



Program of Requirements

The following tables summarize the facility space needs identified for the Luther Peterson Complex, first for Transportation and Utility & Environmental Services, then for General Services, followed by exterior structures and yard requirements.

The space type informs the building type, which in turn will inform the budget estimates.

The near term and long term space requirements differ due to the projected department growth. To accommodate the current budget goal, the Master Plan for Luther Peterson, is broken up into phases, where construction projects in Phase I are to accommodate only the near term space requirements. Projects in the subsequent phases accommodate the long term space needs as well as include the balance from Phase I.

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Area Requirements Terminology

Unit- Represents a unit of capacity that determines the size of the facility. Units can represent the number of people in office space or number of facility functions such as shops.

SF/Unit- Area allocation (square feet) per unit. These are based on analysis of existing facilities, industry benchmarks or the layout of rooms.

Total USF- (Usable Square Feet) Represents the facility area used by department, including internal circulation. Total USF is derived by multiplying units times the SF/Unit.

Efficiency Factor (Eff. Factor)- Is a parameter used to allocate non-assignable building areas such as building circulation (elevators, stairs, etc.), mechanical and electrical rooms, public toilets, building storage and structure and partition area. The total USF divided by the efficiency factor equals the total GSF.

Total GSF (Gross Square Feet)- Represents the complete area of a building measured from outside surface of the building enclosure.