

SECTION 5-4 ADAPTIVE REUSE OF HHS FACILITIES

5-4-00 Policy
10 Procedures
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30 (Reserved)

5-4-00 POLICY

Prior to excess or disposal of an HHS facility, the OPDIV shall evaluate to determine if the facility can be adapted to meet mission dependent functions. If the OPDIV cannot use the facility to meet OPDIV mission dependent functions, then the OPDIV shall afford the opportunity to HHS to determine if there is another OPDIV or HHS that can adapt and reuse the facility to meet their mission dependent program(s).

5-4-10 PROCEDURES

The OPDIV should develop a draft program document that addresses the following factors:

- Ability to meet the requirements in the draft programmatic document;
- Adequate Space to Meet the Requirements;
- Configuration of Space to Meet the Requirements (i.e. functional and adjacency requirements. If there is a need for the space to be contiguous, it should be required in the draft programmatic document. The efficiency of circulation between and within space should be considered);
- Adequate Structural Capacity (i.e. the structural system of the building must be able to accommodate OPDIV or HHS mission dependent needs with respect to load capacity and column spacing);
- Adequate Building Systems (i.e. HVAC, plumbing, fire protection, electrical, and communications systems must be adequate to meet OPDIV or HHS mission dependent needs);
- The Ability to Deliver a Turnkey Facility in accordance with the Government’s Requirements (i.e. minimum construction needed to meet the OPDIV and HHS requirements, least amount of construction is desirable to allow the new user to occupy the space sooner at a lower cost); and
- Consideration should be given to the ability to deliver the space at the earliest possible date in a cost efficient manner.

5-4-20 GUIDANCE AND INFORMATION

Many types of buildings (such as laboratories, warehouse, retail, etc.) can be converted into office space.

ADAPTIVE REUSE SUGGESTIONS

Current Use	Potential Uses	Limiting Factors
Laboratories	Office Space	
Instrument Labs	Warehouse*, Education Space, Conference Space, Fitness Centers, and Office Space	*Structural loads are critical
Hospital/Clinics	Laboratories*, Office Space	*Must be able to accommodate a lab module of 11’-0 x 22’-0”
Warehouse	Laboratories*, Libraries, Education Space, Fitness Centers, Conference Space, and Office Space	

