

# PROGRAM FOR DESIGN

## LINDA - 2014 LEASE HOUSTON, TX - RESEARCH 102714

2014 LEASE HOUSTON, TX - RESEARCH  
HOUSTON, TX

Projected Year: 2014    Midpoint Year: 2016

VISN: 16    State: TX    Station ID: 580  
Station: Houston  
Installation: Michael E. Debakey VA Medical Center

Project POC: Linda Chan  
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Project Created: 09 Oct 2012 03:13AM ET by Mollie West  
Space Plan Last Edited: 27 Oct 2014 03:40PM ET by Linda Chan

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**Report Generated: 27 Oct 2014 04:10PM**

**Program For Design (27 Oct 2014 04:10PM)**

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**Project Notes:** This proposal provides for a replacement Health Services Research & Development Center of Excellence (HSR&D Center) lease in Houston, TX, to expand space and to support a Veteran Engineering Resource Center and additional grant funding.

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**Department:** 3 - BUILDING SUPPORT - LESSOR SPACE (232) (COPIED 27 OCT 2014 12:36PM ET)

*This "department" may not count as NUSF.*

**Functional Area:** 1 - FM COMPUTER AREA

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
1	0 - FMAE1	FMS Active Equipment (Refer to VA's TIL for latest JSNs assigned to this room)	100 (120)	100	1	0	0	0	
<i>can be counted as lessor space.</i>									
1	0 - FMPE1	FMS Passive Distribution Equipment (Refer to VA's TIL for latest JSNs assigned to this room)	80 (150)	80	1	0	0	0	
<i>can be counted as lessor space.</i>									
1	0 - ITAC1	HVAC and Electrical Equipment, Computer Area (Refer to VA's TIL for latest JSNs assigned to this room)	250 (380)	250	1	0	0	0	
<i>can be counted as lessor space.</i>									

**FA Totals:** Room Qty: 3 Net Area: 430 Gross Area: 559 Staff: 0

**Department:** 3 - BUILDING SUPPORT - LESSOR SPACE (232) (COPIED 27 OCT 2014 12:36PM ET)

**Functional Area:** 2 - EMS BUILDING SUPPORT AREA

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
5	0 - JANC1	Janitors Closet -	40	200	1	0	0	0	

**FA Totals:** Room Qty: 5 Net Area: 200 Gross Area: 260 Staff: 0

**Dept Totals:** Room Qty: 8 Net Area: 630 Gross Area: 819 Staff: 0

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**LINDA - 2014 LEASE HOUSTON, TX - RESEARCH 102714**  
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**Department:** 4 - AMMS: WAREHOUSE (291) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 1 - WAREHOUSE AREAS

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
1	0 - DOCK1	Receiving Dock	110	110	1	0	0	0	
1	0 - MMRP1	Receiving and Issue	100 (400)	100	1	0	0	0	

**FA Totals:** Room Qty: 2 Net Area: 210 Gross Area: 231 Staff: 0

**Department:** 4 - AMMS: WAREHOUSE (291) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 2 - STAFF AND ADMINISTRATIVE AREAS

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
1	0 - OFA03	Cubicle, Clerical and Technical	56 (80)	56	1	0	1	1	
	80>56								

**FA Totals:** Room Qty: 1 Net Area: 56 Gross Area: 62 Staff: 1

**Dept Totals:** Room Qty: 3 Net Area: 266 Gross Area: 293 Staff: 1

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**LINDA - 2014 LEASE HOUSTON, TX - RESEARCH 102714**  
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**Department:** 5 - OFFICE OF INFORMATION & TECHNOLOGY (232) (COPIED 27 OCT 2014 12:38PM ET)

*This department is generated according to VA OIT criteria. Some spaces may consider as lessor space if the infrastructure and maintenance are provided by lessor.*

**Functional Area:** 1 - COMPUTER AREA

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
1	0 - ITAE1	OIT IT Active Equipment (Refer to VA's TIL for latest JSNs assigned to this room)	160 (240)	160	1	0	0	0	
1	0 - ITPE1	OIT IT Passive Distribution Equipment (Refer to VA's TIL for latest JSNs assigned to this room)	100 (150)	100	1	0	0	0	
1	0 - TEIP1	VoIP Active Equipment (Refer to VA's TIL for latest JSNs assigned to this room)	160 (240)	160	1	0	0	0	
1	0 - TEDP1	Digital Telephone (PBX) Equipment (Refer to VA's TIL for latest JSNs assigned to this room)	165 (225)	165	1	0	0	0	
1	0 - ITNT1	Network Operations Room (Refer to VA's TIL for latest JSNs assigned to this room)	120	120	1	0	0	0	

**FA Totals:** Room Qty: 5 Net Area: 705 Gross Area: 917 Staff: 0

**Department:** 5 - OFFICE OF INFORMATION & TECHNOLOGY (232) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 2 - COMPUTER SUPPORT AREA

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
1	0 - ITWR1	Workroom, Equipment Configuration / Repair	200	200	1	0	0	0	

**FA Totals:** Room Qty: 1 Net Area: 200 Gross Area: 260 Staff: 0

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**Department:** 5 - OFFICE OF INFORMATION & TECHNOLOGY (232) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 3 - TELECOMMUNICATIONS SUPPORT AREA

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
7	0 - TETR1	Telecommunications Room, TR (Refer to VA's TIL for latest JSNs assigned to this room)	200	1,400	1	0	0	0	
1	0 - TEDR1	Demarc Room	100	100	1	0	0	0	

**FA Totals:** Room Qty: 8 Net Area: 1,500 Gross Area: 1,950 Staff: 0

**Dept Totals:** Room Qty: 14 Net Area: 2,405 Gross Area: 3,127 Staff: 0

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**LINDA - 2014 LEASE HOUSTON, TX - RESEARCH 102714**  
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**Department:** 6 - LOBBY (244) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 1 - LOBBY AREA

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
1	0 - TLTF2	Toilet, Female	200	200	1	0	0	0	
1	0 - TLTM2	Toilet, Male	200	200	1	0	0	0	
1	0 - VES01	Vestibule, Lobby	150	150	1	0	0	0	
1	0 - WRC01	Waiting - Building Lobby Area	200 (875)	200	1	0	0	0	
1	0 - RECP3	Information Desk	100	100	1	0	0	0	

**FA Totals:** Room Qty: 5 Net Area: 850 Gross Area: 1,020 Staff: 0

**Dept Totals:** Room Qty: 5 Net Area: 850 Gross Area: 1,020 Staff: 0

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**LINDA - 2014 LEASE HOUSTON, TX - RESEARCH 102714**  
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**Department:** 7 - RESEARCH CONFERENCE CENTER (402) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 1 - CONFERENCE AREA - R&D ADMINISTRATION

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
4	0 - CRA02	Multipurpose Room	300 (350)	1,200	1	0	0	0	
<i>located together, can be combined to one big conference room.</i>									
1	0 - SL001	Lounge	120	120	1	0	0	0	
<i>Add to support multipurpose rooms</i>									
1	0 - SRS01	Storage	100	100	1	0	0	0	
1	0 - XXYC	Media Control Room	120	120	1	0	0	0	
1	0 - SRSE1	Storage, Equipment	120	120	1	0	0	0	
1	0 - SRS02	Storage, Moveable Furniture	100 (300)	100	1	0	0	0	

**FA Totals:** Room Qty: 9 Net Area: 1,760 Gross Area: 2,288 Staff: 0

**Dept Totals:** Room Qty: 9 Net Area: 1,760 Gross Area: 2,288 Staff: 0



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**LINDA - 2014 LEASE HOUSTON, TX - RESEARCH 102714**  
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**Department:** 8 - RESEARCH AND DEVELOPMENT ADMINISTRATION SUITE (238) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 1 - RECEPTION AREAS

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
1	0 - WRC01	Waiting	120	120	1	0	0	0	

**FA Totals:** Room Qty: 1 Net Area: 120 Gross Area: 156 Staff: 0

**Department:** 8 - RESEARCH AND DEVELOPMENT ADMINISTRATION SUITE (238) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 2 - STAFF AND ADMINISTRATIVE AREAS

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
1	0 - CRA01	Conference / Classroom	300 (250)	300	1	0	0	0	
1	0 - TLTU1	Toilet, HSR&D Admin	60 (50)	60	1	0	0	0	
1	0 - OFA02	Office, AO, System Furniture	100 (120)	100	1	0	1	1	
1	0 - OFA02	Office, HSR&D Director, System Furniture	150 (120)	150	1	0	1	1	
2	0 - OFA03	Cubicle, Administrative Assistant	56 (64)	112	1	0	1	2	
2	0 - WRTM1	Team Room - Budget and Program Mgt	240	480	1	0	0	0	
1	0 - TLTU1	Toilet, HSR&D Admin	60 (50)	60	1	0	0	0	
1	0 - OFA03	Cubicle, Administrative Assistant	56 (64)	56	1	0	1	1	
1	0 - FILE1	Workroom/Copy/Office Support	240 (290)	240	1	0	0	0	

**FA Totals:** Room Qty: 11 Net Area: 1,558 Gross Area: 2,025 Staff: 5

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**Department:** 8 - RESEARCH AND DEVELOPMENT ADMINISTRATION SUITE (238) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 3 - SUPPORT AREAS

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
1	0 - XXYYC	Kitchenette	80	80	1	0	0	0	

**FA Totals:** Room Qty: 1 Net Area: 80 Gross Area: 104 Staff: 0

**Dept Totals:** Room Qty: 13 Net Area: 1,758 Gross Area: 2,285 Staff: 5

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**LINDA - 2014 LEASE HOUSTON, TX - RESEARCH 102714**  
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**Department:** 9 - HEALTH SERVICES RESEARCH AND DEVELOPMENT (278) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 1 - HEALTH SERVICES RESEARCH AND DEVELOPMENT: STAFF AND ADMINISTRATIVE AREAS

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
25	0 - FILE1	File Room, Cubicle in Open Office	100	2,500	1	0	0	0	
25	0 - FILE1	Small Conference Room, HSR&D Office	100	2,500	1	0	0	0	
73	0 - OFA02	Office, Health Services Research and Development Management Analyst	100 (120)	7,300	1	0	1	73	
15	0 - OFA02	R&D Interview/Small Conference Room, System Furniture	100 (120)	1,500	1	0	1	15	
150	0 - OFA03	Cubicle in Open Office	56	8,400	1	0	1	150	
10	0 - SL001	Staff Lounge	150	1,500	1	0	0	0	
5	0 - TLTF1	Toilet, Female, Single	60	300	1	0	0	0	
5	0 - TLTM1	Toilet, Male, Single	60	300	1	0	0	0	
27	0 - OFA02	Office, Health Services Research and Development Management Analyst	100 (120)	2,700	1	0	1	27	

**FA Totals:** Room Qty: 335 Net Area: 27,000 Gross Area: 35,100 Staff: 265

**Department:** 9 - HEALTH SERVICES RESEARCH AND DEVELOPMENT (278) (COPIED 27 OCT 2014 12:38PM ET)

**Functional Area:** 2 - HEALTH SERVICES RESEARCH AND DEVELOPMENT: SUPPORT AREAS

Qty	Seq # - Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type	Staff	Net Staff	Blueprint #
5	0 - CRA01	Conference Room	300 (250)	1,500	1	0	0	0	
2	0 - SRSE1	Storage Room, Equipment/Shelving - Central File Storage	400 (100)	800	1	0	0	0	

**FA Totals:** Room Qty: 7 Net Area: 2,300 Gross Area: 2,990 Staff: 0

**Dept Totals:** Room Qty: 342 Net Area: 29,300 Gross Area: 38,090 Staff: 265

**Bldg Totals:** Room Qty: 394 Net Area: 36,969 Sum of Dept Gross Area: 47,922 Gross Area: 64,695 Staff: 271

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**Department Area Summary (NSF/GSF)**

<b>Department</b>	<b>Total NSF</b>	<b>Total GSF</b>
3 - BUILDING SUPPORT - LESSOR SPACE (232) (COPIED 27 OCT 2014 12:36PM ET) (NTG Factor: 1.30)	630	819
4 - AMMS: WAREHOUSE (291) (COPIED 27 OCT 2014 12:38PM ET) (NTG Factor: 1.10)	266	293
5 - OFFICE OF INFORMATION & TECHNOLOGY (232) (COPIED 27 OCT 2014 12:38PM ET) (NTG Factor: 1.30)	2,405	3,127
6 - LOBBY (244) (COPIED 27 OCT 2014 12:38PM ET) (NTG Factor: 1.20)	850	1,020
7 - RESEARCH CONFERENCE CENTER (402) (COPIED 27 OCT 2014 12:38PM ET) (NTG Factor: 1.30)	1,760	2,288
8 - RESEARCH AND DEVELOPMENT ADMINISTRATION SUITE (238) (COPIED 27 OCT 2014 12:38PM ET) (NTG Factor: 1.30)	1,758	2,285
9 - HEALTH SERVICES RESEARCH AND DEVELOPMENT (278) (COPIED 27 OCT 2014 12:38PM ET) (NTG Factor: 1.30)	29,300	38,090
<b>Totals:</b>	<b>36,969</b>	<b>47,922</b>

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**Department Area Summary (GSF) - Current and Standard Gross Comparison**

<b>Department</b>	<b>Current GSF</b>	<b>Standard GSF</b>
3 - BUILDING SUPPORT - LESSOR SPACE (232) (COPIED 27 OCT 2014 12:36PM ET) (Curr NTG Factor: 1.30 / Std NTG Factor: 1.30)	819	819
4 - AMMS: WAREHOUSE (291) (COPIED 27 OCT 2014 12:38PM ET) (Curr NTG Factor: 1.10 / Std NTG Factor: 1.10)	293	293
5 - OFFICE OF INFORMATION & TECHNOLOGY (232) (COPIED 27 OCT 2014 12:38PM ET) (Curr NTG Factor: 1.30 / Std NTG Factor: 1.30)	3,127	3,127
6 - LOBBY (244) (COPIED 27 OCT 2014 12:38PM ET) (Curr NTG Factor: 1.20 / Std NTG Factor: 1.20)	1,020	1,020
7 - RESEARCH CONFERENCE CENTER (402) (COPIED 27 OCT 2014 12:38PM ET) (Curr NTG Factor: 1.30 / Std NTG Factor: 1.30)	2,288	2,288
8 - RESEARCH AND DEVELOPMENT ADMINISTRATION SUITE (238) (COPIED 27 OCT 2014 12:38PM ET) (Curr NTG Factor: 1.30 / Std NTG Factor: 1.30)	2,285	2,285
9 - HEALTH SERVICES RESEARCH AND DEVELOPMENT (278) (COPIED 27 OCT 2014 12:38PM ET) (Curr NTG Factor: 1.30 / Std NTG Factor: 1.30)	38,090	38,090
<b>Totals:</b>	<b>47,922</b>	<b>47,922</b>

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

Current Building Factor applied to this Project: 1.35

Standard Building Factor: 1.35

	Circulation	Mechanical	Electrical	Half Areas	Walls & Partitions	Flexible Areas	Building GSF
Current	16.00	6.00	5.00	0.00	7.00	1.00	64,694
Standard	16.00	6.00	5.00	0.00	7.00	1.00	64,694

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**Report Parameters**

Sorted By: Compressed to Dept position, FA position, Room Code (Criteria Order)

**(END OF REPORT)**