FTE Calculation Narrative

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YRG

Project: Stapleton Medical Office Building

FTE Calculation Narrative

Per the USGBC technical review and direction, the FTE and Peak Transient occupancy have been re-calculated per the default FTE rates given in the Core & Shell Appendix. The calculation methodology is described below.

The Core & Shell Reference Guide sites a default value of 1 FTE (Medical Office Building) per 225 sq. ft.
Based on the above figures we would have an FTE of 193 building total.
First Floor 20,061 sq. ft (occupied tenant space) / 225 = 89 FTE
Second Floor 23,405 sq. ft (occupied tenant space) / 225 = 104 FTE

Additionally the following methodology was used to re-calculate the Transient occupancy.

3 [services] + 40 [first floor patients] + 47 [second floor patients] = 90 total Peak Occupant Building Users.

Estimated Peak Period Transients 1st floor:
1 FedEx and one postal.
2 Lab pick-up/delivery.
40 Patients - Approximate total for the first floor.

Taking the 20,061 occupied sq. ft .divided by 40 patients we get a 502 occupied sq. ft. per patient number. If we use the second floor 23,405 sf. ft. occupied space divided by 502 we get 47 potential second floor transient patients estimation.

Total FTE + Transient = 283 Peak Occupants