

Department	Total NSF	Total GSF	Standard GSF	NTG Factor	Std NTG Factor
01 - OUTPATIENT / PACT CLINIC (265)	44,642	66,963	66,963	1.50	1.50
02 - MAGNETIC RESONANCE IMAGING (275)	1,250	2,000	2,000	1.60	1.60
03 - STERILE PROCESSING SERVICE (285)	2,077	2,700	2,700	1.30	1.30
Totals:	47,969	71,663	71,663		

### Building Area Summary

Building GSF	Std Building GSF	NTG Factor	Std NTG Factor
96,745	96,745	1.35	1.35