

Distributed Teams Fusion Cell

Space Group

DATA GROUP "D": New Regional State-Owned Distributed Team Member Office Space - Area Requirements/Costs

Calculations below represent the space and cost needs of a Regional Distributed Team Remote Work Space. This workspace would be available to any State Distributed Team Member - from any agency - who had a need to work in a certain region of the state outside their domicile location. The calculations represent a space to support fifty (50) Distributed Team Members of different classification.

*Calculations based on presumption of new FTE workstations (5:1 ratio), private offices, conference rooms, collaboration space and break room

*Ratio of spaces based on the recommendations of Herman Miller, Inc. - a global provider of office furniture and office design services

z = numbers between 1 and 7 - related to DTM workspace rows

Distributed Team Member - Work Environment (per 50 Distributed Team Members)

	{a}	{b}	{c} = [Dz]{a}*{Dz}{b}
	Area of Spaces	# of Spaces per 50 Dist. FTE's	Total Area of Spaces
Workstations [D1]	48 SF	10	480 SF
Touchdown Workstation [D2]	30 SF	1	30 SF
Private Offices [D3]	120 SF	3	360 SF
Small Conference Room [D4]	120 SF	1	120 SF
Large Conference Room [D5]	290 SF	1	290 SF
Break Room [D6]	175 SF	1	175 SF
Collaboration Space [D7]	100 SF	1	100 SF

Subtotal SF 1,555 SF
 Circulation Space (approx. 20% of Subtotal SF) 311 SF
Total SF [D8] 1,866 SF

Anticipated Square Foot Area for necessary Workstations [C5]{e} = 510 SF
Total SF [D9] 2,376

ANNUAL Lease Cost to OA/FMDC (based on statewide cost average) [D10] = [D9]*[A6] **\$16,798**

Distributed Team Member - Work Environment (per 50 Distributed Team Members) - Furniture

	# of Spaces	Approx Furniture Costs
Private Offices [D11]	3	\$4,800
Small Conference Room [D12]	1	\$1,500
Large Conference Room [D13]	1	\$2,300
Break Room [D14]	1	\$1,400
Collaboration Space [D15]	1	\$3,200
Subtotal [D16]		\$13,200

Cost per SF to Renovate

	{d}	{e} = [D8]*{Dr}{d}	{f} = [D16]
		Anticipated Office Renovation Costs	General Furniture Costs
Minor Renovation [D17]	\$45 per SF	\$83,970	\$13,200
Average Renovation [D18]	\$60 per SF	\$111,960	\$13,200
Major Renovation [D19]	\$75 per SF	\$139,950	\$13,200

ONE TIME COSTS

{g} = [C5]{i}	{h} = [C5]{k}	{j} = [C5]{m}	{k} = [Dr]{e}+[Dr]{f}+[Dr]{g}+[Dr]{h}	{m} = [Dr]{e}+[Dr]{f}+[Dr]{g}+[Dr]{j}
Workstation Furniture Costs	Workstation Renovation Costs (using 5:1 Ratio)		TOTAL (MIN)	TOTAL (MAX)
	MIN	MAX		
\$98,000	\$125,369	\$140,669	\$320,539	\$335,839
\$98,000	\$125,369	\$140,669	\$348,529	\$363,829
\$98,000	\$125,369	\$140,669	\$376,519	\$391,819

r = numbers between 17 and 19 - related to level of Renovation