Distributed Teams Fusion Cell
Space Group

DATA GROUP "C": Distributed Team Member - Work Area Calculations

Calculations below are based on a case study of a State Agency - with a total of 100 FTE's/Team Members in a unit - and the calculated results of the number of hotel workstations and touchdown spaces based on the percentage of those 100 FTE's/Team Members becoming Distributed Team Members.

Existing State-Owned Office Space - Internal Agency Area Adjustments
Calculations based on presumption that only FTE's in workstations to be Distributed Team Members; that existing agency space has conference rooms, reception area, collaboration space and break room

Ratio of Distributed Team Members per workstation - the number of Distributed Team Members (DTM) sharing one workstation. A Ratio of 5:1 means that five DTM's would share one workstation throughout a work week (each DTM coming in to the office one day a week)

n = numbers between 1 and 5 - related to percentage of DTM's rows

d to h in function: dependent on %

%		# DTM's	Ratio	{a} Resultant # of Hotel Workstations	{b} # of Hotel Workstations Req'd (resultant to nearest integer)	# of Touch down Work stations	{c} Average Area (SF) per Workstation	{d} Average Area (SF) per Touchdown Workstation	{e}=[Cn][a]*[Cn][c]+[Cn][b]*[Cn][d] Area (SF) Required for Workstations	{f}=[Cn][e]*[A6] Lease Cost ($/SF) for Workstation Area (annual)	{g}=[Cn][e]*[A8] Renovation Cost ($/SF) for Workstation Area (MIN) ONE TIME	{h}=[Cn][e]*[A9] Renovation Cost ($/SF) for Workstation Area (MAX) ONE TIME	{j}=[Cn][a]*[A9]+[Cn][b]*[A10] Modular Furniture Cost ONE TIME	{k}=[Cn][f]+[Cn][g]+[Cn][j] Total Cost MIN	{m}=[Cn][f]+[Cn][h]+[Cn][j] Total Cost MAX	{n}=[Bx](d to h)-[Cn][e] NET Area (SF) Savings - State-Owned Space	{p}=[By](d to h)-[Cn][e] NET Area (SF) Savings - Leased Space	{q}=[Cn][p]*[A7] NET Annual Lease Cost Savings - Leased Space	{r}=[Cn][m]/[Cn][q] # of years to recoup MAX ONE TIME ANTICIPATED COSTS due to approx. lease cost savings
10% Distributed Team Members [C1]	=	10	4:1 Ratio	2.50	3	1	48	30	174	$1,230	$7,830	$13,050	$31,500.00	$40,560	$45,780	2,986	2,716	$27,866	1.6
			5:1 Ratio	2.00	2	1	48	30	126	$1,092	$5,670	$9,450	$22,000.00	$28,762	$32,542	3,034	2,764	$28,359	1.1
			6:1 Ratio	1.67	2	1	48	30	126	$1,092	$5,670	$9,450	$22,000.00	$28,762	$32,542	3,034	2,764	$28,359	1.1
			7:1 Ratio	1.43	1	1	48	30	78	$676	$3,510	$5,850	$12,500.00	$16,686	$19,026	3,082	2,812	$28,851	0.7
			8:1 Ratio	1.25	1	1	48	30	78	$676	$3,510	$5,850	$12,500.00	$16,686	$19,026	3,082	2,812	$28,851	0.7
20% Distributed Team Members [C2]	=	20	4:1 Ratio	5.00	5	1	48	30	270	$2,340	$12,150	$20,250	$50,500.00	$64,990	$73,090	6,050	5,510	$56,533	1.3
			5:1 Ratio	4.00	4	1	48	30	222	$1,924	$9,990	$16,650	$41,000.00	$52,914	$59,574	6,098	5,558	$57,025	1.0
			6:1 Ratio	3.33	3	1	48	30	174	$1,508	$7,830	$13,050	$31,500.00	$40,838	$46,058	6,146	5,606	$57,518	0.8
			7:1 Ratio	2.86	3	1	48	30	174	$1,508	$7,830	$13,050	$31,500.00	$40,838	$46,058	6,146	5,606	$57,518	0.8
			8:1 Ratio	2.50	3	1	48	30	174	$1,508	$7,830	$13,050	$31,500.00	$40,838	$46,058	6,146	5,606	$57,518	0.8
30% Distributed Team Members [C3]	=	30	4:1 Ratio	7.50	8	1	48	30	414	$3,587	$18,630	$31,050	$79,000.00	$101,217	$113,637	9,066	8,256	$84,707	1.3
			5:1 Ratio	6.00	6	1	48	30	318	$2,755	$14,310	$23,850	$60,000.00	$77,065	$86,605	9,162	8,352	$85,692	1.0
			6:1 Ratio	5.00	5	1	48	30	270	$2,340	$12,150	$20,250	$50,500.00	$64,990	$73,090	9,210	8,400	$86,184	0.8
			7:1 Ratio	4.29	4	1	48	30	222	$1,924	$9,990	$16,650	$41,000.00	$52,914	$59,574	9,258	8,448	$86,676	0.7
			8:1 Ratio	3.75	4	1	48	30	222	$1,924	$9,990	$16,650	$41,000.00	$52,914	$59,574	9,258	8,448	$86,676	0.7
40% Distributed Team Members [C4]	=	40	4:1 Ratio	10.00	10	1	48	30	510	$4,419	$22,950	$38,250	$98,000.00	$125,369	$140,669	12,130	11,050	$113,373	1.2
			5:1 Ratio	8.00	8	1	48	30	414	$3,587	$18,630	$31,050	$79,000.00	$101,217	$113,637	12,226	11,146	$114,358	1.0
			6:1 Ratio	6.67	7	1	48	30	366	$3,171	$16,470	$27,450	$69,500.00	$89,141	$100,121	12,274	11,194	$114,850	0.9
			7:1 Ratio	5.71	6	1	48	30	318	$2,755	$14,310	$23,850	$60,000.00	$77,065	$86,605	12,322	11,242	$115,343	0.8
			8:1 Ratio	5.00	5	1	48	30	270	$2,340	$12,150	$20,250	$50,500.00	$64,990	$73,090	12,370	11,290	$115,835	0.6
50% Distributed Team Members [C5]	=	50	4:1 Ratio	12.50	13	1	48	30	654	$5,667	$29,430	$49,050	$126,500.00	$161,597	$181,217	15,146	13,796	$141,547	1.3
			5:1 Ratio	10.00	10	1	48	30	510	$4,419	$22,950	$38,250	$98,000.00	$125,369	$140,669	15,290	13,940	$143,024	1.0
			6:1 Ratio	8.33	8	1	48	30	414	$3,587	$18,630	$31,050	$79,000.00	$101,217	$113,637	15,386	14,036	$144,009	0.8
			7:1 Ratio	7.14	7	1	48	30	366	$3,171	$16,470	$27,450	$69,500.00	$89,141	$100,121	15,434	14,084	$144,502	0.7
			8:1 Ratio	6.25	6	1	48	30	318	$2,755	$14,310	$23,850	$60,000.00	$77,065	$86,605	15,482	14,132	$144,994	0.6