

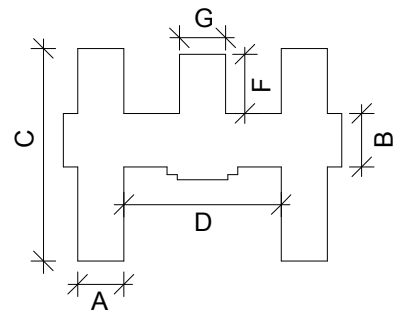
**Tool Workflow Part 1:
Determine Available Space in Existing Building**

1. Measure or record major dimensions of building exterior (*Facility manager*)
2. Calculate BGSF of existing building from dimensions (*Tool*)
3. Divide existing BGSF by Building Conversion Factor (see Table 1) to estimate available DGSF (*Enter Appropriate Factor into Tool*)

Table 1 - Building Conversion Factors for Chillicothe Building 30		
Source of Building Extents	Measured BGSF (per level)	Building Conversion Factor (per level)
from As-Built Plan	15969 SF	1.23
from NearMap	18319 SF	1.42
from NearMap - assume 2' eaves	16291 SF	1.26
from Tool Dimensions	16011 SF	1.24

General Notes :

1. Building Gross Square Footage (**BGSF**) in this context is the floor area of the building (**per level**), which includes entire floor area occupied by rooms/spaces, walls (interior and exterior), corridors, conveyances, mechanical/utility rooms, and shafts. (*Source : U.S. Department of Veterans Affairs*)
2. Department Gross Square Footage (**DGSF**) is the floor area within the boundaries of a functional department as defined by a space planning criteria chapter, including floor area occupied by rooms/spaces, walls defining the spaces, and circulation corridors connecting the different rooms of the department. (*Source : U.S. Department of Veterans Affairs*)
3. Department Net to Gross (**DNTG**) Conversion Factor is a parameter determined by the VA for each space planning criteria chapter, used to convert the programmed Net Square Foot (NSF) area to the DGSF area. (*Source : U.S. Department of Veterans Affairs*)
4. Building Conversion Factor calculated by dividing BGSF (based on source of dimensions) by desired DGSF (calculated from Prototype layout).
5. Figures based on measurements taken from varying sources :
 - A. "From As-Built Plan" represents the BGSF obtained from the original building plans.
 - B. "From NearMap" represents the BGSF obtained from measuring the building using the high resolution aerial mapping website, www.NearMap.com.
 - C. "From NearMap - assume 2' eaves" represents the BGSF extrapolated from the NearMap measurements, with an offset for a typical roof overhang.
 - D. "From Tool Dimensions" represents the BGSF extrapolated from dimensions included in Excel Tool, not capturing bumpouts and central wing. (Shown in upper right corner)



Key Plan with Exterior Dimensions

Bldg. 30 Tool Dimensions

- A : 32' - 0"
- B : 37' - 0"
- C : 148' - 0"
- D : 109' - 0"
- F : 41' - 0"
- G : 32' - 0"

Building 30 - Chillicothe, OH VA
Medical Center Campus

NIBS/VA HISTORIC
PRESERVATION REUSE
INITIATIVE

Existing Building Calculations

05/03/2017

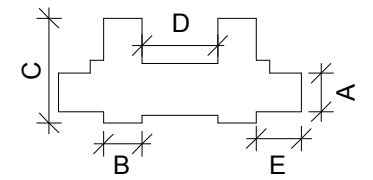
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Table 1 - Building Conversion Factor for Chillicothe Building 2		
Source of Building Extents	Measured BGSF (per level)	Building Conversion Factor (per level)
from As-Built Plan	7016 SF	1.23
from NearMap	7753 SF	1.36
from NearMap - assume 1' eaves	7206 SF	1.26
from Tool Dimensions	6408 SF	1.12

General Notes :

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Key Plan with Exterior Dimensions

Bldg. 2 Tool Dimensions

- A : 25' - 8"
- B : 25' - 8"
- C : 69' - 8"
- D : 50' - 4"
- E : 30' - 0"

Building 2 - Chillicothe, OH VA Medical Center Campus

NIBS/VA HISTORIC PRESERVATION REUSE INITIATIVE

Existing Building Calculations

05/03/2017

