

DoD Space Planning Criteria for Health Facilities

Net to Gross Conversion Ratios

1.3.1 NET TO GROSS CALCULATIONS – DEPARTMENT TYPE METHODOLOGY

A net to gross conversion ratio for each department shall be used in programming all DoD Health Facilities. Each department shall be calculated separately. It is felt that this approach is more beneficial in accurately identifying overall building size.

The following steps are required:

1. Determine net area for each department.
2. Apply the specific net/gross ratio specific for each department.
3. Add all the department gross areas together.
4. Add the additional net/gross conversion factors to determine the overall building gross area.

Listed below are the department net/gross conversion ratios:

DEPARTMENT	NET/GROSS RATIO
1.0 General	NA
2.0 Administration	-
2.1 General Administration	1.40
2.2 Medical and Patient Libraries	1.35
2.3 Education & Training	1.35
2.4 Information Management	1.35
2.5 Patient Administration	1.35
3.0 Outpatient Services	-
3.1 Primary Care/Family Practice	1.35
3.2 Clinic of the Future	1.40
3.3 Pediatrics	1.35
3.4 Flight/Undersea Medicine & Soldier Readiness	1.35
3.5 Emergency Services	1.35
3.6 Women's Health	1.35
3.7 Wellness Clinic	1.25
3.8 Occupational Therapy	1.30
3.9 Physical Therapy	1.30
3.10 Audiology/Speech	1.35
3.11 Specialty Surgical Clinics	1.35
3.12 Orthopedics/Podiatry	1.35
3.13 Ophthalmology/Optomety	1.35
3.14 Urology	1.35
3.15 Specialty Medical Clinics	1.35
3.16 Cardiology/Pulmonary Services	1.35
3.17 Allergy/Immunization	1.35
3.18 Mental health	1.35
3.19 Preventive/Occupational Med.	1.35
3.20 Dental Clinics	1.35

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4.0 Inpatient Services	-
4.1 Nursing Units	1.50
4.2 Labor & Delivery/OB Unit	1.50
4.3 Nursery	1.45
4.4 Surgery	1.60
5.0 Support Ancillary Service	-
5.1 Food Service	1.35
5.2 Logistics	1.25
5.3 Pathology	1.25
5.4 Radiology/Nuclear Medicine	1.50
5.5 Pharmacy	1.25
5.6 Vet Services	1.35
5.7 Chapel	1.20
5.8 Patient Services	1.35
5.9 Clinical Investigation	1.35

After all the department totals are calculated and totaled, the additional net/gross ratios need to be added. Listed below are the building net/gross conversion ratios, based on building type:

ALLOWANCES/ CATEGORIES	MEDICAL/ DENTAL CLINICS	AMBULATORY/ HEALTH CARE FACILITY	STATION/ COMMUNITY HOSPITALS	REGIONAL/ MEDICAL CENTERS
MECH. SPACE	13.5%	14.5%	15.0%	16.0%
ELECTR. SPACE	2.0%	2.0%	3.0%	3.0%
BUILDING CIRCULATION	14%	15%	15.5%	16%
HALF AREAS	1.5%	1.5%	1.5%	1.5%

NOTES:

1. For addition/alteration projects, up to 15% of the total altered net space may be added to the flexibility allowance to offset physical constraints in the existing facility. This increased allowance must be validated during design.
2. Buildings with multiple floors may need additional circulation ratios for stairs, elevators, etc.
3. For facilities with emergency power systems, other than Hospitals and Regional Medical Centers, increase electrical from 2.0% to 3.0%. Hospitals and Regional Medical Centers have a percentage that already assumes that emergency power systems are required.
4. Communication/network server spaces shall be programmed in Section 2.4: Information Management and throughout all departments.
5. Add 25% to mechanical areas for projects in Germany (requires all floor mounted equipment).
6. Add 8% to circulation areas for projects in Germany (natural daylighting requirements).

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Three examples of recent projects (one for each service) are included below to illustrate how this net to gross conversion factor worked on actual designs.

REPLACEMENT MEDICAL/DENTAL CLINIC HUNTER ARMY AIRFIELD FORT STEWART, GA

Department	Program Net SF	Actual Dept. Gross	Actual Dept Net/Gross
Command Suite	1,950	2,560	1.31
Logistics	1,000	1,205	1.21
Clinic Administration	1,340	2,240	1.67
Primary Care Clinic	10,621	13,261	1.25
ENT/Audiology	500	660	1.32
Ophth/Opt.	2,760	3,680	1.33
Immunization	280	286	1.02
Psychiatry	2,393	2,836	1.19
PT/OT	2,890	3,240	1.12
Pharmacy	2,105	2,230	1.06
Radiology	1,730	2,250	1.30
Pathology	1,765	2,165	1.23
Dentistry	4,954	7,480	1.51
Total	34,288	44,093	1.29

Area	Bldg. Gross	Net/Gross
Total Dept. Gross	44,093	-
Mechanical	4,248	9.6%
Electrical	850	1.9%
Building Circulation	7,324	16.6%
Half Areas	671	1.5%
Total Gross (GSF)	57,186	-
Net/Gross Ratio		1.668

NOTE:

Original Program Size:	57,775 GSF
Original Program Net/Gross Ratio:	1.685

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OUTPATIENT CLINIC REPLACEMENT
EDWARDS A.F.B., CALIFORNIA

Department	Program Net SF	Actual Dept. Gross	Actual Dept Net/Gross
Command Suite	3,030	4,108	1.36
RMO	580	1,074	1.85
Info. Systems	1,952	2,625	1.34
TRICARE Admin.	1,120	1,870	1.67
Logistics	5,081	5,802	1.14
Primary Care Clinic	10,722	14,860	1.39
Allergy/ Immun.	300	306	1.02
Pharmacy	1,750	1,776	1.01
Radiology	1,785	2,906	1.63
Pathology	1,540	1,755	1.14
Total	27,860	37,082	1.33

Area	Bldg. Gross	Net/Gross
Total Dept. Gross	37,082	-
Mechanical	4,454	12.0%
Electrical	688	1.9%
Building Circulation	4,285	11.6%
Half Areas	401	1.1%
Total Gross (GSF)	46,910	-
Net/Gross Ratio		1.684

NOTE:

Original Program Size:

46,941 GSF

Original Program Net/Gross Ratio:

1.685

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MEDICAL/DENTAL CLINIC

NAVAL STATION

MAYPORT, FLORIDA

<u>Department</u>	Program Net SF	Actual Dept. Gross	Actual Dept Net/Gross
Command Suite	1,960	2,683	1.36
Nursing Admin.	1,250	1,678	1.34
Info. Management	980	1,235	1.26
Patient Administration	1,320	2,048	1.55
Logistics	2,060	3,231	1.57
Clinic Administration	4,550	6,188	1.36
Primary Care Clinic	13,220	16,783	1.27
Aviation/Undersea	2,410	2,965	1.23
Allergy/Immun.	780	895	1.15
Pediatrics	3,980	5,682	1.43
Ophth/Opt.	2,145	2,758	1.29
Preventive Medicine	2,300	3,107	1.35
Psychiatry	3,020	4,760	15.8
PT/OT	3,200	4,218	1.32
Pharmacy	2,940	3,209	1.09
Radiology	2,840	3,609	1.27
Pathology	2,320	3,053	1.32
Dentistry	10,421	12,240	1.17
Total	61,696	78,192	1.27

<u>Area</u>	<u>Bldg. Gross</u>	<u>Net/Gross</u>
Total Dept. Gross	78,192	-
Mechanical	8,897	11%
Electrical	880	1%
Building Circulation	13,775	18%
Half Areas	1,244	7%
Total Gross (GSF)	106,163	-
Net/Gross Ratio		1.721

NOTE:

Original Program Size:	103,994 GSF
Original Program Net/Gross Ratio:	1.685