

# R16: AIA AAH Case Studies, The Framework to Benchmark Rehab Hospitals and Ambulatory Clinical & Public Spaces

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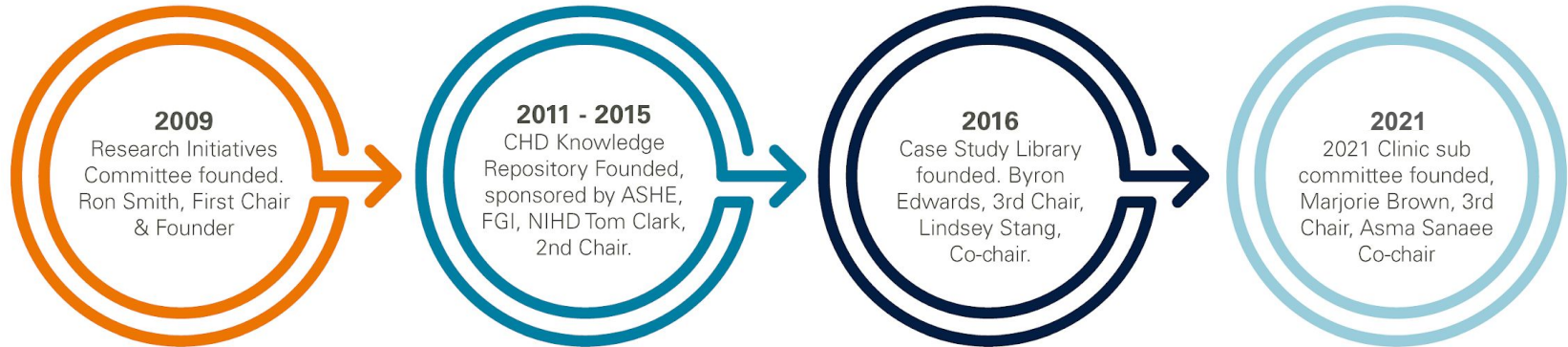
# LEARNING OBJECTIVES:

- Learn how to use the AIA AAH Case Study Library as a design resource & inspiration.
- Explore the design metrics of clinics and acute care hospitals within the Case Study Library.
- Discuss the value of metric ranges, patterns and conclusions discovered.
- This is a RoundTable so we look to attendees to help direct the future efforts of the research committee for other measurable yet meaningful metrics to study.



# HISTORY OF RESEARCH INITIATIVE COMMITTEE

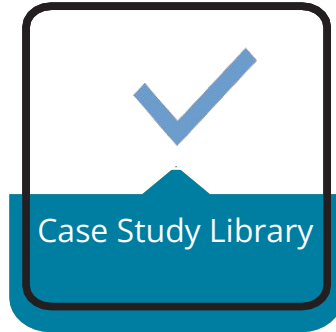
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# what **WE** do



Assist The Center for Health  
Design with the  
Knowledge Repository  
**HC Industry Volunteers**



**Clemson University A+H  
Design Firm Volunteers**



**HC Industry Volunteers**



Assist with Article Review

Case Study Library

Benchmarking Studies

Industry Outreach

3630 Downloads/1140 Views

*Create a Resource Library of award-winning Healthcare projects. Promote initiatives to analyze design benchmarking metrics.*



# CASE STUDY LIBRARY

*Develop a consistent formatted archive library of award-winning HC projects, available for Owners and HC Designers to access current industry trends, adjacencies and design attributes.*

- Utilizing AIA/AAH HealthCare Design Award Winners as the source for the Case Study Library, the Library grows at the rate of the yearly awards (7-9 projects per year - 44 total)
- Define the graphic format of the library & identify the project data being tracked
- Utilizing Clemson Grad Students and Design Firm volunteers to populate the Library
- Encourage use of the Library by firms, clients and industry professionals



# ROUNDTABLE UPDATES from 2022

- ❑ **Incorporating the updated standardized format for all new case studies**
- ❑ **Publishing 9 new projects**
- ❑ **Working on tool of searchable project attributes**
- ❑ **New metric studies:**
  - **added 2 Rehab Hospitals to our hospital metrics**
  - **further refined the of Ambulatory Clinic takeoff, room labeling and care typologies**
  - **added Clinic registration & circulation metrics studies**





## Hospital

- **Children's Hospitals**
  - University of Minnesota Hospital Amplatz Children's Hospital
- **Clinical Departments: ED**
  - Providence Sacred Heart Medical Center Pediatric ED
- **Medical/Surgical Hospitals**
  - Brigham and Women's Hospital
  - Bridgepoint Active Healthcare
  - Christ Hospital Joint and Spine Center
  - Focal Point Community Campus
  - Peace Island Medical Center
  - University Medical Center New Orleans
  - New Hospital Tower Rush University Medical Center
  - Palomar Medical Center



## Outpatient

- **Cancer Care**
  - University of Arizona Cancer Center
  - University of Minnesota Amplatz Children's Hospital
  - Ann B Cancer Institute Case Study
  - Kaiser Permanente Kraemer Radiation Oncology Center
- **Clinics**
  - Meridian Center for Health
  - Providence Sacred Heart Medical Center Pediatric ED
  - Adamsville Regional Health Center
  - Cleveland Clinic
  - Smokey Point Medical Clinic
  - NY Hospital of Queens Primary Care
  - Planned Parenthood Queens - Diane L. Max Health Center
- **Pediatric**
  - Seattle Children's South Clinic
- **Freestanding ERs**
  - Legacy ER Case Study
  - Playa Vista Physician Office
- **Specialty Clinics**
  - Light Well
  - Story County Medical Center Outpatient Expansion
  - Studio Dental
- **Surgicenters**
  - Mount Sinai Ambulatory Surgical Facility
  - Vitenas Cosmetic Surgery
  - UCLA Outpatient Surgery and Oncology Center



## Research

- Kaleida Health
- Mount Sinai Hess Center for Science and Medicine





# SEARCHABLE PROJECT LISTING

Row Labels
<b>Acute Care (Hospitals): Children's Hospitals</b> University of Minnesota Amplatz Children's Hospital
<b>Acute Care: Clinical Departments: Emergency Department</b> Providence Sacred Heart Medical Center Pediatric ED
<b>Acute Care: Clinical Departments: Surgery and Interventional</b> Brigham and Women's Hospital
<b>Acute Care: Medical/Surgical Hospitals</b> Bridgepoint Active Healthcare Christ Hospital Joint and Spine Center Focal Point Community Campus Peace Island Medical Center University Medical Center New Orleans



# Palomar Medical Center

**Palomar Medical Center**  
Escondido, California



**SQ FT**  
740,000 BGSF



**OWNER/AFFILIATION**  
PALOMAR HEALTH



**ARCHITECT(S)**  
CO ARCHITECTS  
ANSHEN+ALLEN



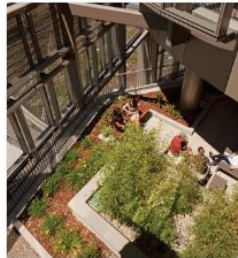
**COMPLETION DATE**  
2012



Back of the building



Waiting area



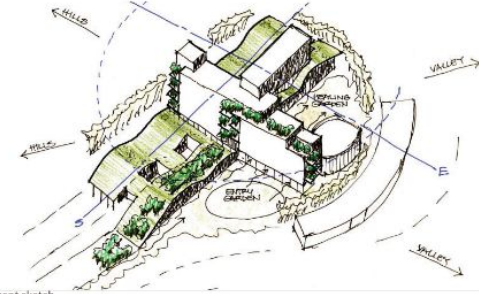
Terrace garden



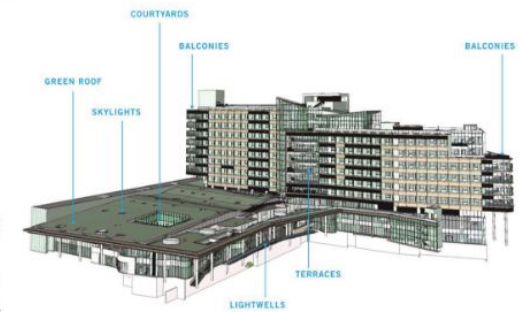
SITE MAP

## ABOUT | DESIGN INTENTIONS

Nationally recognized for its innovative approach to sustainable design, healing environments and technical execution, Palomar Medical Center is the first phase of development of a new 35-acre campus that includes the 360-bed acute-care hospital and a new central plant. Innovations in medical planning and architectural design meet the project goals of improving access to care, improving operational efficiencies, and creating sustainable, high-performance healing environments. The hospital is designed as the only hospital in the region. Design strategies incorporate garden spaces at every level of the 11-story nursing tower, and utilize green roof technology that extends the landscape and improves views from the patient rooms. The design includes a full complement of water conservation, air quality and energy-saving measures.



Concept sketch



Building concept



# Palomar Medical Center

## INTERDEPARTMENT PLAN



Emergency Department Lobby

## DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

Interdepartmental	sq.		
Name	Gross Sqft	Net Sqft	Multipier
Emergency Department	41480	22650	1.83
Imaging	25836	15074	1.71
Cardio-Diagnostics/Blood Draw	2534	1640	1.55
Respiratory Therapy	2688	1856	1.49
Employee Health	297	215	1.38
Building Support	1879	2947	1.51
Public space	11862	8471	1.44
Shell space	6385	6300	1.01
Financial Counseling	1357	1129	1.24
Courtyards/Terraces	2639	n/a	0
<b>Total</b>	<b>116950</b> bgrf	<b>68812</b> ngrf	<b>1.38</b>

## GROUND LEVEL:



- KEY:**
- Emergency Department
  - Imaging
  - Cardio-Diagnostics/Blood Draw
  - Respiratory Therapy
  - Employee Health
  - Building Support
  - Public Space
  - Shell Space
  - Financial Counseling
  - X Courtyard/Terraces

*Note: \*Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals' calculation methodologies & Design Factors Report, 2014*

## TRAVEL DISTANCE ANALYSIS



## KEY SPACES:

- ▶ MRI (521sf)
- ▶ Nuclear Medicine (368-376sf)
- ▶ CT (451sf)
- ▶ Radiography/Fluoroscopy (250-271sf)
- ▶ Triage (121-132sf)
- ▶ Treatment Room (123-214sf)
- ▶ Critical Treatment Room (180-182sf)
- ▶ Trauma Room (706sf)

## TRAVEL DISTANCE ANALYSIS

- ➔ Entrance to radiology waiting room 110ft
- Waiting room to R/F room 64-130ft
- Waiting room to MRI 195ft
- ED Entrance to triage 80-94ft
- Waiting Room to Treatment Room 82-253ft
- ➔ Emergency entrance to trauma room 31-100ft
- Nurse work area to treatment room 10-56ft
- Work area



# Palomar Medical Center

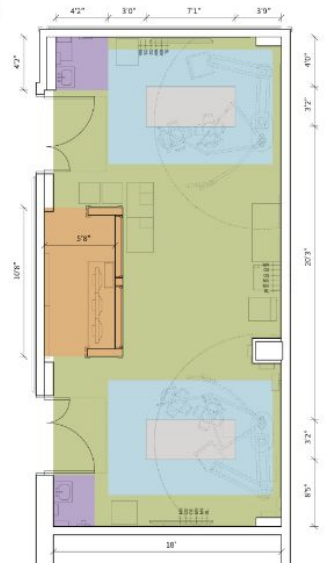
Emergency Department			
Room	Area	NSF	NSF
Admission	1	100	100
Admission	2	100	100
Admission	3	100	100
Admission	4	100	100
Admission	5	100	100
Admission	6	100	100
Admission	7	100	100
Admission	8	100	100
Admission	9	100	100
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Admission	93	100	100
Admission	94	100	100
Admission	95	100	100
Admission	96	100	100
Admission	97	100	100
Admission	98	100	100
Admission	99	100	100
Admission	100	100	100

## GROUND LEVEL: EMERGENCY DEPARTMENT



- Patient Care
- Clinical Support
- Staff Support
- Vertical Circulation

## TRAUMA ROOM:



## EMERGENCY DEPARTMENT- TRAUMA ROOM

- EXPLODED KEY ROOMS**
- Operating Room: 728 NSF
  - Control Room: 60 NSF
  - Support Areas: 35 NSF

- Surgical Table
- Operating Room
- Patient Zone
- Support- Sink
- Support- Control Room

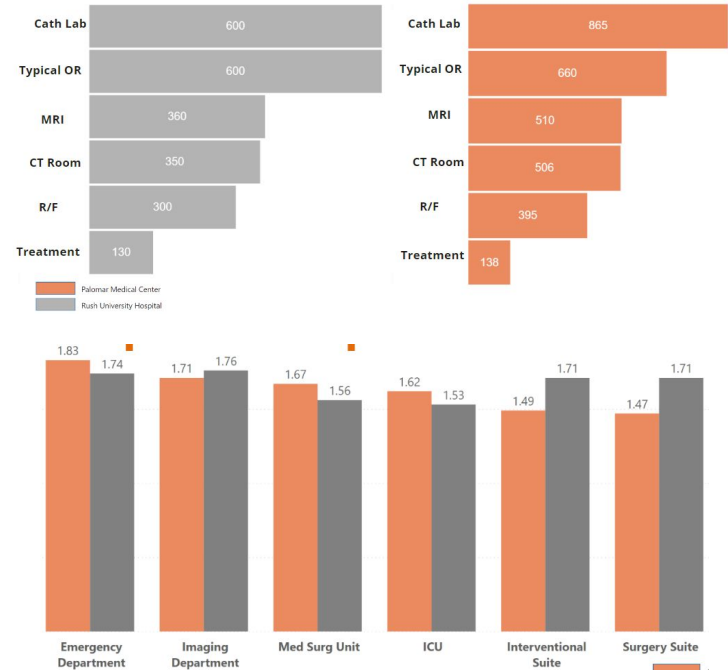


# REHAB HOSPITAL CASE STUDY BENCHMARKING



# 2022 HCD

- ❑ 2022 Palomar Medical Center & Rush University Hospital
  1. Emergency Department
  2. Imaging Department
  3. Surgery Suite
  4. Med/Surg (Patient Unit)
- ❑ 2022 Metrics being studied: Multiplier, DG/SF/Key Room, NSF, DG/SF



# 2023 REHAB HOSPITAL BENCHMARKING

- ❑ Shirley Ryan Abilitylab & Bridgepoint Active Healthcare
  1. Patient Floor
  2. Day Room (Common Patient Area) & Gym
  3. Typical Rehab Patient Room Size
  
- ❑ Metrics are being studied: NSF, DGSF, DGSF/Patient Room, Gym & Day Room Size per patient room



# SHIRLEY RYAN ABILITYLAB

Shirley Ryan Ability Lab  
Chicago, IL



SQ FT  
1,200,000  
BGSF



OWNER/AFFILIATION  
SHIRLEY RYAN  
ABILITYLAB



ARCHITECT(S)  
HDR, GENSLER,  
CLIVE WILKINSON  
ARCHITECTS



COMPLETION DATE  
2017



ADJACENT BUILDING | LOOKING SOUTH



STREET ARRIVAL



STREET VIEW LOOKING SOUTHWEST



SITE MAP



NORTH



TOWER SECTION

## ABOUT | DESIGN INTENTIONS

The Shirley Ryan AbilityLab (formerly Rehabilitation Institute of Chicago) is the top rehabilitation destination for adults and children with the most severe, complex conditions — from traumatic brain and spinal cord injury to stroke, amputation and cancer.

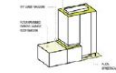
Shirley Ryan was designed the 1.2 million-square-foot facility, in partnership with Gensler and in association with Clive Wilkinson Architects and EGG Office, as the first-ever “translational” research hospital in which clinicians, scientists, innovators and technologists work together in the same space — surrounding patients, discovering new approaches and applying (or “translating”) research real time. This translational approach means patients have 24/7 access to the brightest minds, the latest research, and the best opportunity for recovery.

As an innovator in the healthcare industry, we were responsible for the design and programming of healthcare and research environments and all translational planning concepts.

Sources: <https://www.gensler.com/projects/shirley-ryan-abilitylab>, <https://www.hdrinc.com/portfolio/shirley-ryan-abilitylab>



GREEN FOOTPRINT



FACETED FACADE



BUILDING BREAKDOWN

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Case Study Format Developed By: DRAFT

Image Sources: <https://www.gensler.com/projects/shirley-ryan-abilitylab>, <https://www.hdrinc.com/portfolio/shirley-ryan-abilitylab>

SHIRLEY RYAN ABILITYLAB | CASE STUDY ANALYSIS  
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 DRAFT

HCD  
HEALTHCARE DESIGN  
CONFERENCE + EXPO

#HCDcon

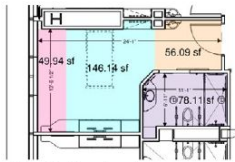




# SHIRLEY RYAN ABILITYLAB

Shirley Ryan Ability Lab  
Chicago, IL

TITLE



Typical Inpatient Room Layout

DEPARTMENTAL GROSS SQUARE FOOT  
TAKE OFFS

FUNCTIONAL PROGRAM		SF
DEPT.	Patient Care	105,347.73
	Clinic	3665.38
	Clinic Support	3238.64
	Staff Support	2751.6
	Nurse/Work Station	553.56
	Admin/Public Space	964.09
	Multipurpose Room	1019.18
	Open Gym	6230.27
	<b>Total NSF</b>	<b>28957.44</b>
	<i>Net-to-Gross Multiplier</i>	<i>1.43</i>
<b>Total DGSF</b>	<b>41254.7</b>	
BUILDING	Building Support	1340.38
	Vertical Circulation	2706.71
	<i>DGSF-to-RCS Multiplier</i>	<i>1.24</i>
	<b>Total Building BGFS</b>	<b>51100.93</b>

LEVEL 18TH:



- KEY
- Patient Rooms
  - Clinic
  - Clinic Support
  - Staff Support
  - Nurse/Work Station
  - Admin/Public Space
  - Multipurpose Rooms
  - Rehab Gym
  - Building Support

Note: \*Departmental Square Footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals: calculation methodologies & Design Factors Report, 2014

Image Sources: <https://>

TRAVEL DISTANCE ANALYSIS



KEY SPACES:

- Exam Rooms (252 sf)
- Ability Lab (5,631 sf)
- Staff Work core (2,541 sf)
- Consult Rooms (96 sf)
- Multipurpose Room (1,018 sf)

TRAVEL DISTANCE ANALYSIS

- Patient 52ft - 222ft
- Staff 51ft - 259ft

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DRAFT

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HEALTHCARE DESIGN  
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SHIRLEY RYAN ABILITYLAB | CASE STUDY ANALYSIS  
AIA Academy of Architecture for Health | Research Initiatives Committee  
 DRAFT

# SHIRLEY RYAN ABILITYLAB

Shirley Ryan Ability Lab  
Chicago, IL



View of 19th Floor Gym

DEPARTMENTAL GROSS SQUARE FOOT  
TAKE-OFFS

FUNCTIONAL PROGRAM		SF
DEPT.	Patient Care	12764.97
	Clinic	1008.08
	Clinical Support	2625.91
	Work Station	752.23
	Staff Support	2216.73
	Multipurpose	994.45
	Ability lab	9621.98
<b>Total NSF</b>		<b>29984.35</b>
<i>Net-to-Gross Multiplier</i>		<i>1.42</i>
<b>Total DGGSF</b>		<b>42456.71</b>
BUILDING	Building Support	1149.92
	Vertical Circulation	2796.03
	<i>DGGSF-to-BGGSF Multiplier</i>	<i>1.20</i>
	<b>Total Building BGGSF</b>	<b>50780.14</b>

LEVEL 19TH:

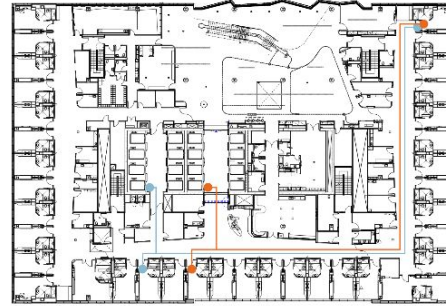


KEY

- Patient Rooms
- Clinic
- Clinic Support
- Building Support
- Staff Support
- Work Station
- Administrative Space
- Vertical Circulation
- Multipurpose Rooms
- Ability Lab
- Clinical Lab

Note: "Departmental Square footages take-off based on Analysis of Departmental Area in Contemporary Hospitals calculation methodologies &

TRAVEL DISTANCE ANALYSIS



KEY SPACES:

- Exam Rooms (252 sf)
- Ability Lab (7,872 sf)
- Staff Work core (2,054 sf)
- Consult Rooms (96 sf)
- Multipurpose Room (994 sf)

TRAVEL DISTANCE ANALYSIS

- Patient 67ft - 320ft
- Staff 66ft - 363ft



# SHIRLEY RYAN ABILITYLAB

Shirley Ryan Ability Lab  
Chicago, IL



View of Gym from 20th Floor

DEPARTMENTAL GROSS SQUARE FOOT  
TAKE-OFFS

FUNCTIONAL PROGRAM		SF
DEPT.	Patient Care	8414.1
	Clinic	819.86
	Clinical Support	1708.2
	Work Station	489.2
	Staff Support	2576.5
	Multipurpose	989.11
	Ability Lab	7537.33
Shell Space	7442.31	
	<b>Total NSF</b>	<b>29976.61</b>
	<i>Net-to-Gross Multiplier</i>	1.31
	<b>Total DGSSF</b>	<b>39141.11</b>
BUILDING	Building Support	963.38
	Vertical Circulation	2812.65
	<i>Cost-to-Best Multiplier</i>	1.29
	<b>Total Building BGSSF</b>	<b>505976</b>

LEVEL 20TH:



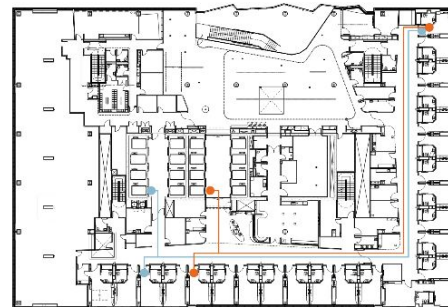
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KEY



Note: "Departmental Square Footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals: calculation methodologies &

TRAVEL DISTANCE ANALYSIS



KEY SPACES:

- Exam Rooms (252sf)
- Ability Lab (6,342sf)
- Staff Work core (2,459 sf)
- Consult Rooms (96 sf)
- Multipurpose Room (990 sf)

TRAVEL DISTANCE ANALYSIS

- Patient 67ft - 320ft
- Staff 66ft - 363ft



# BRIDGEPOINT ACTIVE HEALTHCARE

## Bridgepoint Active Healthcare

Toronto, Ontario, Canada



**SQ FT**  
680,000 BGSF



**OWNER/AFFILIATION**  
Bridgepoint Health



**ARCHITECT(S)**  
Stantec Architecture/  
KPMB Architects/ HDR  
Architecture/Diamond  
Schmitt Architects



**COMPLETION DATE**  
June 2013



SECTION THROUGH RENOVATED 148-YEAR-OLD DON JAIL



RENOVATED DON JAIL



SITE MAP

### ABOUT | DESIGN INTENTIONS

Bridgepoint Active Healthcare is Canada's leader in complex care and rehabilitation. **The 10-story, 472-bed hospital is the largest healthcare facility of its kind in Canada** and the only organization dedicated to people living with complex chronic disease and disability.

Using space already available, the adjacent 148-year-old Don Jail was readapted into the hospital's administrative and education center. The restoration is emblematic of Bridgepoint's commitment to transformative rehabilitation – giving new life to an important Toronto landmark.



NORTH ELEVATION



SOUTH ENTRANCE



# BRIDGEPOINT ACTIVE HEALTHCARE

## Bridgepoint Active Healthcare

Toronto, Ontario, Canada

### RECOVERY AND WELLNESS

An abundance of **natural light** and **clear wayfinding** is supported by a **calm color palette** and finishes, such as wood ceilings, both indoors and on terraces.

Bridgepoint's Main Floor plan is conceived as a **large, public accessible 'Urban Porch'** which allows patients to **participate in community life** and **invites the community to engage** with Bridgepoint patients and visitors.

### KEY SPACE :

Patient Rooms	12,403 SF
Nurse Stations	1,888 SF
Continuing Care Program	3,989 SF
Shared Activity	1,122 SF
Patient Lounge	538 SF
Support	2,944 SF

### TYPICAL PATIENT FLOOR (Level 1-4, 6-9)



1. Nurse Stations
2. Therapy Gym
3. Complex Continuing Care Core Program
4. Shared Dining and Activity Room
5. Patient Lounge



Note: "Departmental Square Footages take off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014"

### TRAVEL DISTANCE ANALYSIS



### TYPICAL PATIENT FLOOR PLAN

#### Neighborhoods

To mitigate the scale of this facility, a vertical campus concept was conceived to create a **community of stacked neighborhoods of patient units**. Each floor is clearly ordered and organized into **two neighborhoods of 32 beds each** configured with single and double-bed patient rooms. Because the patients at Bridgepoint are not acute, **double-bed rooms are actually preferred as they help with socialization**—an important part of therapy. **Shared therapy space is centralized on each floor at the cores** with common spaces to the north and south. **Nursing stations are in close proximity to their respective neighborhoods of care.**

#### KEY SPACES:

- ▶ Patient Room (253sf)
- ▶ Therapy Gym (1,653sf)
- ▶ Patient Lounge (1,100sf)
- ▶ Complex Continuing Care Core Program (3,989sf)

#### FLOOR GROSS SQUARE FOOT

TAKE-OFFS	Net	Gross
Patient Care	10,296 SF	12,403 SF
Dining and Activity	3,141 SF	3,287 SF

#### TRAVEL DISTANCE ANALYSIS

- Patient 36ft - 112ft
- Family 36ft - 112ft
- Staff 36ft - 210ft

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Case Study Format Developed By: DRAFT

**HCD**  
HEALTHCARE DESIGN  
CONFERENCE + EXPO

Sources: <https://www.hdrinc.com/portfolio/bridgepoint-active-healthcare>

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BRIDGEPOINT ACTIVE HEALTHCARE | CASE STUDY ANALYSIS  
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# SHIRLEY RYAN ABILITYLAB

*GYM Multi-purpose*



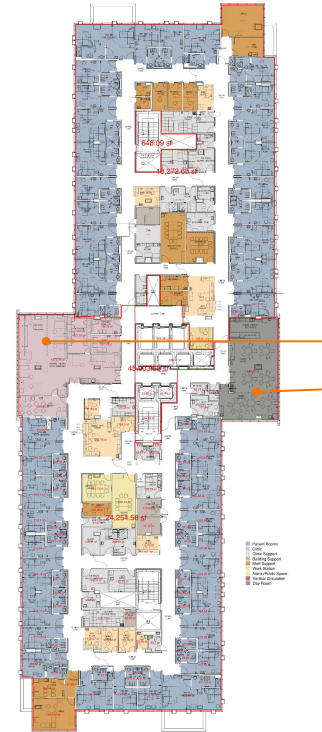
*18th & 19th Floor Plans*

*GYM Multi-purpose*



*20th Floor Plan*

# BRIDGEPOINT ACTIVE HEALTHCARE

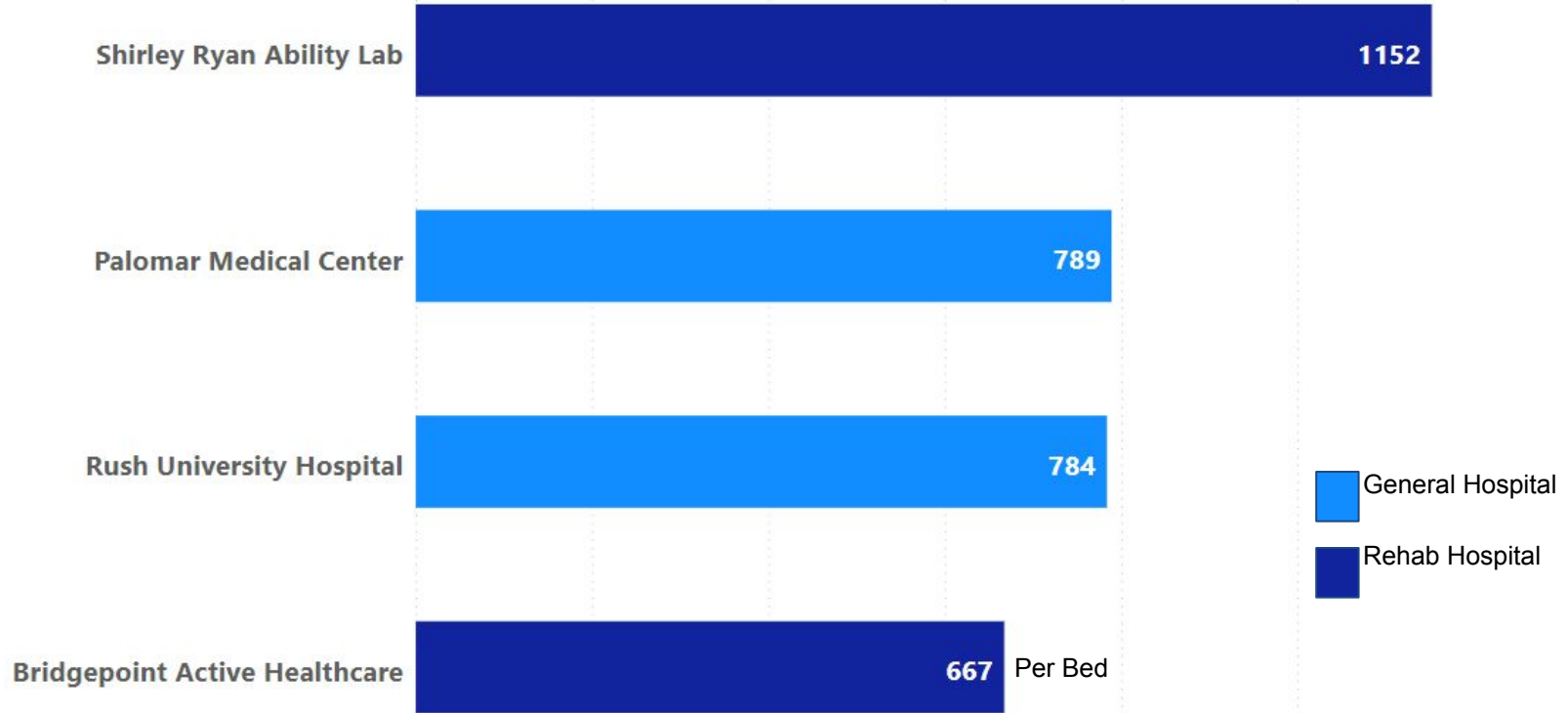


*GYM  
Multi-  
purpose*

*Typical Floor Plan*



# DGSF/PATIENT ROOM

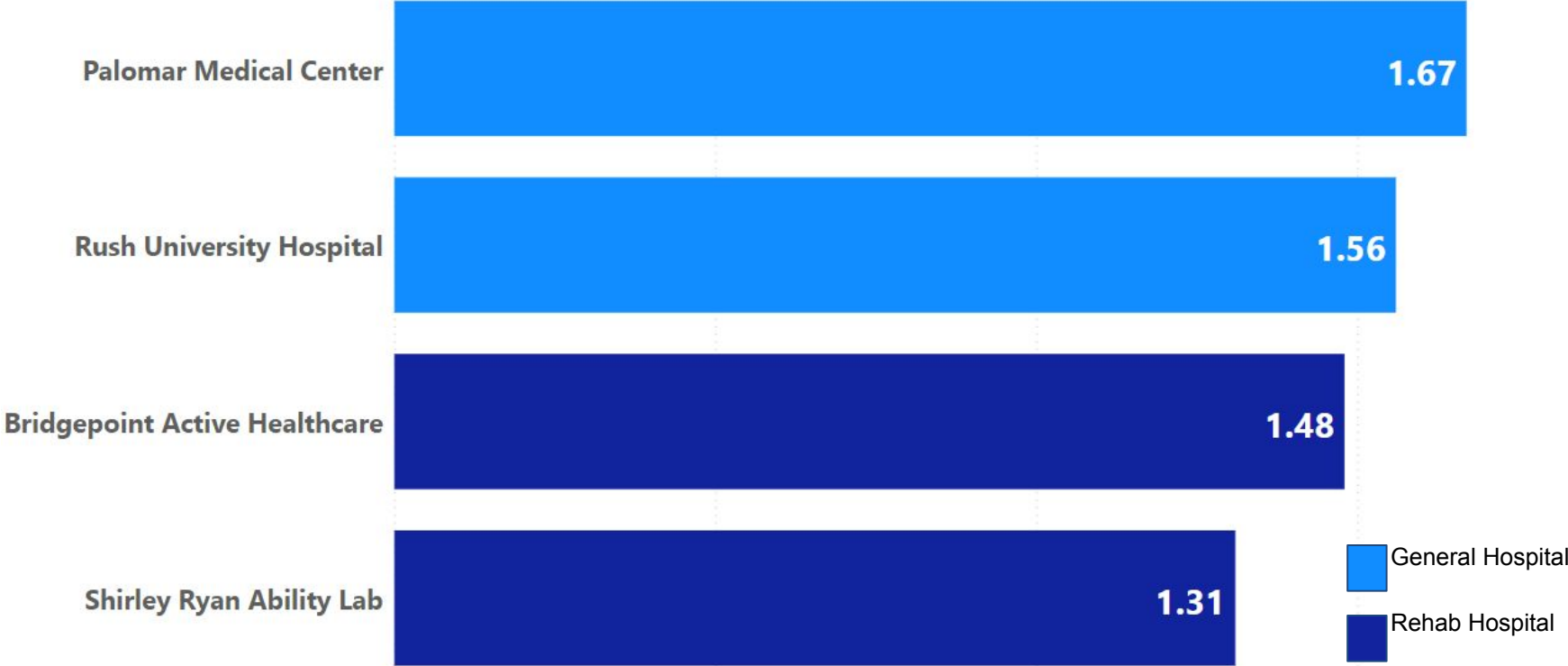


# PATIENT ROOM SIZE

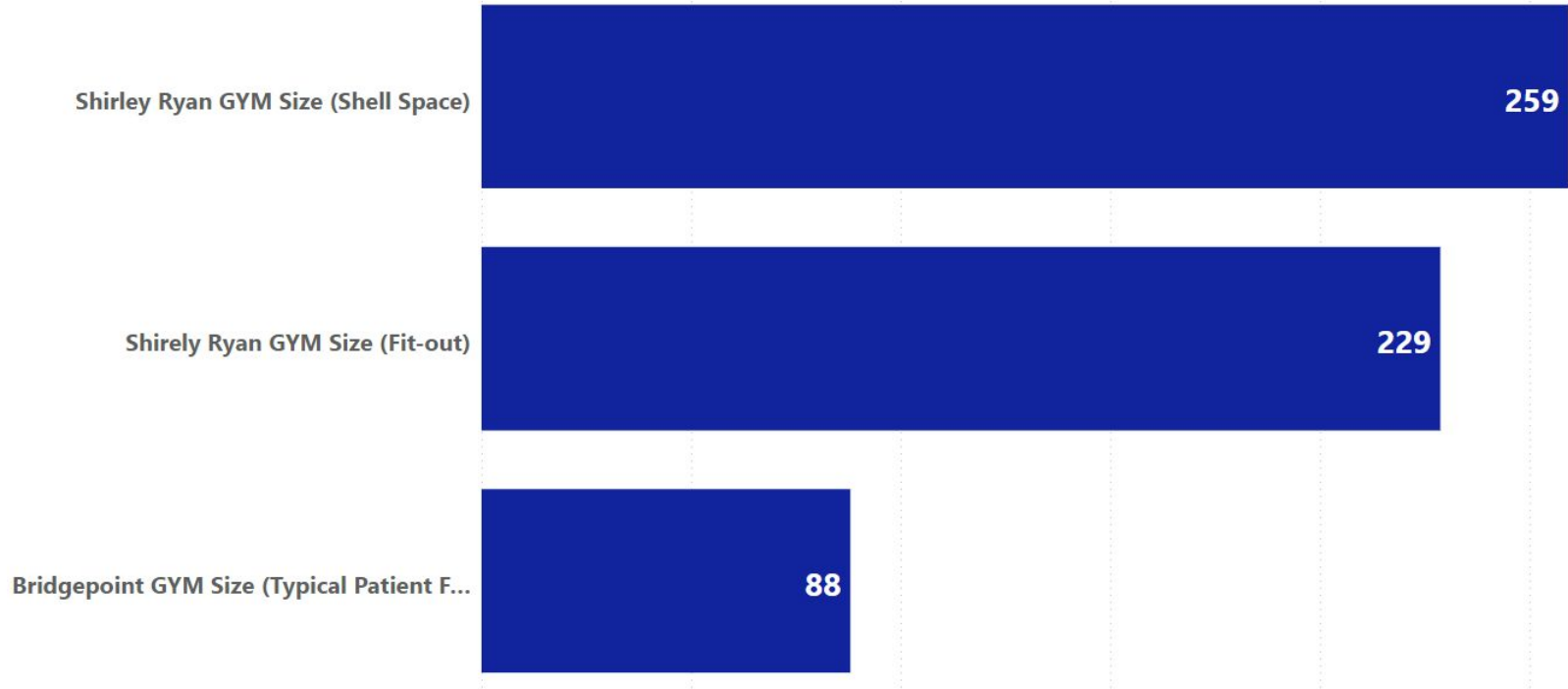




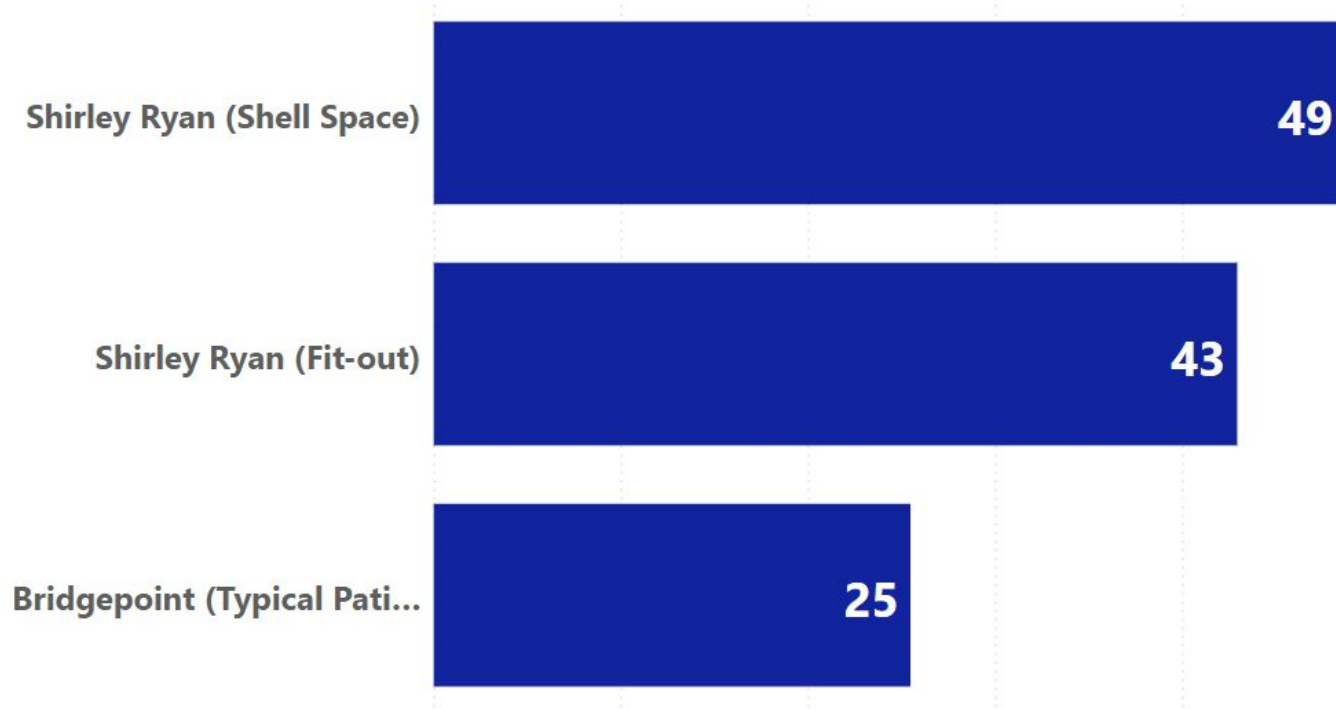
# Net-to-Gross Multiplier



# REHAB HOSPITALS - GYM SIZE COMPARISON



# REHAB HOSPITALS - COMMON PATIENT AREA



# CLINIC CASE STUDY BENCHMARKING



# CLINIC BENCHMARKING

## *Goal:*

*Develop a consistent methodology for comparing net to gross metrics in clinics, in a way that is comparable to the rigor of the hospital methodology, and which can become an industry standard – with a standardized reporting format.*



# 2023 ROUNDTABLE UPDATES

- ❑ **Takeoff protocol refined**
- ❑ **Room labeling standardized**
- ❑ **Third clinic typology added**
- ❑ **Registration & waiting, and circulation methodology defined**



# TAKE-OFF PROTOCOL

## *New Terminology:*

- “Care Team Strategies” vs “Circulation type”
  - On-stage/Off-stage
  - Central
  - Linear
- Pod metrics: PNSF, PGSF, Total Usable Net SF (TUNSF)
- Registration and waiting metrics: RegNSF, WaitingNSF
- Floor metrics: FGSF and # of Pods



# STANDARDIZED LABELING

Functional Program	NSF
Patient Care	
Clinical Staff	
Clinical Support	
Diagnostics	
Staff Admin	
Staff Support	
Waiting Area	
<b>Total NSF</b>	
Building Support	
<b>Total BGSF</b>	
<b>Net-to-Gross Multiplier</b>	

**Patient Care:** Exam Room, Procedure, Consultation, Patient Toilet

**Clinical Staff:** Nurse Stations, touch-down (recessed counter 2' wide), work area

**Clinical Support:** Clean Supply, Soiled Utility, Meds, EQ Alcove

**Diagnostics:** Lab, Imaging, Stress, ECHO, EEG, Ultrasound/Mammography

**Staff Admin:** Office space, reception, Registration/Check-out,

**Staff Support:** Break Room, Locker Room, Lactation Room, Staff Toilet

**Waiting Area:** POD/departmental Waiting, Central Waiting Area

**Building support:** Gift shops, Chapel, Public Toilet, Lobby, Building

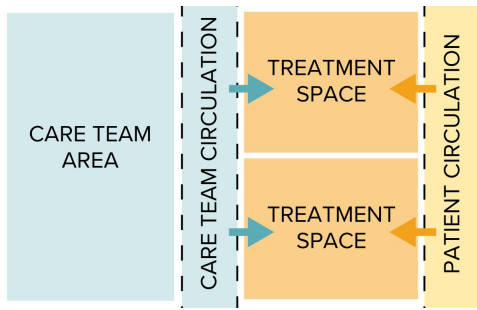
Circulation, Vestibule, Electrical/IT Closet, Stairs, Elevators, Shafts

**Net-to-Gross Multiplier (building): Total BGSF/DGSF**

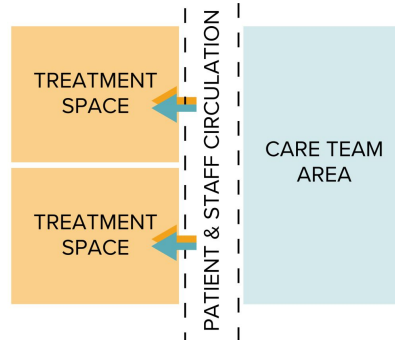




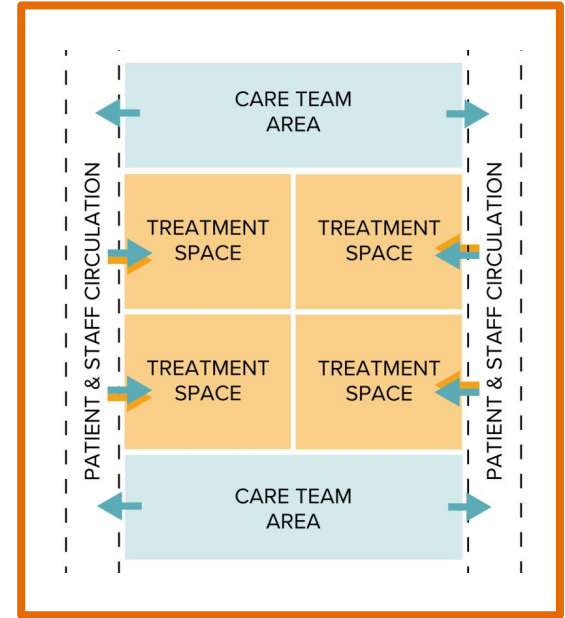
# THIRD CLINIC TYPOLOGY



On Stage/Off Stage



Centralized Care Team



Linear Care Team



# REGISTRATION, WAITING & CIRCULATION

## *Registration*

- Centralized (multi-story), Centralized (per story), and Decentralized
- With/out pre-registration

## *Waiting*

- Centralized waiting, and Decentralized (e.g., POD/departmental waiting; waiting in other areas)

## *Circulation*

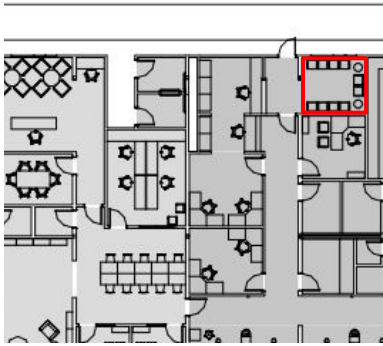
- On-stage/Off-stage
- Mixed circulation
- Vertical circulation pattern (e.g., central staircase, central elevator, fire escape stairs, ADA elevator)

## *Design Quality and Spatial Experience*

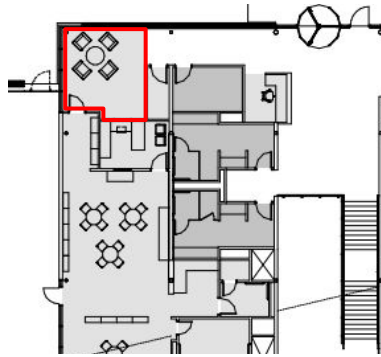
- Traffic patterns (staff vs patient): shared or separated
- Traveling distance
- Signage system
- Intelligibility
- Degree of enclosure
- Window and transparency
- Furniture arrangement (socialization vs. privacy)
- Technology
- Other amenities and positive distractions



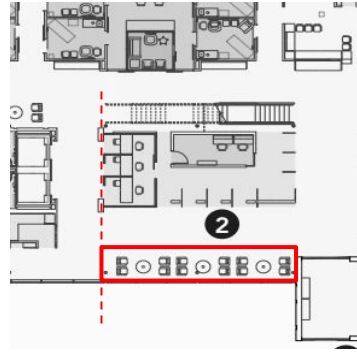
# WAITING TAKE-OFF METHODOLOGY



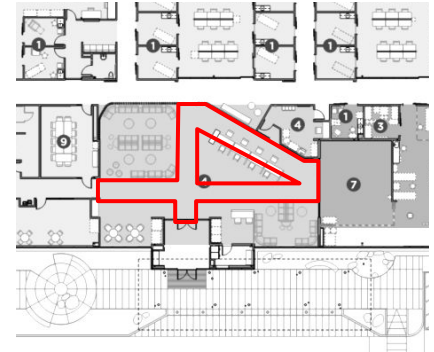
**Scenario 1:** Waiting Room  
**Method:** Entire room measurements  
**Example:** Adamsville Regional Health Center



**Scenario 2:** Semi-enclosed  
**Method:** Treat it as a room  
**Example:** Adamsville Regional Health Center



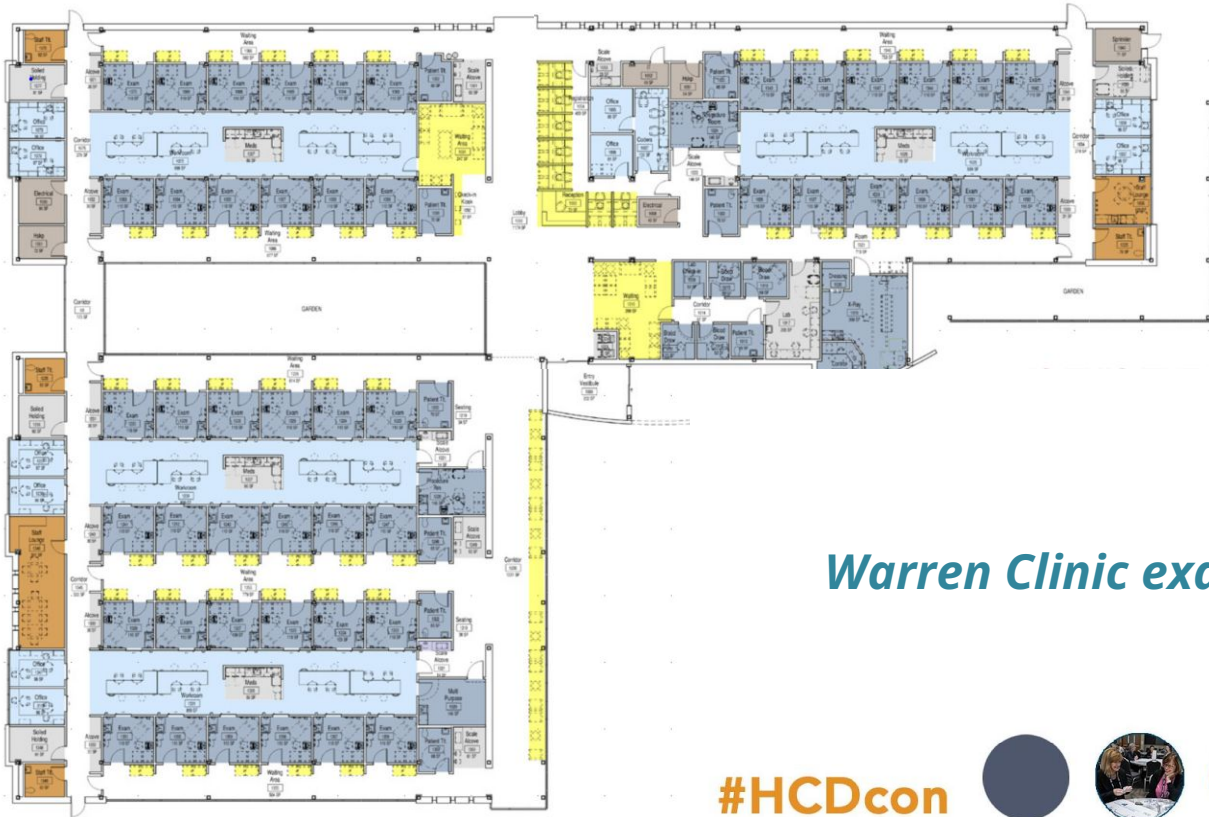
**Scenario 3:** Open-Regular  
**Method:** Align with walls and major furniture, Fulfills min. 6ft corridor width, 6ft around seats along circulation (if in a very large space)  
**Example:** Smokey Point



**Scenario 4:** Open-Irregular  
**Method:** Align with walls and major furniture, Door-to-door circulation spaces that fulfills minimum corridor width, then make the subtraction  
**Example:** Seattle Children's



# WAITING TAKE-OFF METHODOLOGY



*Warren Clinic example*



# COMPARATIVE DATA

Facility Name	(Award) Year	Award Category	Care Team Typology	# Patient Care Room	Staff Core SF	TUNSF	PNSF	PGSF	PNSF/PGSF	TUNSF/PGSF	PGSF/Exam	Staff Core/Exam	TUNSF/Exam
Whittier Clinic	2010	NA	Central	14	492.92	3913.9	2410.53	4213.41	0.57	0.93	300.96	35.21	279.56
Smokey Point	2013	A	Onstage/Offstage	11	696	3124.6	2138.34	3296.79	0.65	0.95	299.71	63.27	284.05
Seattle Children's South	2016	E	Onstage/Offstage	12	1424.05	4818.14	3296.73	5181.72	0.64	0.93	431.81	118.67	401.51
Harvey Peds	2017	A	Linear	8	258.65	1755.52	1106.71	1903.87	0.58	0.92	237.98	32.33	219.44
Cedars-Sinai	2018	B	Central	8	434	2793	1672	3023	0.55	0.92	377.88	54.25	349.13
Story County	2018	A	Onstage/Offstage	9	536.17	3448.11	1974.53	3647.89	0.54	0.95	405.32	59.57	383.12
Penn Radnor	2021	A	Linear	19	852	4821	3493	5357	0.65	0.90	281.95	44.84	253.74
VACDC	2021	A	Onstage/Offstage	15	2678.65	7864.51	5232.83	8448.93	0.62	0.93	563.26	178.58	524.30

*Note:*

TUNSF = Total Usable Net Square Feet

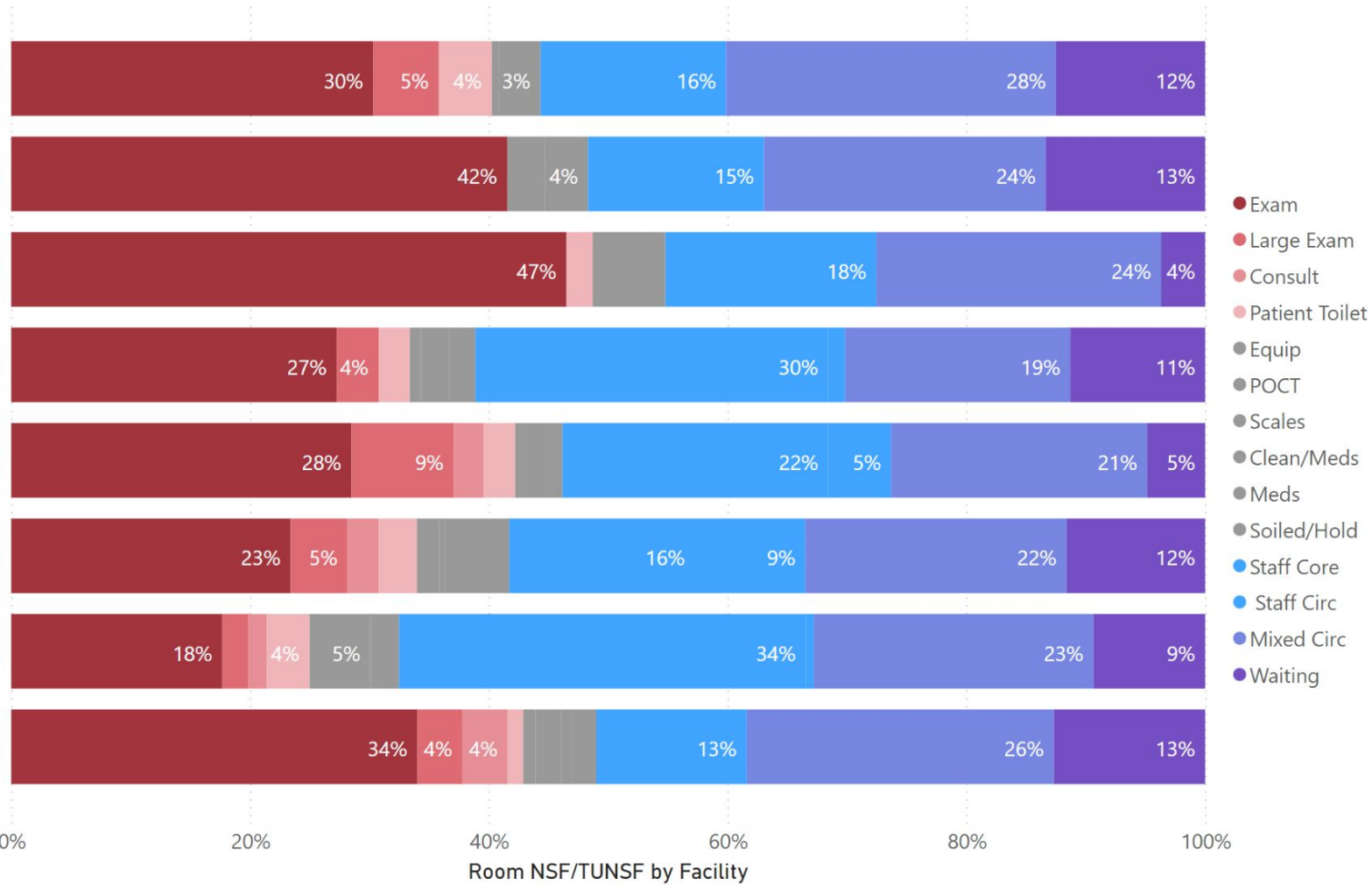
PNSF = Pod Net Square Feet

PGSF = Pod Gross Square Feet



# Room NSF to TUNSF Ratio by Facility

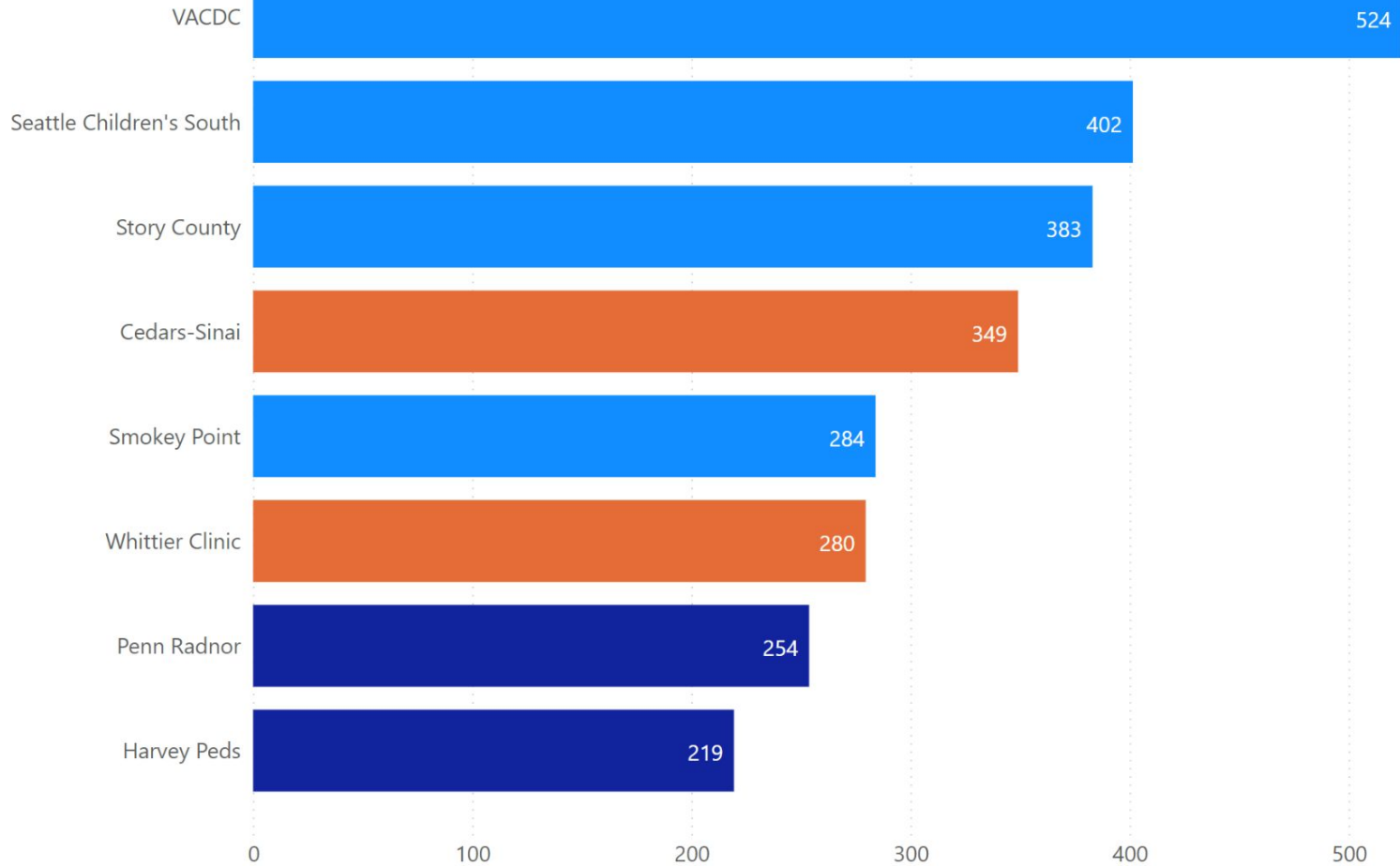
Facility



Room NSF/TUNSF by Facility

- Exam
- Large Exam
- Consult
- Patient Toilet
- Equip
- POCT
- Scales
- Clean/Meds
- Meds
- Soiled/Hold
- Staff Core
- Staff Circ
- Mixed Circ
- Waiting

Facility

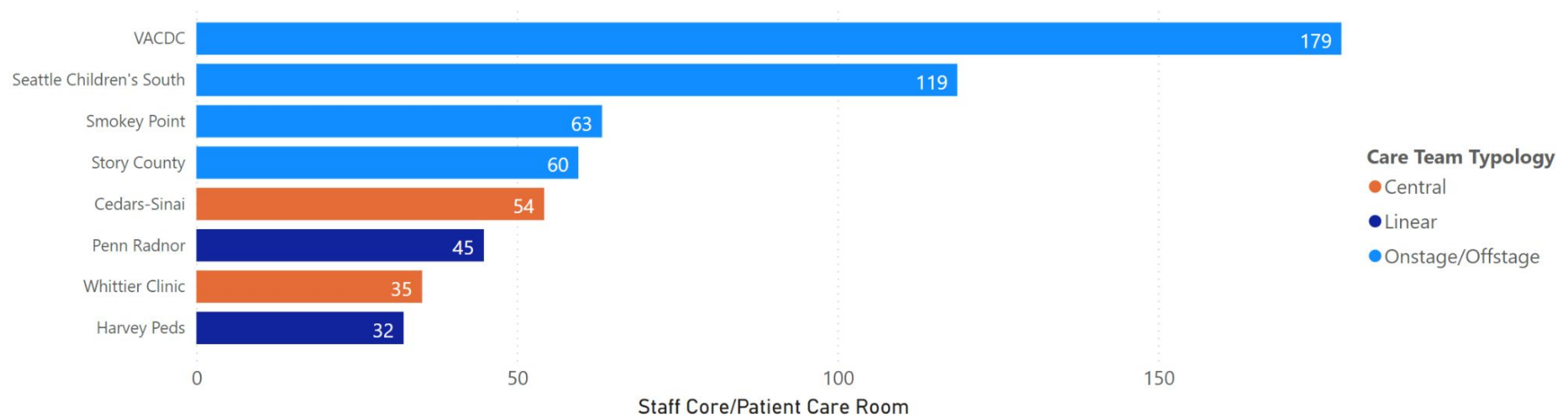
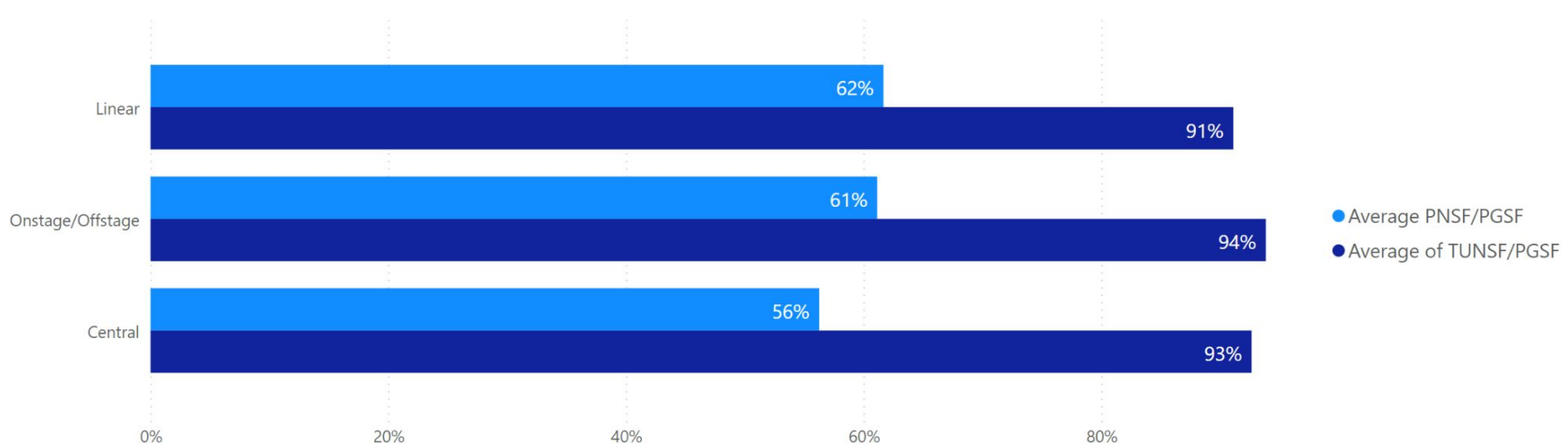


**Care Team Typology**

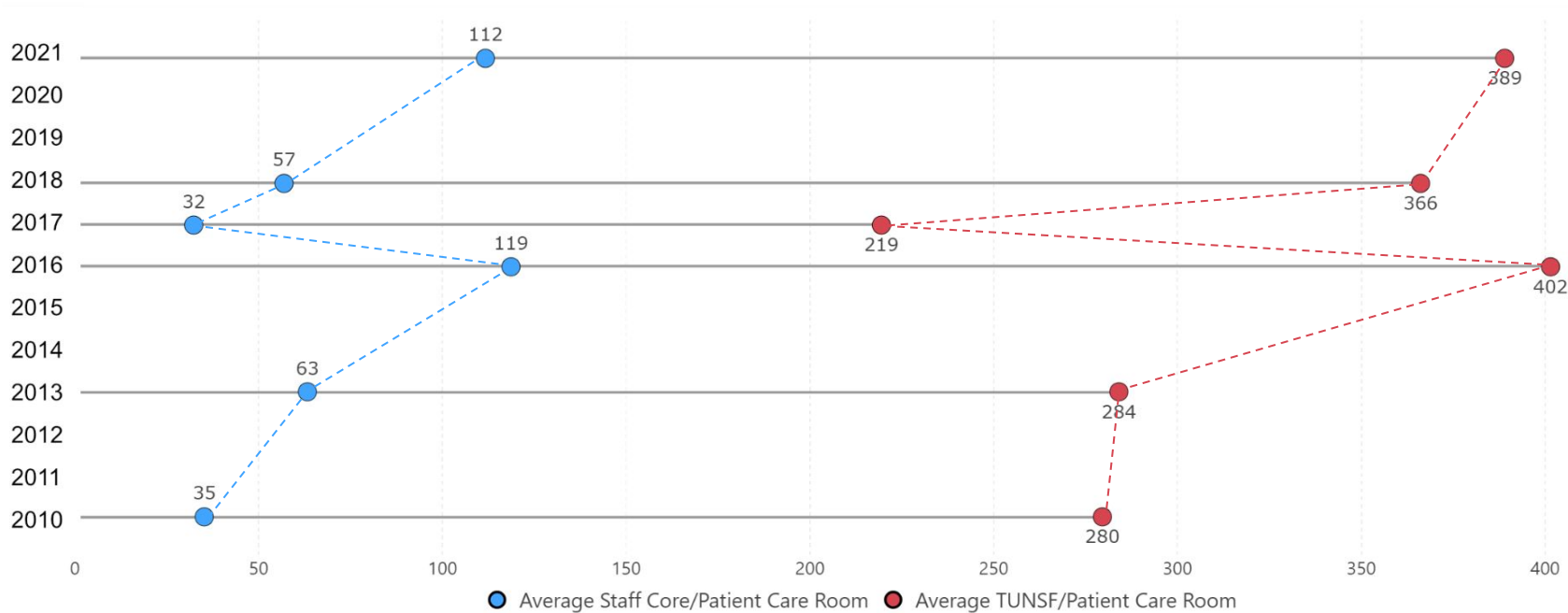
● Onstage/Offstage

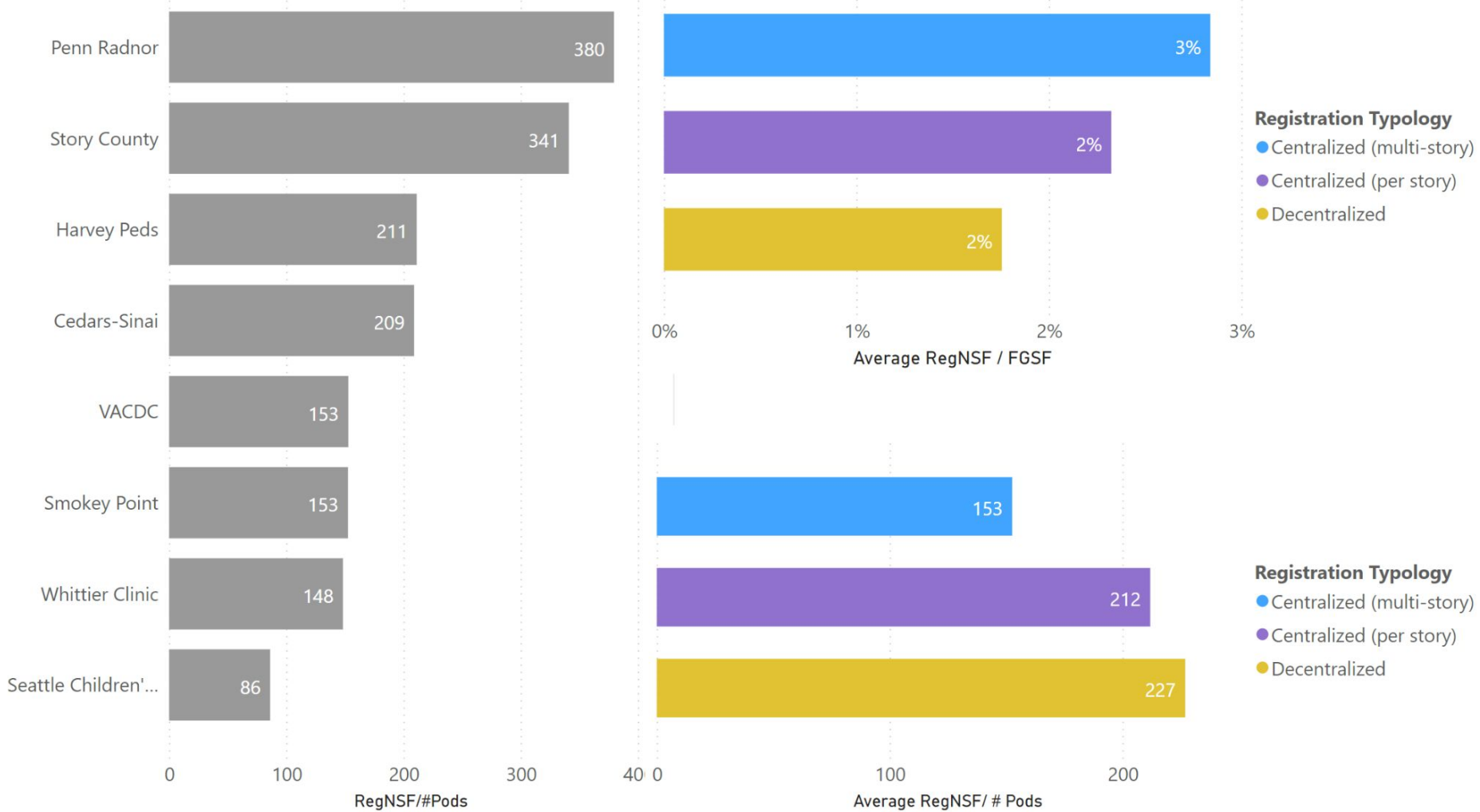
● Linear

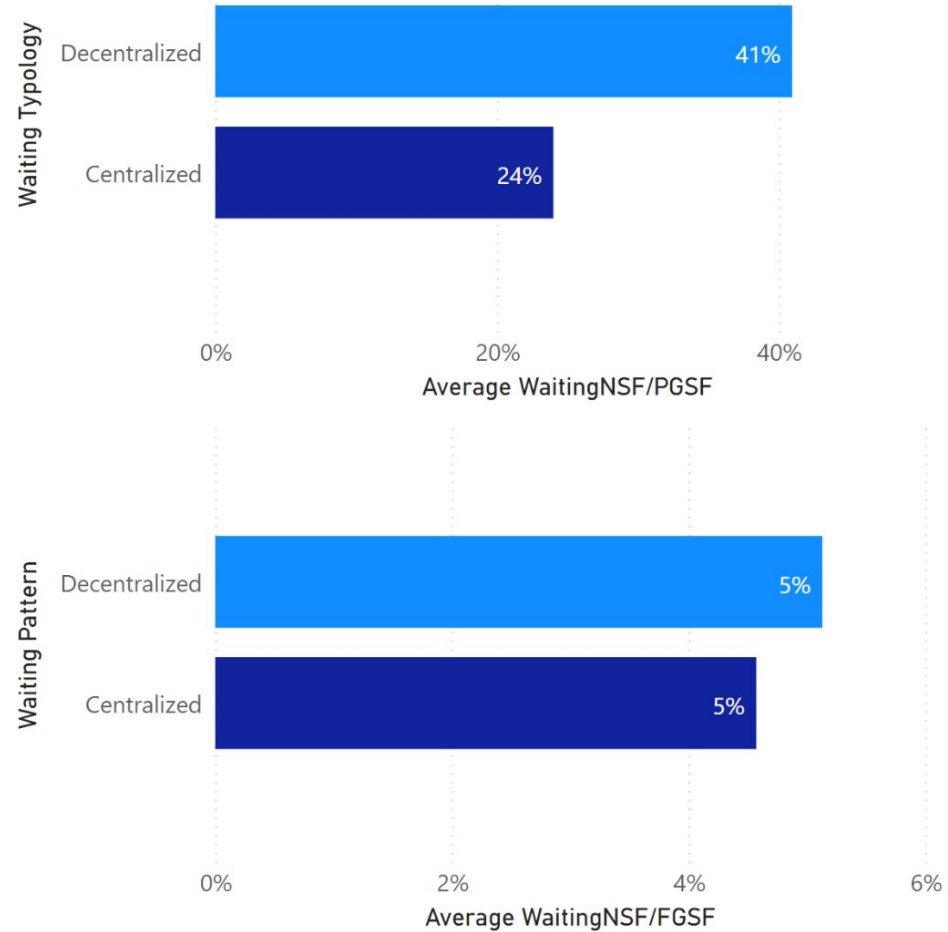
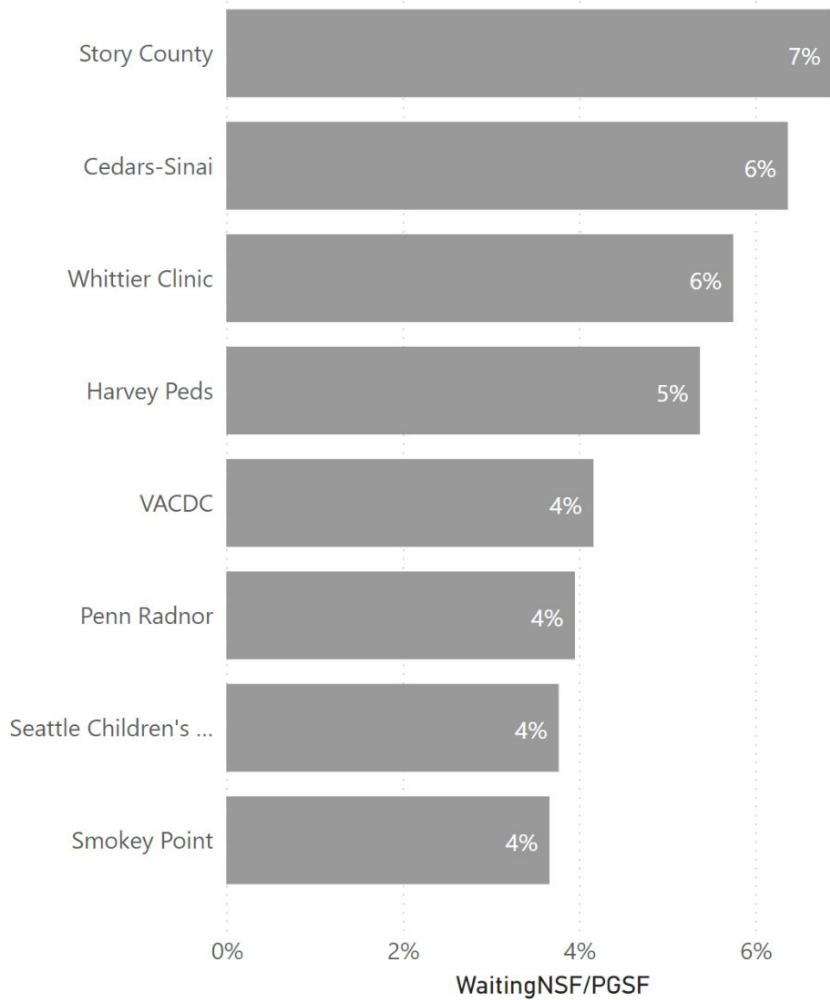
● Central

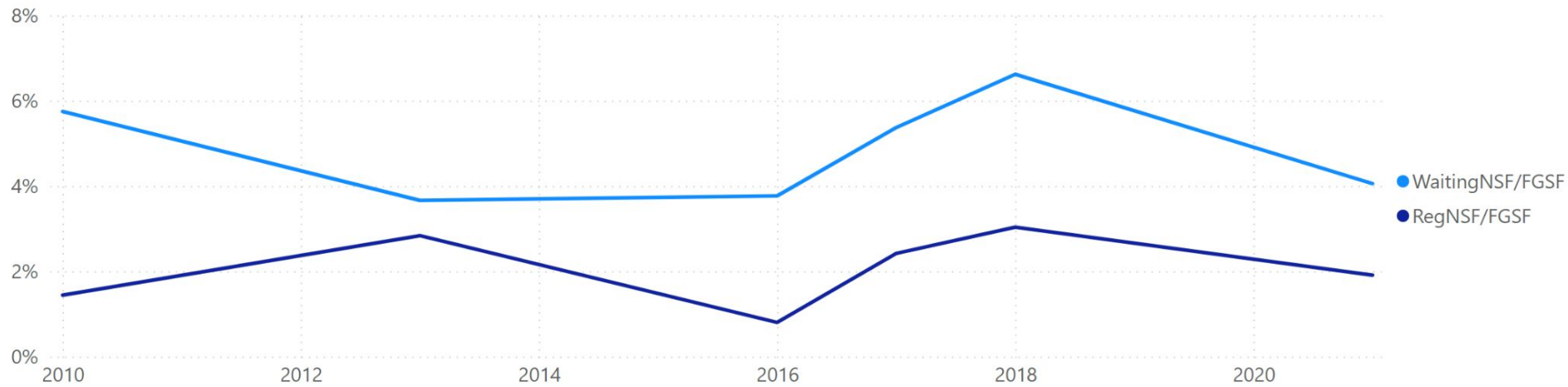












# WHAT'S NEXT

- Continue to grow the Case Study Library with AIA/AAH award projects 7-9 per year ( considering adding other HC award programs projects)
- Expand the Case Study search capabilities on the website
- Continue to use the Clemson Grad Students (canvassing interest from other HC grad programs)
- Canvassing interest of Award winning firms to participate
- Develop explicit template and takeoff protocols manual and a QA/QC review process to manage the proposed larger volunteer group
- Increase Industry use



# BREAKOUT TOPICS

- Methods of measurement
  - Waiting & Registration
  - OS/OS include staff circulation in staff core or don't?
  - Waiting aggregated or broken out?
- Additional Metrics for CLINICS or REHAB HOSPITALS?
- Other SPECIALTY HOSPITALS?
- Other Healthcare Award Programs



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