

## Clinics

### Specific Space Drivers

	Ortho Clinic	Neuro Clinic	Medicine Clinic	Surgery Clinic	Total
<b>Projected Clinic Visits</b>	<b>16,000</b>	<b>6,000</b>	<b>23,000</b>	<b>15,000</b>	<b>60,000</b>
Hours Per Typical Weekday Patients Seen	8	4	8	6	
Weekly Hours Patients Seen	40	20	40	30	
Total Weeks Per Year Patients Seen	48	48	48	48	
Projected Weekly Visits	333	125	479	313	
Projected Daily Visits (Weekday)	67	25	96	63	
Average Treatment Room Turnaround Time (Minutes)	45	60	45	35	
Required Daily Hours	50	25	72	37	
Planned Exam/Treatment Room Utilization (Percent)	75%	75%	75%	75%	
<b>Exam/Treatment Rooms Required</b>	<b>9</b>	<b>9</b>	<b>12</b>	<b>9</b>	<b>39</b>
Consult Rooms Required	1	1	2	1	5
Large Testing/Procedure Room	0	1	1	0	2
X-Ray Room	1	0	0	0	1
<b>Projected Exam/Treatment Rooms</b>	<b>11</b>	<b>11</b>	<b>15</b>	<b>10</b>	<b>47</b>
Projected Number of MD Provider FTEs	5	5	6	5	21
Projected Number of PA/NP Provider FTEs	1	1	1	1	4
<b>Projected Total Number of Provider FTEs</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>6</b>	<b>25</b>
Number of Providers With Dedicated Workstation	4	4	5	4	
Will the provider offices be shared?	No	No	No	No	

**Clinics (continued)**

**Detailed Space Program (Orthopedic Clinic)**

Room/Area	Unit	NSF	Total NSF	Comments
Reception/Check-In/Check-Out	1	60	60	Variable; one minimum
Work Area/Office Equipment	1	60	60	Fixed; fax, copier, printer, etc.
Waiting Area Seats	33	20	660	Variable
Educational Materials Display Area	1	40	40	Fixed
Wheelchair Alcove	1	10	10	Variable; one minimum
<b>Subtotal</b>			<b>830</b>	<b>Patient Intake Area</b>
Exam/Treatment Room	9	120	1,080	Based on projected visits and operational characteristics
Consult Room	1	120	120	Variable; one minimum
X-Ray Room	1	360	360	Optional; includes control alcove
Patient Intake/Assessment Station	1	60	60	Variable; scale, phlebotomy chair, and counter.
Patient Toilet Room (Handicapped)	1	55	55	Variable
Central Charting/Workstation	6	30	180	Variable; RNs/LPNs and ancillary staff
Physician/PA Workstation	5	40	200	Variable; instead of contiguous physician offices
Private Office	1	120	120	Fixed; manager/supervisor
Staff Lockers	0	40	0	Variable; coat rack; box/purse lockers
Staff Toilet Room (Handicapped)	2	55	110	Variable; one minimum
CR Plate Reader	1	60	60	Optional; adjacent to imaging room
Clean Supply Room	1	100	100	Variable; 100 NSF minimum
Soiled Holding Room	1	80	80	Variable; 80 NSF minimum
Medication Alcove	1	60	60	Variable; automated medication dispensing device
Specimen Holding Alcove	1	20	20	Variable; microscope; accessioning area
Nourishment Alcove	1	20	20	Fixed; sink, undercounter refrigerator, and ice machine
Pneumatic Tube Station	1	20	20	Optional
Linen Storage Alcove	1	10	10	Variable; one minimum
Portable Equipment Alcove	1	60	60	Variable; one minimum
Wheelchair/Stretcher Alcove	1	20	20	Variable; one minimum
Housekeeping Room	1	40	40	Fixed; housekeeping cart/supply storage
<b>Subtotal</b>			<b>2,775</b>	<b>Patient Care/Clinic Support Space</b>
Provider Office (Private)	4	120	480	Variable; based on provider FTEs
Provider Office (Shared)	0	120	0	Variable; based on provider FTEs
Office/Cubicle (Ancillary Staff)	3	60	180	Variable; based on total exam/treatment rooms
Administrative Workstation	1	40	40	Variable; based on total staff workstations
<b>Subtotal</b>			<b>700</b>	<b>Administrative Support Space (Could Be Remote)</b>
<b>Total NSF</b>			<b>4,305</b>	<b>Net Square Feet (NSF)</b>
<b>NSF to DGSF Conversion Factor</b>			<b>1.45</b>	<i>Accommodates internal corridors and width of walls/columns/utility shafts</i>
<b>Total DGSF (Orthopedic Clinic)</b>			<b>6,200</b>	<b>Department Gross Square Feet (DGSF)</b>

**Clinics (continued)**

**Detailed Space Program (Neurology Clinic)**

Room/Area	Unit	NSF	Total NSF	Comments
Reception/Check-In/Check-Out	1	60	60	Variable; one minimum
Work Area/Office Equipment	1	60	60	Fixed
Waiting Area Seats	33	20	660	Variable
Educational Materials Display Area	1	40	40	Fixed
Wheelchair Alcove	1	10	10	Variable; one minimum
<b>Subtotal</b>			<b>830</b>	<b>Patient Intake Area</b>
Exam/Treatment Room	9	120	1,080	Based on projected visits and operational characteristics
Consult Room	1	120	120	Variable; one minimum
Large Testing/Procedure Room	1	180	180	Optional
Patient Intake/Assessment Station	1	60	60	Variable; scale, phlebotomy chair, and counter.
Patient Toilet Room (Handicapped)	1	55	55	Variable
Central Charting/Workstation	6	30	180	Variable; RNs/LPNs and ancillary staff
Physician/PA Workstation	5	40	200	Variable; instead of contiguous physician offices
Private Office	1	120	120	Fixed; manager/supervisor
Staff Lockers	0	40	0	Variable; coat rack; box/purse lockers
Staff Toilet Room (Handicapped)	2	55	110	Variable; one minimum
Clean Supply Room	1	100	100	Variable; 100 NSF minimum
Soiled Holding Room	1	80	80	Variable; 80 NSF minimum
Medication Alcove	1	60	60	Variable; automated medication dispensing device
Specimen Holding Alcove	1	20	20	Variable; microscope; accessioning area
Nourishment Alcove	1	20	20	Fixed; sink, undercounter refrigerator, and ice machine
Pneumatic Tube Station	1	20	20	Optional
Linen Storage Alcove	1	10	10	Variable; one minimum
Portable Equipment Alcove	1	60	60	Variable; one minimum
Wheelchair/Stretcher Alcove	1	20	20	Variable; one minimum
Housekeeping Room	1	40	40	Fixed; housekeeping cart/supply storage
<b>Subtotal</b>			<b>2,535</b>	<b>Patient Care/Clinic Support Space</b>
Provider Office (Private)	4	120	480	Variable; based on provider FTEs
Provider Office (Shared)	0	120	0	Variable; based on provider FTEs
Office/Cubicle (Ancillary Staff)	3	60	180	Variable; based on total exam/treatment rooms
Administrative Workstation	1	40	40	Variable; based on total staff workstations
<b>Subtotal</b>			<b>700</b>	<b>Administrative Support Space (Could Be Remote)</b>
<b>Total NSF</b>			<b>4,065</b>	<b>Net Square Feet (NSF)</b>
<b>NSF to DGSF Conversion Factor</b>			<b>1.45</b>	<i>Accommodates internal corridors and width of walls/columns/utility shafts</i>
<b>Total DGSF (Neurology Clinic)</b>			<b>5,900</b>	<b>Department Gross Square Feet (DGSF)</b>

## Clinics (continued)

### Detailed Space Program (Medicine Clinic)

Room/Area	Unit	NSF	Total NSF	Comments
Reception/Check-In/Check-Out	1	60	60	Variable; one minimum
Work Area/Office Equipment	1	60	60	Fixed
Waiting Area Seats	42	20	840	Variable
Educational Materials Display Area	1	40	40	Fixed
Wheelchair Alcove	1	10	10	Variable; one minimum
<b>Subtotal</b>			<b>1,010</b>	<b>Patient Intake Area</b>
Exam/Treatment Room	12	120	1,440	Based on projected visits and operational characteristics
Consult Room	2	120	240	Variable; one minimum
Large Testing/Procedure Room	1	180	180	Optional
Patient Intake/Assessment Station	1	60	60	Variable; scale, phlebotomy chair, and counter.
Patient Toilet Room (Handicapped)	2	55	110	Variable
Central Charting/Workstation	8	30	240	Variable; RNs/LPNs and ancillary staff
Physician/PA Workstation	6	40	240	Variable; instead of contiguous physician offices
Private Office	1	120	120	Fixed; manager/supervisor
Staff Lockers	0	40	0	Variable; coat rack; box/purse lockers
Staff Toilet Room (Handicapped)	2	55	110	Variable; one minimum
Clean Supply Room	1	150	150	Variable; 100 NSF minimum
Soiled Holding Room	1	120	120	Variable; 80 NSF minimum
Medication Alcove	1	60	60	Variable; automated medication dispensing device
Specimen Holding Alcove	1	20	20	Variable; microscope; accessioning area
Nourishment Alcove	1	20	20	Fixed; sink, undercounter refrigerator, and ice machine
Pneumatic Tube Station	1	20	20	Optional
Linen Storage Alcove	1	10	10	Variable; one minimum
Portable Equipment Alcove	1	60	60	Variable; one minimum
Wheelchair/Stretcher Alcove	1	20	20	Variable; one minimum
Housekeeping Room	1	40	40	Fixed; housekeeping cart/supply storage
<b>Subtotal</b>			<b>3,260</b>	<b>Patient Care/Clinic Support Space</b>
Provider Office (Private)	5	120	600	Variable; based on provider FTEs
Provider Office (Shared)	0	120	0	Variable; based on provider FTEs
Office/Cubicle (Ancillary Staff)	4	60	240	Variable; based on total exam/treatment rooms
Administrative Workstation	2	40	80	Variable; based on total staff workstations
<b>Subtotal</b>			<b>920</b>	<b>Administrative Support Space (Could Be Remote)</b>
<b>Total NSF</b>			<b>5,190</b>	<b>Net Square Feet (NSF)</b>
<b>NSF to DGSF Conversion Factor</b>			<b>1.45</b>	<i>Accommodates internal corridors and width of walls/columns/utility shafts</i>
<b>Total DGSF (Medicine Clinic)</b>			<b>7,500</b>	<b>Department Gross Square Feet (DGSF)</b>

**Clinics (continued)**

**Detailed Space Program (Surgery Clinic)**

Room/Area	Unit	NSF	Total NSF	Comments
Reception/Check-In/Check-Out	1	60	60	Variable; one minimum
Work Area/Office Equipment	1	60	60	Fixed
Waiting Area Seats	30	20	600	Variable
Educational Materials Display Area	1	40	40	Fixed
Wheelchair Alcove	1	10	10	Variable; one minimum
<b>Subtotal</b>			<b>770</b>	<b>Patient Intake Area</b>
Exam/Treatment Room	9	120	1,080	Based on projected visits and operational characteristics
Consult Room	1	120	120	Variable; one minimum
Large Testing/Procedure Room	0	180	0	Optional
Patient Intake/Assessment Station	1	60	60	Variable; scale, phlebotomy chair, and counter.
Patient Toilet Room (Handicapped)	1	55	55	Variable
Central Charting/Workstation	5	30	150	Variable; RNs/LPNs and ancillary staff
Physician/PA Workstation	5	40	200	Variable; instead of contiguous physician offices
Private Office	1	120	120	Fixed; manager/supervisor
Staff Lockers	0	40	0	Variable; coat rack; box/purse lockers
Staff Toilet Room (Handicapped)	2	55	110	Variable; one minimum
Clean Supply Room	1	100	100	Variable; 100 NSF minimum
Soiled Holding Room	1	80	80	Variable; 80 NSF minimum
Medication Alcove	1	60	60	Variable; automated medication dispensing device
Specimen Holding Alcove	1	20	20	Variable; microscope; accessioning area
Nourishment Alcove	1	20	20	Fixed; sink, undercounter refrigerator, and ice machine
Pneumatic Tube Station	1	20	20	Optional
Linen Storage Alcove	1	10	10	Variable; one minimum
Portable Equipment Alcove	1	60	60	Variable; one minimum
Wheelchair/Stretcher Alcove	1	20	20	Variable; one minimum
Housekeeping Room	1	40	40	Fixed; housekeeping cart/supply storage
<b>Subtotal</b>			<b>2,325</b>	<b>Patient Care/Clinic Support Space</b>
Provider Office (Private)	4	120	480	Variable; based on provider FTEs
Provider Office (Shared)	0	120	0	Variable; based on provider FTEs
Office/Cubicle (Ancillary Staff)	3	60	180	Variable; based on total exam/treatment rooms
Administrative Workstation	1	40	40	Variable; based on total staff workstations
<b>Subtotal</b>			<b>700</b>	<b>Administrative Support Space (Could Be Remote)</b>
<b>Total NSF</b>			<b>3,795</b>	<b>Net Square Feet (NSF)</b>
<b>NSF to DGSF Conversion Factor</b>			<b>1.45</b>	<i>Accommodates internal corridors and width of walls/columns/utility shafts</i>
<b>Total DGSF (Surgery Clinic)</b>			<b>5,500</b>	<b>Department Gross Square Feet (DGSF)</b>
<b>Grand Total (All Clinics)</b>			<b>25,100</b>	<b>Department Gross Square Feet (DGSF)</b>