

# **PROGRAM FOR DESIGN**

## **EXPANSION LEASE LECANTO 20-03-19 FFE 211022**

### **LEASE EXPANSION OF THE LECANTO CBOC LECANTO FLORIDA**

Projected Year: 2022      Midpoint Year: 2023

VISN: 8    State: FL    Station ID: 673  
Station: Tampa  
Installation: VA Medical Center

Project Created: 19 Mar 2020 09:19AM ET by Bruce Metts  
Space Plan Last Edited: 31 Mar 2022 03:11PM ET by Patrick Hillier

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**Report Generated: 14 Apr 2022 01:49PM**

Program For Design (14 Apr 2022 01:49PM)

EXPANSION LEASE LECANTO 20-03-19 FFE 211022  
LEASE EXPANSION OF THE LECANTO CBOC  
LECANTO FLORIDA

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 1 - LOBBY / RECEPTION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CLSC2	Workstation, Patient Education	60	60	1	0
1	OFA01	Office, Patient Advocate	120	120	1	0
1	OFA01	Office, VSO	120	120	1	0
1	OFA01	Room, Volunteer	105	105	1	0
1	OFA07	Workstation	70	70	1	0
1	OFA09	Office, Enrollment	200	200	1	0
1	OFA09	Office, Shared	160	160	1	0
1	OFA09	Office, Supervisor	120	120	1	0
1	RCP03	Reception	185	185	1	0
<i>Specialty care reception</i>						
1	RCP03	Reception	300	300	1	0
<i>Main entry reception</i>						
1	SRE01	Storage, Volunteer	45	45	1	0
1	SRLW1	Alcove, Wheelchair	90	90	1	0
2	TNPFM	Toilet, Family	80	160	1	0
1	WTF03	Waiting, PACT Family	225	225	1	0
1	WTPC2	Waiting, PACT 2	2,917	2,917	1	0

FA Totals: Room Qty: 16 Net Area: 4,877 Gross Area: 7,316

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LECANTO FLORIDA

**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

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

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
4	EXPA1	Exam Room, Flex exam room	125	500	1	0
<i>whole health PACT added after design meeting #1</i>						
5	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	625	1	0
<i>whole health PACT added after design meeting #1</i>						
2	EXRG6	Exam Room, (Negative Pressure) Patient Aligned Care Team PACT	125	250	1	0
4	OFA07	Workstation, Extended Team	56	224	1	0
1	PEHW1	Alcove, Height / Weight Station	30	30	1	0
1	RCA01	Alcove, Resuscitation Cart	5	5	1	0
<i>AED wall alcove</i>						
1	RCA06	Alcove, Medication	20	20	1	0
1	TNPG1	Toilet, Staff	60	60	1	0
1	TPG01	Toilet, PACT Patient	60	60	1	0
1	UCCL1	Utility Room, Clean	60	60	1	0
2	WRTM1	Team Work Area	240	480	1	0
1	WRTM2	Tele-Health Room	125	125	1	0
<i>whole health PACT added after design meeting #1</i>						

**FA Totals:                      Room Qty: 24                      Net Area: 2,439                      Gross Area: 3,659**

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**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 3 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 2**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CFR01	Group Education Room	400	400	1	0
<i>Added per Dr. Zilka</i>						
2	CLSC4	Shared Medical Appointment Room	400	800	1	0
20	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	2,500	1	0
<i>Added 4 rooms to accommodate 2 more teamlets per Dr. Zilka</i>						
7	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	875	1	0
<i>consult rooms converted to exam rooms</i>						
1	EXW01	Exam Room, Women's Health	125	125	1	0
1	EXW01	Exam Room, Women's Health	125	125	1	0
<i>added to match women's health restroom</i>						
2	LR001	Locker, Staff Personal Property	10	20	1	0
<i>Included along wall in lounge</i>						
2	OFA07	Workstation, Administrative	56	112	1	0
8	OFA07	Workstation, Extended Team	56	448	1	0
4	OFA07	Workstation, Extended Team	56	224	1	0
<i>added design meeting #1</i>						
2	PEHW1	Alcove, Height / Weight Station	30	60	1	0
1	PEHW2	Alcove, Height / Weight Accessible Station	40	40	1	0
2	RCA01	Alcove, Resuscitation Cart	5	10	1	0
<i>Changed to wall hung AED - need recessed alcove</i>						
2	RCA06	Alcove, Medication	20	40	1	0
1	SL001	Lounge, Staff	280	280	1	0

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**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 3 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 2**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
	<i>Main lounge at PACT area</i>					
1	SRE01	Storage, Medical Equipment	120	120	1	0
4	TNPG1	Toilet, Staff	60	240	1	0
1	TPG01	Toilet, General Procedure Room Patient	75	75	1	0
3	TPG01	Toilet, PACT Patient	60	180	1	0
2	TPG01	Toilet, Women's Health Exam Room Patient	60	120	1	0
1	TRPR1	Procedure	180	180	1	0
	<i>added to match procedure restroom in pfd</i>					
3	UCCL1	Utility Room, Clean	60	180	1	0
8	WRTM1	Team Work Area	240	1,920	1	0
2	WRTM2	Tele-Health Room	125	250	1	0
	<i>Increased telehealth rooms by 2 per Dr. Zilka</i>					
1	WRTM2	Tele-Health Room (Bariatric)	150	150	1	0
	<i>Increased telehealth rooms by 2 per Dr. Zilka</i>					
1	WRTM3	Tele-Retinal Room	125	125	1	0

**FA Totals:**                      **Room Qty:** 83                      **Net Area:** 9,599                      **Gross Area:** 14,399

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**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 4 - AUDIOLOGY AND SPEECH PATHOLOGY CLINIC**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	EXAU1	Exam / Consult, Audiology	125	125	1	0
1	HAFR1	Hearing Aid Fitting Room	125	125	1	0
2	PEHS4	Exam, Audiometric Booth	260	520	1	0
1	SRSE1	Storage, Equipment	100	100	1	0
1	TPG01	Toilet, Audiology Patient	60	60	1	0

**FA Totals:**                      **Room Qty: 6**                      **Net Area: 930**                      **Gross Area: 1,395**

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**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 5 - MENTAL HEALTH CLINIC**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
4	EXPA1	Consult Room, Mental Health Nurse	120	480	1	0
<i>Added per Dr. Zilka</i>						
1	OFA09	Office, Medium	100	100	1	0
10	OFDC1	Consult Room, Mental Health	120	1,200	1	0
1	OPMH1	Group Education	240	240	1	0
<i>Added per Dr. Zilka</i>						
1	OPMH1	Group Therapy Room, Mental Health	300	300	1	0
1	SRE01	Storage, Group Room	50	50	1	0
1	SRS01	Storage, General	65	65	1	0
1	TPG01	Toilet, Mental Health Patient	60	60	1	0
<i>added design meeting #1</i>						
1	WRTM1	Team Work Area, Mental Health	180	180	1	0

**FA Totals:                  Room Qty: 21                  Net Area: 2,675                  Gross Area: 4,013**

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**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 6 - MULTI-SPECIALTY CLINIC**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	EXPA1	Exam Room, Multi-Specialty, Podiatry	130	130	1	0
<i>Added meeting #1</i>						
1	EXPA1	Exam Room, Multi-Specialty, Podiatry	130	130	1	0
<i>Added per Dr. Zilka</i>						
1	SRE01	Podiatry Tech., Clinic Supplies	80	80	1	0

**FA Totals: Room Qty: 3 Net Area: 340 Gross Area: 510**

**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 7 - PHYSICAL MEDICINE AND REHABILITATION (PM&R) CLINIC**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFA09	Office, Therapist	145	145	1	0
1	PTEA1	Treatment Exercise Area	750	750	1	0
1	PTTC1	Treatment Room	145	145	1	0
1	SRE01	Storage, Equipment	150	150	1	0
<i>Linear storage</i>						
1	TLTU1	Toilet, PM&R Patient	100	100	1	0
<i>Oversized for patient training</i>						

**FA Totals: Room Qty: 5 Net Area: 1,290 Gross Area: 1,935**

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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 8 - PROSTHETICS AND SENSORY AIDS CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	EXPA1	Exam Room, Multi-Specialty, Podiatry	125	125	1	0
<i>Added per Dr. Zilka</i>						
1	MRPA1	Mailing Room, Prosthetic Appliances	80	80	1	0
1	OFA03	Workstation, Dispensing Prosthetic Clerk	56	56	1	0
1	SRCS1	Storage, Prosthetic Appliances	150	150	1	0

FA Totals: Room Qty: 4 Net Area: 411 Gross Area: 617

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 9 - HOME BASED PRIMARY CARE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	SRE01	Storage Room	120	120	1	0
2	WRTM1	Team Work Area, Home-Based Primary Care	240	480	1	0

FA Totals: Room Qty: 3 Net Area: 600 Gross Area: 900

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**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 10 - RADIOLOGY SERVICE**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	DR001	Dressing Room	50	50	1	0
1	TLTU1	Toilet, Patient, Single User, Universal	60	60	1	0
1	WKTM1	Workroom, Resident	265	265	1	0
1	WTG02	Sub-Waiting, Diagnostic Patient	35	35	1	0
1	XDM01	Mammography Room	150	150	1	0
1	XDR01	Radiology Room, General Purpose	300	300	1	0
1	XDUS1	Xray, Ultrasound	180	180	1	0

**FA Totals:**              **Room Qty: 7**              **Net Area: 1,040**              **Gross Area: 1,560**

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**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 11 - PATHOLOGY AND LABORATORY MEDICINE (PLM) SERVICE**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	LBGM1	Laboratory, General	275	275	1	0
1	LBSS1	Shipping / Receiving	0	0	1	0
<i>Included with lab - keep for equipment</i>						
3	LBVP1	Blood Specimen Collection Room	80	240	1	0
1	LBVP1	Blood Specimen Collection Room (Bariatric)	130	130	1	0
<i>one bariatric</i>						
1	OFA09	Office, Medium	100	100	1	0
1	SRS01	Storage, Bulk	100	100	1	0
2	TNPG1	Toilet, Specimen Collection	80	160	1	0

**FA Totals:**                      **Room Qty:** 10                      **Net Area:** 1,005                      **Gross Area:** 1,508

**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 12 - CLINIC MANAGEMENT**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	IPK01	Alcove, Kitchenette	40	40	1	0
1	OFA01	Office, CMO	120	120	1	0
1	OFA01	Office, HSA	120	120	1	0
1	OFA01	Office, Nurse Manager	120	120	1	0
1	OFA01	Office, PSA	120	120	1	0

**FA Totals:**                      **Room Qty:** 5                      **Net Area:** 520                      **Gross Area:** 780

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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 13 - BUSINESS SERVICES

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	WKTM1	Workroom, Business Services	100	100	1	0
<i>Specialty Clinic - added to match prototype</i>						
1	WKTM1	Workroom, Business Services	120	120	1	0
<i>Main reception</i>						

FA Totals: Room Qty: 2 Net Area: 220 Gross Area: 330

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 14 - 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
<i>Reduced to 160SF after design meeting #1</i>						

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

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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 15 - LOGISTICS SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	DOCK1	Receiving / Shipping Dock	130	130	1	0
1	MMGS1	MEDICAL MATERIAL, GENERAL STORAGE	100	100	1	0
<i>included for equipment - show on plan within storage room</i>						
1	MRCS1	Mail Room	80	80	1	0
1	OFA07	Workstation, Logistics	56	56	1	0
<i>included for equipment - show on plan within storage room</i>						
1	SRE01	Storage, Medical Equipment	80	80	1	0
1	SRGC1	Storage, Gas Cylinder	60	60	1	0
1	SRLG2	Storage Area, Logistics PACT 2	1,240	1,240	1	0
1	UTMW1	UTILITY, MEDICAL WASTE HOLDING	60	60	1	0

FA Totals: Room Qty: 8 Net Area: 1,806 Gross Area: 2,709

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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 16 - POLICE SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CROP1	Operations Room	125	125	1	0
1	POH01	Holding Room	40	40	1	0
<i>reduced to 40 meeting #1</i>						
1	SSS01	Storage, Secure	60	60	1	0
1	TNPG1	Toilet, Non-Patient, Single User, Universal (Female Locker)	80	80	1	0
<i>add lockers</i>						
1	TNPG1	Toilet, Non-Patient, Single User, Universal (Male Locker)	80	80	1	0
<i>add lockers</i>						
1	Z0001	NVR	80	80	1	0

FA Totals: Room Qty: 6 Net Area: 465 Gross Area: 698

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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 17 - CANTEEN SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	BX002	Vending Machine Area	150	150	1	0
1	BX002	Vending Storage	100	100	1	0
<i>Added after meeting #1</i>						
1	FSCD4	Canteen, PACT 2	500	500	1	0
<i>Reduced in meeting #1</i>						

FA Totals: Room Qty: 3 Net Area: 750 Gross Area: 1,125

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 18 - STAFF SUPPORT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	LAC01	Lactation Room	100	100	1	0
3	TNPG1	Toilet, Staff	60	180	1	0

FA Totals: Room Qty: 4 Net Area: 280 Gross Area: 420

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**Department: 1 - OUTPATIENT / PACT CLINIC (265)**

**Functional Area: 19 - SUPPORT AREA**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	COMC1	COMPUTER ROOM	170	170	1	0
<i>Revised based on new standards</i>						
2	COMC1	TR	170	340	1	0
<i>Revised based on new standards</i>						
1	COMC2	ENTRANCE FACILITY	80	80	1	0
<i>Added during review meetings after meeting #1</i>						
1	JANC1	Housekeeping Aides Closet (HAC) - VA	60	60	1	0
1	LR001	Locker, Staff Personal Property	10	10	1	0
<i>Included along wall in lounge</i>						
1	SL001	Lounge, Staff	180	180	1	0
<i>Specialty Clinic lounge</i>						
1	UCCL1	Utility Room, Clean	60	60	1	0
1	UCCL1	Utility Room, Clean	125	125	1	0
1	USCL1	Utility Room, Soiled	80	80	1	0
1	USCL1	Utility Room, Soiled	80	80	1	0
<i>specialty care area</i>						

**FA Totals:**                      **Room Qty: 11**                      **Net Area: 1,185**                      **Gross Area: 1,778**

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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 20 - PHARMACY

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
3	CSME1	Alcove, Medical Equipment (PACT)	10	30	1	0
<i>space for pharmacy equipment discussed in meeting #1</i>						
1	MEDP1	Medication Room (Mental Health)	85	85	1	0
<i>added design meeting #1</i>						
1	MEDP1	Medication Room (Specialty Care)	85	85	1	0
<i>added design meeting #1</i>						

<b>FA Totals:</b>	<b>Room Qty:</b> 5	<b>Net Area:</b> 200	<b>Gross Area:</b> 300		
<b>Dept Totals:</b>	<b>Room Qty:</b> 227	<b>Net Area:</b> 30,832	<b>Gross Area:</b> 46,248		
<b>Bldg Totals:</b>	<b>Room Qty:</b> 227	<b>Net Area:</b> 30,832	<b>Sum of Dept Gross Area:</b> 46,248	<b>Gross Area:</b> 62,435	

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**Building Area Summary And Net to Gross Factor Breakdown**

Current Building Factor applied to this Project: 1.35

	Building GSF
Current	62,435

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**Report Parameters**

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

**(END OF REPORT)**