

DEPARTMENT OF VETERANS AFFAIRS
ERIE VA MEDICAL CENTER
VA MEDICAL CENTER – WARREN, PA (VISN 4)
COMMUNITY BASED OUTPATIENT CLINIC
SOLICITATION FOR OFFERS
6,200 – 6,800 NET USABLE SQUARE FEET



VA Contracting Officer: Stacy Schwalbendorf
(814) 860-2093

Offers are solicited under Section 40 U.S.C. 490(H)(1), as amended, and Section 1 of the Reorganization Plan of 1950 (40 U.S.C. 490 Note).

The information collection requirements contained in this Solicitation/Contract that are not required by regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-01 63.

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PART I

BASIC SOLICITATION REQUIREMENTS

1: SUMMARY

1.0 GENERAL INFORMATION:

A. This Request for Lease Proposals (RLP) sets forth instructions and requirements for proposals for a Lease described in the RLP documents. The Government will evaluate proposals conforming to the RLP requirements in accordance with the Method of Award set forth below to select an Offeror for award. The Government will award the Lease to the selected Offeror, subject to the conditions below.

B. Included in the RLP documents is a GSA Proposal to Lease Space (GSA Form 1364C-STANDARD) on which Offeror shall submit its offered rent to include annual property taxes and other price data, together with required information and submissions.

C. Upon selection for award, VA will transcribe the successful Offeror's final offered rent and other price data included on the GSA Form 1364C into the VA revised GSA lease form L101C and transmit the completed Lease, including any appropriate attachments, to the successful Offeror for execution. Neither the RLP nor any other part of an Offeror's proposal shall be part of the Lease except to the extent expressly incorporated therein. The Offeror should review the completed Lease for accuracy and consistency with his or her proposal, sign and date the first page, initial each subsequent page of the Lease, and return it to the Lease Contracting Officer (LCO).

D. The Offeror's executed Lease shall constitute a firm offer. No Lease shall be formed until the LCO executes the Lease and delivers a signed copy to the Offeror.

1.1 AMOUNT AND TYPE OF SPACE:

A. The Department of Veterans Affairs (VA) is proposing to lease a **minimum of 6,200 to a maximum of 6,800 Net Usable Square Feet (NUSF)** of space for use by VA for personnel, furnishings, and equipment. Space shall be located in a quality building, constructed of sound and substantial construction, and shall comply with all of the Government's minimum requirements set forth in this Solicitation for Offers (Solicitation or SFO). Space must be adjoining and preferably located on one (1) floor (Ground Floor). If not a new Building, the Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences;

Detailed definition of Net Usable Square Feet can be found in Paragraph 3.14 of this Solicitation. Unless otherwise noted, all references in this SFO to square feet shall mean Net Usable Square Feet.

1.2 AREA OF CONSIDERATION:

To be considered, the site offered must be within the following geographical service area and delineated boundaries:

Geographical service area ...

City/Town of ... Warren, PA**Boundary description ... No more than 5 miles out, North, South, East and West from the City Limits of Warren, PA**

In addition, refer to applicable Site Selection Criteria in Paragraph 1.10.

Property within the 100-year base flood plain as determined by FEMA shall not be considered unless the Government has determined that there is no practicable alternative.

1.3 QUALITY OF SPACE:

The building, interior spaces and finishes, Lessor furnished equipment and special construction, and site improvements shall be provided in accordance with this SFO, all applicable Federal requirements, local Building Codes and ordinances, and applicable utility company requirements.

Site and building shall comply with General Design Criteria as enumerated in Section 4, including Codes and Standards, criteria unique to VA, Fire and Life Safety requirements, Environmental requirements, Accessibility Standards, and OSHA requirements.

Site development, landscaping, site amenities, exterior signage and utility systems shall comply with the requirements enumerated in Section 5.

1.4 TERM:

Proposals are invited based on a 10 year lease, five (5) firm.

All the terms and conditions contained herein shall prevail throughout the term of the lease including all renewal options.

1.5 OFFER DUE:

Offers are due by the close of business on **[Friday – June 26, 2015]**

Offers must remain open until **[June 26, 2015]**

1.6 OCCUPANCY DATE:

Occupancy is required no later than **[April 1, 2016]**.

1.7 HOW TO OFFER:

Offeror shall prepare a complete signed lease document, including all required exhibits, using the forms provided with this RLP. Offeror's submission constitutes its offer to enter into a binding lease. A Lease is binding when the LCO countersigns the Offeror's signed lease document and mails or otherwise furnishes written notification of the executed lease to the successful offeror. Offerors are advised that the Government may make award without negotiations.

Offer must be received by the Contracting Officer at the location stated below, no later than 4:00 P.M., ET on the date specified in 1.5 above.

Express Mail or Hand Delivered Regular Mail –**Department of Veterans Affairs****Contracting Officer (90C)****ATTN: Stacy Schwalbendorf, Leasing Contracting Officer ---****Erie VA Medical Center****135 E. 38th St.****Erie, PA 16504****Bldg. 9**

1.7.1 DOCUMENTS TO SUBMIT WITH OFFER: Two (2) copies of the following documents, properly executed, must be submitted:

GSA Form 1364, Proposal to Lease Space;
GSA Form 1217, Lessor's Annual Cost Statement;
GSA Form 3518, Representations and Certifications;
GSA Form 3516, Solicitation Provisions
GSA Form 3517B, General Clauses
GSA Form 3518, Representations and Certifications;
GSA Form 12000 for Pre-lease Fire Protection and Life Safety Evaluation for an Office Building (Part A or Part B) (See Section 3 for applicable requirements)
A list of Unit Costs for Adjustments (Exhibit A, Schedule B-1);
A list of Unit Prices for Alterations (Exhibit B, Schedule B-1). Refer to Paragraphs 3.2 and 3.3;
Plans, design concept, mechanical and electrical systems, and energy efficiency of the proposed building as described in Paragraphs 3.17, 3.18, 3.19, and 3.20 of the Solicitation;
Building Operating Plan as described in Paragraph 8.4 of the Solicitation;
Detailed Operations and Maintenance Plan narrative and completed FMA Worksheet as described in Schedule A;
An itemized cost for all individual items in Schedule B;
An itemized cost breakdown of all Program Areas as listed in the Summary Cost Sheet.
Evidence of compliance with Seismic criteria as described in Paragraph 6.1 of the Solicitation.
Information that addresses any other award factors which are listed in the solicitation Paragraph 2.2 of the Solicitation.

1.7.1.A ADDITIONAL SUBMITTALS (JUNE 2012)

Offeror shall also submit with its offer the information concerning and documentation of the following:

- A. GSA Form 3518, Representations and Certifications. Note: This information applies to the status of the Ownership entity and not the authorized representative completing the form.
- B. Evidence of ownership or control of Building or site. If the Offeror owns the Property being offered or has a long-term leasehold interest, documentation satisfactory to the LCO evidencing the Offeror's stated interest in the Property and any encumbrances on the Property, shall be submitted.
- C. If the Offeror does not yet have a vested interest in the Property, but rather has a written agreement to acquire an interest, then the Offeror shall submit a fully executed copy of the written agreement with its offer, together with a statement from the current owner that the agreement is in full force and effect and that the Offeror has performed all conditions precedent to closing, or other form of documentation satisfactory to the LCO. These submittals must remain current. The Offeror is required to submit updated documents as required.
- D. If claiming an historic preference in accordance with the Historic Preference paragraph in RLP Section 2, Eligibility and Preferences for Award, Offeror must submit one of the following as documentation that the Property is historic or the site of the offered Property is within a Historic District: a letter from the National Park Service stating that the Property is listed in the National Register of Historic Places or eligible for listing, with a date of the listing/decision; a letter from the State Historic Preservation Office stating that the Property is listed in the National Register of Historic Places, or on a statewide register, or eligible for inclusion, with a date of the listing/decision; or, the National Register of Historic Places Identification Number and date of listing available from the National Register of Historic Places Database found at www.nps.gov/nr.
- E. If there is a potential for conflict of interest because of a single agent representing multiple owners, present evidence that the agent disclosed the multiple representation to each entity and has authorization from each ownership entity offering in response to this RLP package. Owners and agents in conflicting interest situations are advised to exercise due diligence with regard to ethics, independent pricing, and

Government procurement integrity requirements. In such cases, the Government reserves the right to negotiate with the owner directly.

F. The Offeror must have an active registration in the System for Award Management (SAM) System (via the Internet at <http://www.sam.gov>) prior to final proposal revisions.

1.7.2 INSTRUCTIONS AND ADDITIONAL INFORMATION:

Instructions for preparation of the offer can be found in GSA Form 3516A, Solicitation Provisions, and in Section 10 (Instructions and Preparations) of this Solicitation. If additional information is needed, the Contracting Officer should be contacted.

**Department of Veterans Affairs
Contracting Officer (MS – 90C)
ATTN: Stacy Schwalbendorf Bldg. 9
Phone: 814-860-2093
FAX: 814-860-2990
e-mail: Stacy.Schwalbendorf@VA.Gov
address: 135 East 38th Street, Erie, PA 16504**

1.7.3 OPENING OF OFFERS:

There will be no public opening of the offer, and all information will be confidential until the lease has been awarded. However, the Government may release the proposal outside the Government to a Government support contractor to assist in the evaluation of the proposal. Such Government contractors shall be required to protect the data from unauthorized disclosure. If you desire to maximize protection of information in your offer, you may apply the restriction notice to your offer as prescribed in the provision entitled "552.270-1 (d) (1) & (2), Instructions to Offerors" (see GSA Form 351 6A, Solicitation Provisions, page 2).

1.7.4 AMENDMENTS TO THE RLP (JUN 2012)

This RLP may be amended by notice from the LCO through the Government point of Entry, www.FBO.gov. Amendments may modify the terms of this RLP, or the terms, conditions, and requirements of the Lease contemplated by the RLP.

1.7.5 PRICING TERMS (JUN 2012)

Offeror shall provide the following pricing information with its offer:

- A. GSA Form 1217, Lessor's Annual Cost of Services. Complete all sections of the 1217.
- B. GSA Form 1364C-STANDARD, Proposal to Lease Space. Complete all sections of the 1364C, including, but not limited to:
 1. A fully serviced Lease rate per NUSF and RSF, clearly itemizing both the total Building shell rental, and TI rate, Building specific amortized security rate, operating costs, and parking (itemizing all costs of parking above base local code requirements, or otherwise already included in shell rent).
 2. Improvements. All improvements in the base Building, lobbies, common areas, and core areas shall be provided by the Lessor, at the Lessor's expense. This Building shell rental rate shall include, but is not limited to, property financing (exclusive of TIs), insurance, taxes, management, profit, etc., for the Building. The Building shell rental rate shall also include all basic Building systems and common area build out, including base Building lobbies, common areas, core areas, etc., exclusive of the NUSF Space offered as required in this RLP.
 3. The annual cost per NUSF and rentable square foot (RSF) for the cost of services and utilities. This equals line 27 of GSA Form 1217, Lessor's Annual Cost Statement, divided by the Building size

(shown on the top of both GSA Form 1364C, Proposal to Lease Space, and Form 1217) for NUSF and RSF, respectively.

4. The annual rent to amortize the Tenant Improvement Allowance (TIA). Such amortization shall be expressed as a cost per NUSF and RSF per year. This shall be all alterations for the the Space above the Building shell build out. Such alterations shall be described and identified in the drawings used to construct the Space. The TIA, which is to be provided by the Lessor to the Government for TIs, shall be made available at lease execution. If the Offeror chooses to amortize the TI for a period exceeding the Firm Term of the lease, the Offeror shall indicate the extended time in the offer. If the Government terminates the lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any unamortized tenant improvement costs resulting from an extended amortization period.
5. The annual rent to amortize the Building Specific Security costs, if any. Such amortization shall be expressed as a rate per NUSF and RSF per year. Refer to the Lease security standards in the Lease and the Building Security Unit Cost List.
6. A fully serviced Lease rate per NUSF and RSF for that portion of the lease term extending beyond the Firm Term. **N/A**
7. An hourly overtime rate for overtime use of heating and cooling, and annual rate for areas requiring 24/7 HVAC. **NOTE:** Refer to the Lease document for additional guidance.
8. Adjustment for Vacant Leased Premises.
 - A. If the Government fails to occupy any portion of the leased Premises or vacates the Premises in whole or in part prior to expiration of the term of the Lease, the rental rate and the base for operating cost adjustments will be reduced.
 - B. If no rate reduction has been established in this Lease, the rate will be reduced by that portion of the costs per ABOA SF of operating expenses not required to maintain the Space. Said reduction shall occur after the Government gives 30 calendar days' prior notice to the Lessor and shall continue in effect until the Government occupies the vacant Premises or the Lease expires or is terminated.
9. Lessor's Fees to complete Tenant Improvements. Provide a listing of proposed (i) Lessor's Project Management fee and (ii) Lessor's A/E design costs to prepare construction documents, to complete the Tenant Improvements. State the basis for determining each component, (e.g. flat fee, cost per RSF, etc.). State any assumptions used to compute the dollar costs for each fee component.
10. Rent concessions being offered. Indicate either on the GSA Form 1364C Proposal to Lease Space or in separate correspondence.

1.7.6 BUDGET SCOREKEEPING OPERATING LEASE TREATMENT (APR 2011)

The Government will award a Lease pursuant to this RLP only if the Lease will score as an operating lease under Office of Management and Budget Circular A-11, Appendix B. Only offers that are compliant with operating lease limitations will be eligible for award. Offerors are obligated to provide supporting documentation at the request of the LCO to facilitate the Government's determination in this regard.

1.7.7 PROSPECTUS LEASE (APR 2011)

A. This RLP is subject to an approved Prospectus issued in accordance with 40 USC § 3307. The Government will only award a lease pursuant to this RLP if the offered rental rate does not exceed the Congressionally-imposed rent limitation set forth in the Prospectus. If a copy of the prospectus is not attached to the lease, a copy may be obtained from the LCO upon request.

1.7.8 TENANT IMPROVEMENTS INCLUDED IN OFFER (APR 2011)

A. The TIs are the finishes and fixtures that typically take Space from the shell condition to a finished, usable condition. **(For the VA, TI = Build out and will be paid in a lump sum, inspected and accepted prior to rent commencement)** The build-out of the Space in accordance with the Government approved design intent drawings. The build out required by the Government for occupancy shall be performed by the successful Offeror as part of the rental consideration, and all improvements shall meet the quality standards and requirements of this RLP package and its attachments.

B. The build out shall include all the Offeror's administrative costs, general contractor fees, subcontractor's profit and overhead costs, Offeror's Project Management fee, design costs, and other associated project fees necessary to prepare construction documents and to complete the build out. It is the successful Offeror's responsibility to prepare all documentation (working/construction drawings, etc.) required to receive construction permits. **NO COSTS ASSOCIATED WITH THE BUILDING SHELL SHALL BE INCLUDED IN THE BUILD OUT PRICING.**

1.7.9 OPERATING COST REQUIREMENTS INCLUDED IN OFFER (JUN 2012)

The Government requires a fully serviced Lease as part of the rental consideration. The base for the operating costs adjustment will be established during negotiations based upon rentable SF. The proposed methodology for operating costs adjustment shall include all items specified in the attached Lease document. The minimum requirements for normal hours, utilities, and janitorial services are specified in the attached Lease document. The offer shall clearly state whether the rental is firm throughout the term of the Lease or if it is subject to annual adjustment of operating costs as indicated above. If operating costs will be subject to adjustment, those costs shall be specified in the proposal.

1.7.10 UTILITIES SEPARATE FROM RENTAL | BUILDING OPERATING PLAN (JUN 2012)

The Offeror shall specify which utilities, if any, are excluded from the rental consideration. If any such utilities are excluded, the Offeror shall obtain a statement from a registered professional engineer stating that all HVAC, plumbing, and other energy intensive Building systems can operate under the control conditions stated in the Lease. The statement shall also identify all Building systems that do not conform to the system performance values, including the "recommended" or "suggested" values of ANSI/ASHRAE Standard 90.1, "Energy Efficient Design of New Buildings Except Low Rise Residential Buildings," or more restrictive state and local codes.

The Offeror shall submit a Building operating plan with the offer. Such plan shall include a schedule of startup and shutdown times for operation of each Building system, such as lighting, HVAC, and plumbing. Such plan shall be in effect on the Lease Term Commencement Date.

1.8 PROPOSALS:**1.8.1 RENTABLE SQUARE FEET:**

Offerors shall submit the building total rentable square feet (RSF) and a cost per rentable square foot. The submission of a rentable square foot cost is required for scoring purposes to determine if the proposed lease is a capital or operating lease. Definitions for rentable and net usable square feet are located in Paragraph 3.14 of this solicitation.

1.8.2 SPECIAL EQUIPMENT:

Offerors shall submit a cost proposal for all special equipment requirements set forth in Schedule B.

1.8.3 NET USABLE SQUARE FEET RATES:

For evaluation and negotiation purposes, the offer shall state the following on GSA Form 1364, Proposal to Lease Space:

NUSF rental rate that **includes** the costs of all special equipment and other requirements described in Schedule B and Janitorial.

NUSF rental rate that **excludes** the costs of all special equipment and other requirements described in Schedule B, but includes Janitorial.

Cost per NUSF for Janitorial Services.

A lump-sum payment cost for all special equipment and other requirements described in Schedule B.

Offerors shall provide cost for all methods of evaluation in order to be considered for award. VA may elect the option it deems most favorable.

NOTE: WHEN PRICING SCHEDULE B, THE OFFEROR MUST PROVIDE A SEPARATE COST FOR EACH LINE ITEM OF THE SPECIAL EQUIPMENT AND REQUIREMENTS DESCRIBED. IN ADDITION, REPRESENTATIONAL PRICING OF EACH PROGRAM AREA MUST BE PROVIDED ON THE SCHEDULE B "SUMMARY COST SHEET". THE SUMMARY COST SHEET ALSO INCLUDES A SEPARATE AREA FOR PROFIT AND OVERHEAD TO ARRIVE AT A TOTAL SCHEDULE B COST. SUMMARY COST SHEET MUST BE SIGNED BY THE OFFEROR.

Offerors who do not offer proposals as stated in Paragraphs 1.8.2 and 1.8.3 above will be rejected as unacceptable.

1.9 BONDS:

All sureties must be listed in the Department of Treasury Circular 570 Approved Surety List. Standard Form 24 (Bid Bond) and Standard Form 25 (Performance Bond) must be used in accordance with FAR 28.106-1. Copies of the forms are included in Part XI of this Solicitation or forms may be acquired by visiting the GSA Forms Library Website at <http://www.gsa.gov/Portal/gsa/ep/formslibrary.do?formType=SF> . The Government shall have the right to approve or reject any and/or all terms and conditions of any and/or all bonds obtained by the Offeror pursuant to this Solicitation. In addition, the terms and conditions of the Bond(s) shall be subject to the prior approval of the Government.

1.9.1 BID BOND:

To assure the faithful execution of the terms and conditions of the agreement, each Offeror who is determined to be within the competitive range by the Contracting Officer will be asked to submit a Bid Bond.

The Offeror shall submit the Bond within 15 calendar days of notification that Offeror is included in the Competitive Range.

The Bond shall remain in effect until a Performance Bond becomes effective should the Offeror be successful, or until VA has notified the Offeror that his proposal is no longer under consideration by VA. A

surety company holding a certificate of authority from the Secretary of the Treasury as acceptable surety will execute the Bond. A verifax or other facsimile copy of the agent's authority to sign bonds for the Surety Company shall accompany the Bond. The Offeror shall furnish a proposal guarantee in the form of a Bid Bond supported by good and sufficient surety acceptable to the Government. The amount of the Bid Bond guarantee shall be for \$100,000. Acceptable alternate bonding protection will be in accordance with FAR 28.204-1 United States Bonds or Notes, or FAR 28.204-3 Irrevocable Letter of Credit (ILC). Invalid bonds may be grounds to render your proposal non-responsive and will not be eligible for an award. Once an award has been made all original Bid Bonds will be returned, upon request, except for the successful Offeror who's Bid Bond will be required to remain in full force until such time as a Performance Bond has been received and accepted by the Government.

1.9.2 PERFORMANCE BOND:

The successful Offeror shall provide a Performance Bond for 100% of the original contract price no later than 60 days of VA's final review and written approval of the completed construction documents.

The Performance Bond shall remain in effect until the Government accepts the space for occupancy. The United States of America, acting through the Secretary of the Department of Veterans Affairs, shall be named as co-beneficiary on the Bond obtained by the Offeror.

1.10 SITE:

The Site offered must meet the following minimum characteristics:

Be able to accommodate the proposed building and provide the required amount of appropriately located parking (see Paragraph 1.11) with appropriate vehicular circulation, loading dock and service vehicle access, emergency vehicle (ambulance) access and entry, building utility equipment as applicable (fuel tanks, etc.).

Safe ways of passage for pedestrians, barrier free access to public entrances, and adequate open space with landscaping to complement the architecture and create a pleasing outdoor environment as applicable.

Any configurations will be considered provided the space can adequately accommodate the building program, design requirements and designated activities.

Topography shall be without steep grades and shall not be affected by the 100-year flood plain, rock outcroppings, or adverse subsurface conditions.

Main ingress/egress for on-site pedestrian and vehicular circulation shall be easily accessible from major public thoroughfares.

Regularly scheduled public transportation shall be available within three (3) blocks [ie, easy walking distance] of the OPC site.

Provide prominent visibility of the facility from major public thoroughfares.

Be free of environmental hazards or restrictions.

Other factors as necessary ... TBD.

1.11 PARKING AND SITE AMENITIES:**1.11.1 PARKING:**

Fifty (50) on-site vehicle parking spaces, paved and striped, must be provided for use by VA patients, staff and official Government vehicles, and must be included as part of the rental consideration. Of these, **six (6)** spaces must be provided immediately adjacent to the building's main entrances for use by the handicapped (HP). The remainder must be within 500 feet of the building on the site. The Lessor must provide the greater of the following: the number of parking spaces required by local building or zoning regulations, or the number of parking spaces indicated above. See Paragraph 5.2.6 for additional requirements.

1.11.2 PEDESTRIAN CIRCULATION:

Pedestrian routes, complying with accessibility criteria, shall be provided from public streets and public transportation stops to public entries.

1.11.3 AMENITIES:

Bus pickup/drop off shall be provided as required by Paragraph 5.2.2. See Section 5.4, SITE AMENITIES, for additional requirements.

1.12 BUILDING:

Specific criteria and requirements are contained in Sections 4, 6 and 7; and Schedules B and C.

Contracting Officer has determined that it is in the interest of the Government (for reasons such as schedule, cost, or location) to include consideration of existing buildings ...

The Government will consider space in existing buildings of sound and substantial construction that can be made adaptable as modern office and outpatient space. If not in a new building, the space offered must be in a building that has undergone, or will undergo by occupancy, restoration of adaptive reuse for office and outpatient space with modern conveniences. If the restoration work is under way or proposed, then design or construction documents acceptable to the Contracting Officer must be submitted as part of the offer. Acceptability of the proposed restoration will be judged against the requirements of this SFO. Buildings that have incurable functional obsolescence and/or are unsuitable in configuration for medical space floor plan layout may be rejected by the Contracting Officer.

Building offered shall meet the following minimum characteristics:

Be of shape and dimensions that will accommodate the space program and interior functional requirements of VA Outpatient Clinic. The Contracting Officer will reject buildings that are unsuitable in configuration for VA clinic space floor plan layout.

Be of sound and substantial construction in accordance with the technical requirements of this solicitation.

Be located in a modern building with facade of stone, marble, brick, stainless steel, aluminum or other permanent materials. The building enclosure systems shall meet the performance requirements of this SFO, including energy efficiency and structural integrity. The exterior building materials shall be subject to technical and aesthetic review and approval of the Contracting Officer. The building shall be compatible with its surroundings. Overall, the building must project a professional and aesthetically pleasing appearance, including an attractive front and entryway.

Acceptability of the proposed space will be judged against the criteria enumerated in this solicitation.

The building must include energy efficient lighting, heating, ventilating, and air conditioning equipment that provide optimum and stable interior environmental conditions to sustain utilization of the building for the functional program and design.

1.13 SPECIAL REQUIREMENTS:

Laboratory specimen/blood drawing must be available within the outpatient clinic.

Facility must comply with requirements of Center for Disease Control (CDC) guidelines for Tuberculosis control as specified in Paragraph 4.2.1 of this solicitation.

Facility must comply with requirements for Natural Disaster Resistive design.

1.14 FIRE PROTECTION AND SAFETY:

The building in which space is offered for lease must be in compliance with the latest editions of the National Fire Protection Association, NFPA 101 and all applicable local building codes and ordinances. The specific fire safety requirements of this Solicitation, while not all-inclusive, are binding unless modified in writing by the Government.

The building shall be of non-combustible construction and shall be fully sprinkled.

The Offeror shall assist the Government in developing a plan acceptable to the Government to protect occupants of the building during emergencies such as fires, bomb threats, and power loss.

The Government reserves the right to request and witness tests of safety systems at the government's discretion.

1.14.1 FIRE PROTECTION IN EXISTING STRUCTURES:

Generally, the fire protection and safety evaluation and design shall take into account the building construction type; height; proposed occupancies; means of egress; building evacuation times; fire department response time; sprinkler systems; fire alarm system; slipping or tripping hazards; electrical safety; lighting, and other factors. Further, the Government will consider the potential for loss of life, loss of Federal property, and business interruption. Potential for fire growth and spread, as well as the building's ability to resist the effects of fire, will be considered. In addition, the building's environmental quality will be considered, including, for example, indoor air quality, and levels of radon in the air. Offerors shall assist the Government in its assessments and detailed studies by making available information on building operations and providing access to space for assessment and testing.

Buildings (1) having remote exits, fire alarm systems, sprinkler systems, interior finishes with low flame spread ratings, and incorporating other means to control the effects of fire and (2) that conform to Environmental Protection Agency guidance on asbestos, radon, and indoor air quality, will generally be acceptable to the Government from a safety and environmental viewpoint. The Government will advise Offeror of any actions that the Government believes to be necessary to make space acceptable for consideration.

Correctable deficiencies shall be addressed during negotiations, and agreements reached thereon by VA and the Offeror shall form a written part of any ensuing lease contract.

1.15 OCCUPATIONAL PROTECTION, HEALTH AND ENVIRONMENTAL SAFETY:

The building shall not expose the occupants to undue safety and environmental risks. Lessor shall comply with environmental requirements as specified in Paragraph 4.4 and OSHA safety requirements as specified in Paragraph 4.7.

1.16 LAYOUT, COMPATIBILITY, AND LOCAL PLANS:

The following must be met:

Efficient layout meeting occupancy needs and requirements of VA; Consistency of highest and best use in line with VA's intended use; and Compliance with all State, regional, and local plans and programs.

1.17 ACCESSIBILITY STANDARDS:

The design, construction, and alteration of facilities shall comply with all Federal, State, and local Building Codes and ordinances, as well as the requirements contained in the Uniform Federal Accessibility Standards (UFAS), American with Disabilities Act Standards for Accessible Design (28 CFR Part 36), and VA Barrier Free Design Guide (PG-18-13). The Offeror shall comply with the stricter of these standards for each requirement. The Government will give consideration only to those offers that fully meet the requirements contained in these publications.

1.18 DAVIS BACON WAGES:

The wages to be paid during performance under this lease contract must conform to the Department of Labor's General Wage Decision No. **PA140002** current at start of construction and as may be amended during the period of construction of the leased premises. A copy of the standard is provided in Part X of this Solicitation.

SECTION 2: COMMUNICATIONS AND AWARD**2.1 ORAL PRESENTATIONS:**

Oral presentations may be made to augment written information. Oral presentations will not be required unless specifically requested by the Government in writing. Oral presentations may occur at any time during the acquisition process and are subject to the same restrictions as written information with regard to timing and content. Information pertaining to areas such as an Offeror's capability to perform, past performance, key personnel resources, work plan approaches, etc., may be suitable for oral presentations. Should the Government require an oral presentation, the Offeror will be provided with (1) sufficient information to prepare them, including the types of information to be presented and the associated evaluation factors that will be used; (2) the qualifications for personnel that will conduct the oral presentation; (3) the requirement for, and any limitations and/or prohibitions on, the use of written material or other media to supplement the oral presentation; (4) the location, date, and time for the oral presentation; (5) the restrictions governing the time permitted for each oral presentation; and (6) the scope and content of exchanges that may occur between the Government and the Offeror as part of the oral presentation.

2.2 EVALUATION OF OFFERS:

The Contracting Officer will evaluate all proposals to assess the Offerors' ability to perform the contract successfully. The evaluation will be conducted solely on the factors and sub-factors specified in this Solicitation.

Evaluation of offers and subsequent award will be made on the basis of the following factors: (1) the annual price per net usable square foot, including any option period; (2) technical quality, including the quality of the building and the design concept; (3) the Offeror's qualifications, including past performance; and (4) the adequacy and efficiency of the Operations and Maintenance Plans.

Technical evaluation factors other than cost or price, when combined, are approximately equal to cost or price.

2.2.1 PRICE EVALUATION:

The basic price offered will be the rate per Net Usable Square Foot (NUSF). Refer to Paragraph 3.14 of this Solicitation for a definition of NUSF. This price shall be used to determine the total annual rental to be paid, adjusted for any discrepancies in the quantity of space delivered against the amount offered and accepted, as described elsewhere in this Solicitation.

Annual CPI adjustments in operating expenses will be made if the Offeror so indicates on GSA Form 1364. The Offeror shall be required to submit the offer with the total "gross" annual price per NUSF and a breakout of the "base" price per NUSF for services and utilities (operating expenses) to be provided by the Lessor. The net and base prices combined are the total "gross" annual per square foot price offered. The base price from which adjustments are made will be the base price for the term of the lease, including any option periods. The "gross" price shall include the "base" price.

2.2.2 PRESENT VALUE PRICE EVALUATION:

Evaluation of offered prices will be based on the annual price per NUSF, including any option periods. The Government will perform present value price evaluation by reducing the prices per NUSF to a composite annual square foot price, as follows:

Parking and wareyard areas will be excluded from the total square footage, but not from the price.

The annual per square foot price minus the base cost of operating expenses (line 27 of GSA Form 1217) will be discounted annually at 8 percent to yield a net present value cost (PVC) per square foot. The operating expenses will be both escalated at 4 percent compounded annually and discounted annually at 8 percent, then added to the net PVC to yield the gross PVC.

To the gross PVC will be added:

The cost of Government-provided services not included in the rental escalated at 4 percent compounded annually and discounted annually at 8 percent.

The annualized cost per NUSF, over the full term of the lease, including the renewal option(s), for all Review Document Schedule B items, which will be reimbursed to the Lessor by lump sum payment. (The cost of these items is present value; therefore, it will not be discounted.)

The cost of relocation of furniture and telecommunications, if applicable.

The sum of the above will be the per NUSF present value of the offer for price evaluation purposes.

2.3 AWARD:

2.3.1 BEST VALUE:

The lease will be awarded to the Offeror whose offer represents the best value to the Government, price and other factors considered. An award will be made based on a comparative assessment of proposals against all selection criteria in the Solicitation.

To be considered for award, an Offeror must agree to provide a complete facility that meets all technical requirements and specifications set out in this Solicitation. The requirements and specifications contained in this Review Document Solicitation are mandatory.

2.3.2 LEASE COMPONENTS:

At a minimum, the proposed lease shall consist of:

Standard Form 2 - U.S. Government Lease for Real Property;

Form 3517B, General Clauses;

Form 3518, Representations and Certifications;

Form 3516A, Solicitation Provisions; Property Management Agreement; All the provisions of the SFO; and

The pertinent provisions of the offer.

NOTE: For purposes of release of information under the Freedom of Information Act (FOIA) or other applicable statutes or regulations, the individual itemized costs as set forth in Schedule B and other proprietary information are considered procurement sensitive information and **are not** subject to release.

2.3.3 AWARD:

The award by the Government occurs upon execution of the lease by VA Contracting Officer and issuance of a letter by VA Contracting Officer indicating that the Government accepts the Offeror's proposal. If an award is not made based on the initial proposals, the following process will occur:

At the conclusion of negotiations, all discussions will cease. Each Offeror still in the competitive range will be given an opportunity to submit a "final proposal revision" to clarify and document understandings reached during negotiations.

After the conclusion of negotiations and a review of final proposal revisions are completed, the Contracting Officer may award the lease.

2.3.4 OTHER AWARD FACTORS:

In addition to price, offers will be evaluated against four factors (**Location and Quality of Space Technical Quality, Operations and Maintenance Plan, and Offeror's Qualifications/Past Performance**), All sub-factors are also listed.

2.3.4.1 Location and Quality of Space: This factor, considers the proximity of the location of the proposed to be within Geographical service area ...City/Town of ... Warren, PA Boundary description ... No more than 5 miles out, North, South, East and West from the City Limits of Warren, PA .

The Site offered must meet the following minimum characteristics:

Be able to accommodate the proposed building and provide the required amount of appropriately located parking (see Paragraph 1.11) with appropriate vehicular circulation, loading dock and service vehicle access, emergency vehicle (ambulance) access and entry, building utility equipment as applicable (fuel tanks, etc.).

Safe ways of passage for pedestrians, barrier free access to public entrances, and adequate open space with landscaping to complement the architecture and create a pleasing outdoor environment as applicable.

Any configurations will be considered provided the space can adequately accommodate the building program, design requirements and designated activities.

Topography shall be without steep grades and shall not be affected by the 100-year flood plain, rock outcroppings, or adverse subsurface conditions.

Main ingress/egress for on-site pedestrian and vehicular circulation shall be easily accessible from major public thoroughfares.

Regularly scheduled public transportation shall be available within three (3) blocks [ie, easy walking distance] of the OPC site.

Provide prominent visibility of the facility from major public thoroughfares.

Be free of environmental hazards or restrictions.

2.3.4.1.1 PARKING: Twenty-six (26) on-site vehicle parking spaces, paved and striped, must be provided for use by VA patients, staff and official Government vehicles, and must be included as part of the rental consideration. Of these, **six (6)** spaces must be provided immediately adjacent to the building's main entrances for use by the handicapped (HP). The remainder must be within 500 feet of the building on the site. The Lessor must provide the greater of the following: the number of parking spaces required by local building or zoning regulations, or the number of parking spaces indicated above.

2.3.4.1.2 PEDESTRIAN CIRCULATION: Pedestrian routes, complying with accessibility criteria, shall be provided from public streets and public transportation stops to public entries.

2.3.4.1.3 AMENITIES: Bus pickup/drop off shall be provided.

2.3.4.2 TECHNICAL QUALITY:

The technical quality factor includes the quality of the building, site development, and the design concept. The Offeror is required to submit a detailed design concept narrative that addresses this factor and all of its sub-factors.

2.3.4.2.1 Quality of Building & Design Concept:

The Offeror must submit plans (per Paragraph 3.17) along with the design concept narrative. VA will evaluate the plans and design concept narrative based upon the following.

2.3.4.2.2 Architectural Concept:

This factor considers the interior functional and spatial relationships shown in the Offeror's floor plan and compliance with the requirements of VA's space program, Schedule C. It is the Offeror's responsibility to ensure all code requirements are met. Consideration will be given to the number and size of floors, column placement, footprint shape, circulation systems, and placement of mechanical, plumbing, electrical service spaces.

2.3.4.2.3 Building Design:

This factor refers to the technical excellence and the appropriateness of the design in meeting VA needs and criteria. Building efficiency, energy conservation, functionality, and building systems are key elements to be considered. Construction materials will be evaluated with respect to the type and durability proposed for construction. The building must meet or exceed the requirements specified in this solicitation. This factor also includes the manner in which natural daylight will be accessed within the building design, i.e., the number of windows and skylights as well as their location in relation to administrative spaces and major waiting areas will be considered.

2.3.4.2.4 Energy Efficiency:

This factor will be evaluated based on the information required by Paragraph 3.20 "Energy Efficiency". The Offeror should submit information in the design narrative that addresses the proposed R- value of insulation, glazing of windows, lighting efficiency, HVAC efficiency, vapor barrier of building envelope, and any other factors related to energy conservation. Reasonable innovation in this area will be looked upon favorably.

2.3.4.2.5 Quality Of Site Development:

This factor considers the Offeror's development of the site to accommodate VA's conceptual building footprint including the setbacks required by local code; the ingresses and egresses to and from the main and emergency entrances, and loading dock; accessible parking lots and walkways; traffic patterns to maximize the flow of vehicles to and from the main thoroughfare; and how the landscaping design fits the surrounding park areas, adheres to local landscaping codes, and provides an aesthetically pleasing atmosphere.

2.3.4.3 OPERATIONS AND MAINTENANCE PLAN:

The following evaluation criteria will consider the adequacy and efficiency of the proposed Operations and Maintenance Plan to maintain standards of cleanliness, orderliness, and repair for the entire proposed

facility. Each sub-factor must be addressed in narrative or chart format. The Plan will be evaluated as a whole and must address at a minimum: Interior and Exterior Maintenance of Building and Grounds, Routine and Emergency Calls - Procedures and Response Times, Staffing Plan, Administrative Procedures, and Quality Control Plan.

2.3.4.4 PAST PERFORMANCE:

Include the following information for each contract and subcontract performed by the Offeror and key personnel during the past three (3) years, as well as those contracts and subcontracts currently in progress. A separate record must be completed for each contractor. A Past Performance Survey Form is located in the FORMS part of this SFO and includes the following:

Name and Address of Contracting Activity

Contract Number

Type of Contract

Total Contract Amount and Status

Date of Award and Date of Completion

Description and Location of Contract Work

List of Major Subcontractors

Contracting Officer or Individual Responsible for Signing Contract and Telephone/FAX Numbers Project Manager and Telephone/FAX Numbers

Resident Engineer/Contracting Officer's Technical Representative or Construction Supervisor and Telephone/FAX Numbers

Administrative Contracting Officer or Individual Responsible for Administering the Contract (if different from Contracting Officer above) and Telephone/FAX Numbers

The Offeror must provide examples of past performance and experience, as a prime contractor, in successfully building, renovating, and maintaining facilities comparable in size and complexity to the one described in this Solicitation. Consideration will be given to:

Timeliness of Performance;

Cost Control;

Effective Management;

Customer Satisfaction;

Quality Awards; and,

The Technical Success of the Project.

The Offeror must also provide a list of references for the Offeror, key personnel, and construction contractor. References may be business, financial, and/or personal, and may include letters of recommendation or commendation, awards or certifications that indicate Offeror possesses a high quality process for developing and providing the final project or service.

2.3.4.4.1 Financial Resources:

Provide satisfactory evidence of at least a conditional commitment of funds in an amount necessary to prepare and/or construct the space. Such commitment must be signed by an authorized bank officer or other financial institution and, at a minimum, must state:

Amount of Loan;

Term In Years;

Annual Percentage Rate; Length of Loan Commitment;

Name of the Principal(s) Involved; and Review Document The Purpose of the Loan.

Provide satisfactory evidence of financial resources sufficient to prosecute the work.

Such evidence may be in the form of:

A Statement of Financial Condition;

Personal or Business Financial Statements, Including Balance Sheets, and Profit and Loss Statements;

Investment Schedule; Note Payable Schedule;

Previous Year's Federal Tax Return; or Annual Report.

If requested, more information must be provided.

2.3.4.4.2 Design Team Qualifications:

Provide a completed SF 330, "Architect-Engineer Related Services for Specific Project" for each individual or firm on the Lessor's design team. Identify key personnel that are to be committed to the project. In Part I, Section H of SF 330, provide a description of outstanding commitments for each firm and key personnel. As a minimum, the design team shall include entities providing the following services: Architecture, Civil Engineering, Mechanical Engineering, Electrical Engineering, and Interior Design.

Provide a copy of the license or certification of the individual(s) and/or firm(s), providing architectural and engineering design services, proving their ability to practice in the state where the facility is located. Lessor shall maintain the same design team for the duration of the design development and construction process. Design team firm and key personnel shall not be changed without prior approval by the Contracting Officer.

2.3.4.4.3 Contractor Qualifications:

Provide a completed GSA Form 527, "Contractor's Qualifications and Financial Information" for the General Contractor, Mechanical Contractor, and Electrical Contractor; except Section V need not be completed. In Section VII of Form 527, provide a description of outstanding commitments, names and qualifications of key personnel, and any other information related to experience, competency, and performance capabilities with construction projects similar in scope to that, which is required herein. (Refer to "Past Performance" requirements as stated above.)

Provide a copy of the license in the state where the facility is located for the individual(s) and/or firm(s) proposed as contractors.

If the Lessor is also the Contractor, information provided in response to Paragraphs 2.2.2.3.1 and 2.2.2.3.2 above need not be duplicated.

2.3.4.4.4 Zoning Requirements:

Provide evidence of compliance with local zoning laws or evidence of variance, if any, approved by the proper local authority. At the discretion of the Contracting Officer, other forms of documentation demonstrating the probability of receiving such variances may be acceptable.

2.3.4.4.5 Control Of Property:

Provide documentation proving evidence of ownership or control of the site. Ownership or control, at a minimum, must be retained until the Government makes an award. Documentation that constitutes evidence of control includes, but is not limited to:

A Sales Contract;

An Option To Purchase;

A Fee Simple Deed; or

An Option To Lease Property For Longer Than the Duration of the Lease Term Including All Renewal Options.

2.4 EVIDENCE OF CAPABILITY TO PERFORM AFTER AWARD:

Within 60 calendar days after award, the successful Offeror/Lessor shall provide the Contracting Officer with the following:

A firm commitment of funds in an amount sufficient to perform the work.

Satisfactory title showing fee simple ownership of the property. Fee simple title must be free of any encumbrances that may limit the rights, responsibilities or liabilities of the parties to the VA lease.

Occupancy is desired on or before **April 1, 2016** but the Government will evaluate all proposed occupancy dates. **Lessor shall provide** the number of days after lease is awarded that the space shall be available for occupancy.

FAILURE TO MEET ANY OR ALL OF THE REQUIREMENTS AS SET FORTH IN PARAGRAPHS 2.2.2.3 AND 2.3, INCLUDING SUB-PARAGRAPHS, WITHIN THE SPECIFIED TIME FRAMES SHALL BE A BASIS FOR DETERMINATION OF NON-RESPONSIBILITY OR FOR TERMINATION OF THE CONTRACT FOR DEFAULT.

FAILURE ON THE PART OF THE GOVERNMENT TO ENFORCE ITS RIGHTS TO DECLARE A DEFAULT WILL NOT BE DEEMED A WAIVER OF ANY OF THE GOVERNMENT'S RIGHTS UNDER THIS SOLICITATION.

2.5 INITIAL OFFERS; COMMUNICATIONS WITH OFFERORS:

VA may initiate action to award a contract at any point after review of the initial offers. Therefore, offers should reflect the Offeror's best terms both from a technical and cost standpoint.

After receipt and evaluation of initial proposals, the Contracting Officer may communicate with Offerors to establish the competitive range.

Communications shall be limited to Offerors: Whose past performance information is the determining factor preventing them from being placed within the competitive range, or whose exclusion from, or inclusion in, the competitive range is uncertain.

2.6 COMPETITIVE RANGE:

If after evaluating all proposals in accordance with Paragraph 2.2 above, and based on the ratings of each proposal against all evaluation criteria, the Contracting Officer cannot make an award, a competitive range comprised of all the most highly rated proposals will be established. If the Contracting Officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals.

2.7 NEGOTIATIONS:

VA will negotiate only with those Offerors who have been placed in the competitive range as established under procedures at Paragraph 2.5 above. VA Contracting Officer will conduct negotiations on behalf of the Government in order to obtain the best value to the Government. Other VA personnel, including the Contracting Officer's Representative named on the cover of this Solicitation, may assist the Contracting Officer.

2.8 HUBZONE SMALL BUSINESS CONCERN ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)

A HUBZone small business concern (SBC) Offeror may elect to waive the price evaluation preference provided in the "Award Based On Price" paragraph or the "Other Award Factors" paragraph of the RLP by so indicating on the GSA Form 1364C-STANDARD, Proposal to Lease Space. In such a case, no price evaluation preference shall apply to the evaluation of the HUBZone SBC, and the performance of work requirements set forth in Section 1 of the Lease shall not be applicable should the HUBZone SBC be awarded the Lease. A HUBZone SBC Offeror acknowledges that a prospective HUBZone SBC awardee must be a qualified HUBZone SBC at the time of award of this contract in order to be eligible for the price evaluation preference. The HUBZone SBC Offeror shall provide the LCO a copy of the notice required by 13 CFR 126.501 if material changes occur before contract award that could affect its HUBZone eligibility. If it is determined, prior to award, that the apparently successful HUBZone SBC Offeror is not an eligible HUBZone SBC, the LCO will reevaluate proposals without regard to any price preference provided for the previously identified HUBZone SBC Offeror, and make an award consistent with the solicitation and the evaluation factors set forth herein.

If a HUBZone SBC that has not waived the price preference is awarded the Lease, the certification required by the "Financial and Technical Capability" paragraph of the Lease must be provided within 10 days of award. If it is determined within 20 days of award that a HUBZone SBC Offeror that has been awarded the Lease was not an eligible HUBZone SBC at the time of award, and the HUBZone SBC Lessor failed to provide the LCO with information regarding a change to its HUBZone eligibility prior to award, then the Lease shall be subject, at the LCO's discretion, to termination, and the Government will be relieved of all obligations to the Lessor in such an event and not be liable to the Lessor for any costs, claims or damages of any nature whatsoever.

SECTION 3: MISCELLANEOUS

3.1 SUBSTITUTIONS FOR SPECIFIC BRAND NAMES:

When specific equipment is cited using the brand name, model number, etc., a comparable or equal product may be provided in lieu of cited equipment in accordance with the Brand Name clause provided in Schedule B of the Solicitation. Any substitutions need to be approved by the Contracting Officer or his/her designee.

3.2 UNIT COSTS FOR ADJUSTMENTS:

Schedule C of this Solicitation indicates various types of materials anticipated for floors, walls, and ceilings. Additionally, several paragraphs in this Solicitation specify means for determining quantities of materials not specified in Schedule C. Government projections of these various materials have been made to assist the Offeror in cost estimating and have been included on Exhibit A of Schedule B-1. Actual quantities may not be determined until after the lease is awarded and the space layout completed. To enable an equitable settlement if the final Government layout departs from the projection, the quantities specified on Exhibit A of Schedule B-1 are to be included in the per square foot rate being proposed. A unit cost for each of these materials is required. VA will use each unit cost to make a lump sum payment at time of acceptance of the building or to negotiate a rental increase if the amount of material required by the layout is more than specified. If the amount of material is less than specified, VA will take credit from the initial rental payment.

3.3 UNIT PRICES FOR ALTERATIONS OF \$100,000 OR LESS:

The Offeror is required to submit a list of "Unit Prices for Alterations" for any alterations required during the first year. This list will be used, after acceptance by VA, for contracts for alterations costing \$100,000 or less. These prices may be indexed or re-negotiated to apply to subsequent years of the lease upon mutual agreement of the Lessor and Government. (Use Exhibit B of Schedule B-1 for this purpose.)

Where unit prices for alterations are not available, the Lessor may be requested to provide a price proposal for the alterations. Orders will be placed by issuance of a GSA Form 276, Supplemental Lease Agreement. The clauses entitled "GSAR 552.232-75, Prompt Payment (SEP 1999)", "GSAR 552.232-70, Invoice Requirements (Variation) (SEP 1999)" and "GSAR 552.232-76, Electronic Funds Transfer Payment (SEP 1999) (Variation)" apply to orders for alterations (See GSA Form 3517B). All orders are subject to the terms and conditions of the lease.

Orders may be placed by the Contracting Officer or other authorized representatives when specifically authorized to do so by the Contracting Officer. The Contracting Officer will provide the Lessor with a list of agency officials authorized to place orders and will specify any limitations on the authority delegated to agency officials. The agency officials are not authorized to deal with the Lessor on any other matters.

3.4 SPECIAL WORK (INSTALLATIONS AND ALTERATIONS):

The Government may require special installations in the space containing special air conditioning and heating controls, flooring and various electrical, plumbing, and mechanical facilities, and equipment not otherwise specified in this Solicitation. The Government reserves the right to contract separately for such facilities, equipment and/or installations; or it may require the Offeror to perform such work. In the event the

Government requires the Offeror to complete such installations, the Offeror will be required to submit a cost estimate to the Contracting Officer within 30 days after receipt of complete specifications for the special installation.

If the Government contracts with the Offeror to effect such installations, payment will be made on a lump-sum basis or through increased rental payments at the Government's option. (Increased rental payments will recognize residual values to the Owner and will include interest, if any, at a rate not in excess of the first mortgage.) In connection therewith, the successful Offeror will be required to accomplish such work on an actual cost basis; and the Government payment, therefore, will be computed based on such.

The successful Offeror will be required to submit, not later than 30 days prior to the date of delivery and occupancy of the space and every year thereafter during the term of the lease, unit prices for such repetitive alteration work items such as (1) installation of electrical outlets, (2) installation of telephone/data outlets, (3) erection and/or relocation of movable partitions, (4) lighting changes, and (5) special painting.

3.5 REAL ESTATE TAX ADJUSTMENT (JUN 2012)

Purpose: This paragraph provides for adjustment in the rent (tax adjustment) to account for increases or decreases in Real Estate Taxes for the Property after the establishment of the Real Estate Tax Base, as those terms are defined herein. Tax adjustments shall be calculated in accordance with this paragraph.

B. Definitions: The following definitions apply to the use of the terms within this paragraph:

Fully Assessed. The Property is deemed to be "Fully Assessed" (and Real Estate Taxes are deemed to be based on a Full Assessment) only when a Taxing Authority has, for the purpose of determining the Lessor's liability for Real Estate Taxes, determined a value for the Property taking into account the value of all improvements contemplated for the Property pursuant to the Lease, and issued to the Lessor a tax bill or other notice of levy wherein the Real Estate Taxes for the full Tax Year are based upon such Full Assessment. At no time prior to the issuance of such a bill or notice shall the Property be deemed Fully Assessed.

Property. "Property" has the same definition as provided in Section 2.01 of this Lease. It is the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas, wareyards, loading docks, aprons, loading ramps) to which the Government is granted rights.

Real Estate Taxes. Those taxes levied upon the owners of real property by a Taxing Authority (as hereinafter defined) of a state or local Government on an ad valorem basis to raise general revenue for funding the provision of government services. "Real Estate Taxes" excludes, without limitation, special assessments for specific purposes, assessments for business improvement districts, and/or community development assessments.

Taxing Authority. The state, commonwealth, territory, county, city, parish, or political subdivision thereof, authorized by law to levy, assess, and collect Real Estate Taxes.

Tax Year. The 12-month period adopted by a Taxing Authority as its fiscal year for assessing Real Estate Taxes on an annual basis.

Tax Abatement. An authorized reduction in the Lessor's liability for Real Estate Taxes below that determined by applying the generally applicable real estate tax rate to the Fully Assessed (as hereinafter defined) valuation of the Property.

Unadjusted Real Estate Taxes. The full amount of Real Estate Taxes that would be assessed for the Property for one full Tax Year without regard to the Lessor's entitlement to any Tax Abatements (except if such Tax Abatement came into effect after the date of award of the Lease), and not including any late charges, interest or penalties. If a Tax Abatement comes into effect after the date of award of the Lease, "unadjusted Real Estate Taxes" are the full amount of Real Estate Taxes assessed for the Property for one full Tax Year, less the amount of such Tax Abatement, and not including any late charges, interest, or penalties.

Real Estate Tax Base. The Unadjusted Real Estate Taxes for the first full Tax Year following the commencement of the Lease term. If the Real Estate Taxes for that Tax Year are not based upon a Full Assessment of the Property, then the Real Estate Tax Base shall be the Unadjusted Real Estate Taxes for the Property for the first full Tax Year for which the Real Estate Taxes are based upon a Full Assessment. Such first full Tax Year may be hereinafter referred to as the Tax Base Year. Alternatively, the Real Estate Tax Base may be an amount negotiated by the parties that reflects an agreed upon base for a Fully Assessed value of the Property.

Percentage of Occupancy. That portion of the Property exclusively occupied or used by the Government pursuant to the Lease. For Buildings, the Percentage of Occupancy is determined by calculating the ratio of the RSF occupied by the Government pursuant to the Lease to the total RSF in the Building or Buildings so occupied, and shall not take into account the Government's ancillary rights including, but not limited to, parking or roof space for antennas (unless facilities for such ancillary rights are separately assessed). This percentage shall be subject to adjustment to take into account increases or decreases for Space leased by the Government or for rentable space on the Property.

C. Adjustment for changes in Real Estate Taxes. After the Property is Fully Assessed, the Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of increases or decreases to be referred to herein as "tax adjustment." The amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base, less the portion of such difference not paid due to a Tax Abatement (except if a Tax Abatement comes into effect after the date of award of the Lease). If a Tax Abatement comes into effect after the date of award of the Lease, the amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base. The Government shall pay the tax adjustment in a single annual lump sum payment to the Lessor. In the event that this tax adjustment results in a credit owed to the Government, the Government may elect to receive payment in the form of a rental credit or lump sum payment.

If the Property contains more than one separately assessed parcel, then more than one tax adjustment shall be determined based upon the Percentage of Occupancy, Real Estate Tax Base, and Real Estate Taxes for each respective parcel.

After commencement of the Lease term, the Lessor shall provide to the LCO copies of all real estate tax bills for the Property, all documentation of Tax Abatements, credits, or refunds, if any, and all notices which may affect the assessed valuation of the Property, for the Tax Year prior to the commencement of the Lease Term, and all such documentation for every year following. Lessor acknowledges that the LCO shall rely on the completeness and accuracy of these submissions in order to establish the Real Estate Tax Base and to determine tax adjustments. The LCO may memorialize the establishment of the Real Estate Tax Base by

issuing a unilateral administrative lease amendment indicating the base year, the amount of the Real Estate Tax Base, and the Government's Percentage of Occupancy.

The Real Estate Tax Base is subject to adjustment when increases or decreases to Real Estate Taxes in any Tax Year are attributable to (a) improvements or renovations to the Property not required by this Lease, or (b) changes in net operating income for the Property not derived from this Lease. If either condition results in a change to the Real Estate Taxes, the LCO may re-establish the Real Estate Tax Base as the Unadjusted Real Estate Taxes for the Tax Year the Property is reassessed under such condition, less the amount by which the Unadjusted Real Estate Taxes for the Tax Year prior to reassessment exceeds the prior Real Estate Tax Base.

If this Lease includes any options to renew the term of the Lease, or be otherwise extended, the Real Estate Tax Base for determining tax adjustments during the renewal term or extension shall be the last Real Estate Tax Base established during the base term of the Lease.

If any Real Estate Taxes for the Property are retroactively reduced by a Taxing Authority during the term of the Lease, the Government shall be entitled to a proportional share of any tax refunds to which the Lessor is entitled, calculated in accordance with this Paragraph. Lessor acknowledges that it has an affirmative duty to disclose to the Government any decreases in the Real Estate Taxes paid for the Property during the term of the Lease. Lessor shall annually provide to the LCO all relevant tax records for determining whether a tax adjustment is due, irrespective of whether it seeks an adjustment in any Tax Year.

If the Lease terminates before the end of a Tax Year, or if rent has been suspended, payment for the real estate tax increase due because of this section for the Tax Year will be prorated based on the number of days that the Lease and the rent were in effect. Any credit due the Government after the expiration or earlier termination of the Lease shall be made by a lump sum payment to the Government or as a rental credit to any succeeding Lease, as determined in the LCO's sole discretion. Lessor shall remit any lump sum payment to the Government within 15 calendar days of payment or credit by the Taxing Authority to Lessor or Lessor's designee. If the credit due to the Government is not paid by the due date, interest shall accrue on the late payment at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978, as amended (41 USC § 611), that is in effect on the day after the due date. The interest penalty shall accrue daily on the amount of the credit and shall be compounded in 30-day increments inclusive from the first day after the due date through the payment date. The Government shall have the right to pursue the outstanding balance of any tax credit using all such collection methods as are available to the United States to collect debts. Such collection rights shall survive the expiration of this Lease.

In order to obtain a tax adjustment, the Lessor shall furnish the LCO with copies of all paid tax receipts, or other similar evidence of payment acceptable to the LCO, and a proper invoice (as described in GSA Form 3517, General Clauses, 552.270-31, Prompt Payment) for the requested tax adjustment, including the calculation thereof. All such documents must be received by the LCO within 60 calendar days after the last date the real estate tax payment is due from the Lessor to the Taxing Authority without payment of penalty or interest. FAILURE TO SUBMIT THE PROPER INVOICE AND EVIDENCE OF PAYMENT WITHIN SUCH TIME FRAME SHALL CONSTITUTE A WAIVER OF THE LESSOR'S RIGHT TO RECEIVE A TAX ADJUSTMENT PURSUANT TO THIS PARAGRAPH FOR THE TAX YEAR AFFECTED.

D. Tax Appeals. If the Government occupies more than 50 percent of the Building by virtue of this and any other Government Lease(s), the Government may, upon reasonable notice, direct the Lessor to initiate a

tax appeal, or the Government may elect to contest the assessed valuation on its own behalf or jointly on behalf of Government and the Lessor. If the Government elects to contest the assessed valuation on its own behalf or on behalf of the Government and the Lessor, the Lessor shall cooperate fully with this effort, including, without limitation, furnishing to the Government information necessary to contest the assessed valuation in accordance with the filing requirements of the Taxing Authority, executing documents, providing documentary and testimonial evidence, and verifying the accuracy and completeness of records. If the Lessor initiates an appeal at the direction of the Government, the Government shall have the right to approve the selection of counsel who shall represent the Lessor with regard to such appeal, which approval shall not be unreasonably withheld, conditioned or delayed, and the Lessor shall be entitled to a credit in the amount of its reasonable expenses in pursuing the appeal.

3.6 INSURANCE ADJUSTMENTS:

The Government shall 1) Make a single annual lump sum payment to the Lessor for its share based on the percent of occupancy of any increase in hazard and liability insurance premiums during the lease term over the amount established as the base year premium, or 2) Receive a lump sum payment for its share of any annual decreases for the duration of the lease in the insurance premium established as the base year premium.

The amount of lump sum payment shall be based upon evidence of insurance policy and payment submitted by the Lessor to the Contracting Officer. The Government shall be responsible for payment of any insurance premium increase over the base year only if the proper invoice and evidence of payment is submitted by the Lessor within 90 calendar days after the date the insurance premium is due from the Lessor to the insurance company. Base year insurance premium as referred to in this paragraph is the insurance premium for the first 12-month period coincident with Government occupancy of leased space in its entirety.

The Government will not pay for any portion of "terrorism insurance" (Terrorism Risk Insurance Act of 2002) obtained by the Lessor.

3.7 OPERATING COSTS ADJUSTMENT (JUN 2012)

A. Beginning with the second year of the Lease and each year thereafter, the Government shall pay, if the particular service is provided by lessor, annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy.

B. The amount of adjustment will be determined by multiplying the base rate by the annual percent of change in the Cost of Living Index. The percent change will be computed by comparing the index figure published for the month prior to the Lease Term Commencement Date with the index figure published for the month prior which begins each successive 12-month period. For example, a Lease which commences in June of 2005 would use the index published for May of 2005, and that figure would be compared with the index published for May of 2006, May of 2007, and so on, to determine the percent change. The Cost of Living Index will be measured by the Department of Labor revised Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), U.S. city average, all items, (1982 to 1984 = 100) published by the Bureau of Labor Statistics. Payment will be made with the monthly installment of fixed rent. Rental adjustments will be effective on the anniversary date of the Lease; however, payment of the adjusted rental rate will become due on the first workday of the second month following the publication of the Cost of Living Index for the month prior to the commencement of each 12-month period.

C. In the event of any decreases in the Cost of Living Index occurring during the term of the occupancy under the Lease, the rental amount will be reduced accordingly. The amount of such reductions will be determined in the same manner as increases in rent provided under this paragraph.

D. If the Government exercises an option to extend the Lease term at the same rate as that of the original term, the option price will be based on the adjustment during the original term. Annual adjustments will continue.

3.8 CONTRACT CHANGES:

At any time, the Contracting Officer may make changes within the scope of the lease by a written order pursuant to the Changes Clause set forth in Paragraph 33 of GSA Form 3517B, attached hereto and made a part hereof, and provisions as set forth below.

The clauses entitled "Changes" in FAR 52.243-4 and "Differing Site Conditions" in FAR 52.236-2 will be supplemented with the following two clauses. The clause in Paragraph 3.8.1 below will apply to negotiated changes exceeding \$500,000 and does not provide ceiling rates for indirect expenses. Such expenses will be included as part of the submission of certified cost and pricing data, and will be negotiated by the Contracting Officer and audited in accordance with Department of Veterans Affairs Acquisition Regulation (VAAR) 815.805-5. (A copy of this provision is available upon request.) When the negotiated change will be less than \$500,000, the clause specified in Paragraph 3.8.2 below will apply. Certificates of current cost and pricing data shall accompany proposals over \$100,000 and not exceeding \$500,000. If cost and pricing data are required by FAR for proposals of \$100,000 or less, the Contracting Officer may require that it be certified in accordance with FAR 15.403-4(a) (2). It must be emphasized that the indirect cost rates are ceiling rates only, and the Contracting Officer will negotiate the indirect expense rates within the ceiling limitations. The clauses are a result of an approved FAR deviation pursuant to Subpart 801.4.

3.8.1 APPLICABLE TO CHANGES COSTING OVER \$500,000:

Refer to Part XI for a sample Certificate of Current Cost or Pricing Data

3.8.1.1 PROPOSALS FOR CHANGES:

When requested by the Contracting Officer, the contractor shall submit proposals for changes in work to the Contracting Officer or the Contracting Officer's designee. Proposals, to be submitted within 30 calendar days after receipt of request, shall be in legible form, original and two copies. The contractor shall provide cost or pricing data in accordance with the instructions in Table 15-2 of FAR 15-403-5 in the format indicated for "Modifications" or other format acceptable to the Contracting Officer. Proposals shall consist of an itemized breakdown that includes material quantities, unit prices, labor costs (separated into trades), construction equipment, etc. (Labor costs are to be identified with specific material placed or operation performed). The contractor shall execute a Certificate of Current Cost or Pricing Data in accordance with FAR 15-406-2. The contractor must obtain and furnish with each proposal an itemized breakdown and certificate as described above, signed by each subcontractor participating in the change regardless to tier.

3.8.1.2 TENTATIVE PRICING:

When the necessity to proceed with a change does not allow sufficient time to negotiate a modification or because of failure to reach an agreement, the Contracting Officer may issue a change order instructing the contractor to proceed on the basis of a tentative price based on the best estimate available at the time, with the firm price to be determined later. Furthermore, when the change order is issued, the contractor shall submit a proposal for cost of changes in work within 30 calendar days.

3.8.1.3 SETTLEMENT BY DETERMINATION:

The Contracting Officer will consider issuing a settlement by determination to the contract, if the contractor's proposal required by Paragraphs 3.8.1.1 and 3.8.1.2 of this clause is not received within 30 calendar days or if agreement has not been reached.

3.8.2 APPLICABLE TO CHANGES COSTING \$500,000 OR LESS:

Refer to Part XI for a Sample Certificate of Current Cost or Pricing Data.

3.8.2.1 PROPOSALS FOR CHANGES:

When requested by the Contracting Officer, the contractor shall submit proposals for changes in work to the Contracting Officer or designee. Proposals, to be submitted within 30 calendar days after receipt of request, shall be in legible form, original and two copies, with an itemized breakdown that will include material, quantities, unit prices, labor costs (separated into trades), construction equipment, etc. (Labor costs are to be identified with specific material placed or operation performed.) The contractor must obtain and furnish with a proposal an itemized breakdown as described above, signed by each subcontractor participating in the change regardless of tier. When requested by the Contracting Officer, the contractor and each subcontractor participating in the change regardless to tier shall execute a Certificate of Current Cost or Pricing Data in accordance with FAR 15-406-2. For proposals over \$100,000, the cost or pricing data shall be submitted in accordance with the instructions in Table 15-2 of FAR 15-403-5 in the format indicated for "Modifications" or other format acceptable to the Contracting Officer. No itemized breakdown will be required for proposals amounting to less than \$1,000.

3.8.2.2 TENTATIVE PRICING:

When the necessity to proceed with a change does not allow sufficient time to negotiate a modification or because of failure to reach an agreement, the Contracting Officer may issue a change order instructing the contractor to proceed on the basis of a tentative price based on the best estimate available at the time, with the firm price to be determined later. Furthermore, when the change order is issued, the contractor shall submit a proposal for cost of changes in work within 30 calendar days.

3.8.2.3 SETTLEMENT BY DETERMINATION:

The Contracting Officer will consider issuing a settlement by determination to the contract, if the contractor's proposal required by Paragraphs (a) and (b) of this clause is not received within 30 calendar days, or if agreement has not been reached.

3.8.2.4 ALLOWANCES FOR OVERHEAD AND PROFIT:

Allowances not to exceed 10 percent each for overhead and profit for the party performing the work will be based on the value of labor, material, and use of construction equipment required to accomplish the change. As the value of the change increases, a declining scale will be used in negotiating the percentage of overhead and profit. Allowable percentages on changes will not exceed the following: 10 percent overhead and 10 percent profit on the first \$20,000; 7-1/2 percent overhead and 7-1/2 percent profit on the next \$30,000; 5 percent overhead and 5 percent profit on balance over \$50,000. Profit shall be computed by multiplying the profit percentage by the sum of the direct costs and computed overhead costs.

3.8.2.5 ALLOWABLE FEE ON CHANGES:

The prime contractor's or upper-tier subcontractor's fee on work performed by lower-tier subcontractors will be based on the net increased cost to the prime contractor or upper-tier subcontractor, as applicable.

Allowable fee on changes will not exceed the following: 10 percent fee on the first \$20,000; 7-1/2 percent fee on the next \$30,000; and 5 percent fee on balance over \$50,000.

3.8.2.6 MULTIPLE TIERS:

Not more than four (4) percentages, none of which exceeds the percentages shown above, will be allowed regardless of the number of tiers of subcontractors.

3.8.2.7 CREDIT ITEMS:

Where the contractor's or subcontractor's portion of change involves credit terms, such items must be deducted prior to adding overhead and profit for the party performing the work. The contractor's fee is limited to the net increase to contractor of subcontractors' portions of cost computed in accordance herewith.

Where a change involves credit items only, a proper measure of the amount of downward adjustment in the contract price is the reasonable cost to the contractor if he/she had performed the deleted work. A reasonable allowance for overhead and profit are properly includable as part of the downward adjustment for a deductive change. The amount of such allowance is subject to negotiation.

3.8.2.8 TAX AND INSURANCE:

Cost of Federal Old Age Benefit (Social Security) tax and of Workmen's Compensation and Public Liability insurance appertaining to change are allowable. While no percentage will be allowed thereon for overhead or profit, prime contractor's fee will be allowed on such items in subcontractors' proposals.

3.8.2.9 ITEMS INCLUDED IN OVERHEAD AND FEE:

Overhead and contractors fee percentages shall be considered to include insurance, other than mentioned herein; field and office supervisors and assistants; security police; use of small tools, incidental job burdens, and general home office expenses; and no separate allowance will be made thereof. Assistants to office supervisors include all clerical, stenographic, and general office help. Incidental job burdens include, but are not necessarily limited to, office equipment and supplies, temporary toilets, telephone, and conformance to OSHA requirements. Items such as, but not necessarily limited to, review and coordination, estimating, and expediting relative to contract changes are associated with field and office supervision and are considered included in the contractor's overhead and/or fee percentage.

3.8.2.10 BOND PREMIUM ADJUSTMENT:

Bond premium adjustment, consequent upon changes ordered, will be made as elsewhere specified at the time of final settlement under the contract and will not be included in the individual change.

3.8.2.11 IMPLEMENTATION OF CHANGES:

Upon receipt of a written order from the Contracting Officer for a change(s), the Lessor shall immediately begin to implement such a change(s). Any dispute involving entitlement to additional compensation or additional time for the work performed will be resolved pursuant to the terms of the Disputes Clause, if not otherwise resolved by the parties. However, nothing in that clause shall excuse the Lessor from proceeding with the contract as changed.

Lump sum payment for changes shall be made upon completion, acceptance, and beneficial occupancy of the building.

3.9 WAIVER OF CLAIMS FOR WASTE OR DAMAGES:

The Lessor will be required to waive the right to claim for waste or damages arising from the making or removing of alterations or special work (Paragraph 3.4).

All property placed in, upon, or attached to the premises to be leased that is provided by the Government (Paragraph 6.3.3) or for which the Government pays by means of lump-sum (Schedule B items), shall be and remain the property of the Government, and may be removed or otherwise disposed of by the Government at its sole discretion. The Lessor will be required to waive the right to claims arising from the removal or disposal of any Government property that remains in, upon, or attached to the premises at the termination of the lease.

3.10 LIQUIDATED DAMAGES:

In case of failure on the part of the Lessor to complete the work within the time fixed in the lease contract or letter of award, the Lessor shall pay the Government as fixed and agreed liquidated damages, pursuant to this clause, the sum of **\$1,500.00** for each and every calendar day that the delivery is delayed beyond the date specified for delivery of all the space ready for acceptance and beneficial occupancy by the Government.

3.11 RECORDATION REQUIREMENTS:

The Lessor will be required to execute all documents necessary to record the lease in the county or political subdivision in which the building is located. The recordation and all expenses associated with this action are the responsibility of the Lessor. This action must be accomplished within 30 calendar days after award. Evidence of such must be provided to the Contracting Officer.

3.12 ADJUSTMENT FOR VACANT PREMISES (SEP 2013)

A. If the Government fails to occupy any portion of the leased Premises or vacates the Premises in whole or in part prior to expiration of the term of the Lease, the rental rate and the base for operating cost adjustments will be reduced.

B. If no rate reduction has been established in this Lease, the rate will be reduced by that portion of the costs per ABOA SF of operating expenses not required to maintain the Space. Said reduction shall occur after the Government gives 30 calendar days' prior notice to the Lessor and shall continue in effect until the Government occupies the vacant Premises or the Lease expires or is terminated.

3.13 RELOCATION ASSISTANCE ACT (APR 2011)

A. If the Lessor satisfies the requirements of this Lease by performing new construction on an improved site, and such new construction will result in the displacement of individuals or businesses, the Lessor shall be responsible for payment of relocation costs in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646), as amended, and the implementing regulations at 49 CFR Part 24.

B. The Lessor shall give VA the name of the person and agency to be providing the relocation assistance to site tenants. In addition, the Lessor must provide background information about the relocation agency and references for which the relocation agent has performed relocation assistance in the past.

3.14 RENTABLE AND NET USABLE SQUARE FEET:**3.14.1 RENTABLE SPACE:**

Rentable Space is the area for which a tenant is charged rent. It is determined by the building owner and may vary by city or by building within the same city. The rentable space may include a share of building support/common areas such as elevator lobbies, building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The rentable space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts.

Offerors shall indicate on GSA Form 1364, Proposal to Lease Space, Section III (Lease Terms), Block 21, the cost per rentable square footage and the amount of rentable space offered.

3.14.2 NET USABLE SPACE:

Net usable space is that portion of rentable space that is available for a tenant's personnel, furnishings, and equipment. Net usable space is the area for which VA will pay a square foot rate. It is determined as follows: If the space is on a single tenancy floor, compute the inside gross area by measuring between the inside finish of the permanent exterior building walls or from the face of the convectors (pipes or other wall-hung fixtures) if the convector occupies at least 50 percent of the length of exterior walls.

If the space is on a multiple tenancy floor, measure from the exterior building walls as above and to the room side finish of the fixed corridor and shaft walls and/or the center of tenant-separating partitions.

In all measurements, make no deductions for columns and projections enclosing the structural elements of the building. Deduct the following from the inside gross area including their enclosing walls to arrive at the figure for net usable square feet:

- TBD % of inside gross area for corridors and circulation.
- Public toilets and public lounges. See Paragraph 4.2.4 Building equipment and service areas.
- Entrance lobbies.
- Stacks and shafts.
- Housekeeping closets. See Paragraph 4.2.3.

3.15 APPURTENANT AREAS:

The right to use appurtenant areas and facilities is included. The Government reserves the right to post Government rules and regulations where the Government leases space.

3.16 VENDING FACILITIES:

For multi-tenant building ... VA will ensure that the facility does not compete with other facilities having exclusive rights in the building. Offerors must advise VA if such rights exist.

Otherwise ... The Lessor will have no right to control or receive income from automatic vending machines located in the vending facility of the leased premises.

3.17 PLANS AND SPECIFICATIONS – SUBMISSION WITH OFFER:

Offeror shall submit with the offer two sets of black-line prints with the following minimum information.

NOTE 1: Failure to provide plans and specifications in accordance with the requirements above may cause the offer to be deemed unacceptable and rejected accordingly.

NOTE 2: The conceptual floor diagram provided by VA as a part of this Solicitation is intended to convey desired floor locations and adjacency relationships of the main components of the program. The interior layout and footprint of the building may vary because of actual site conditions and building design development. The number and location of doors will vary as the Offeror develops detailed plans. The conceptual diagram also shows rooms dedicated to building services. The size and location of these rooms will vary as the Offeror develops detailed plans. It is the Offeror's responsibility to design the building to comply with applicable Building Codes and ordinances.

Offerors are advised that rent payment will not be made for delivered space that is in excess of the maximum NUSF solicited.

3.17.1 SITE PLAN(S):

Minimum scale 1" = 40'. Plan(s) shall show all site and building demolition, and all site improvements including grading, exterior equipment location, parking, vehicle and pedestrian circulation, storm water retention, and landscaping. Indicate any relationship to flood plains, adjacent uses, and current zoning status.

3.17.2 FLOOR PLAN(S):

Submit, as a minimum, a double line layout for all floors, penthouses, and roof areas with double line exterior walls at a scale not less than 1/8-inch. Show all rooms, doors, corridors, basic column grid, assumed column sizes, expansion and seismic joint locations, electrical closets and equipment rooms, telecommunications closets, mechanical shafts and space, and (if applicable) all vertical circulation, i.e., stairs and elevators. Doors may be indicated with a slash mark.

Identify each room or space with its space identification number from the VA Space Program, name, and the program net area over the designed net area. Names on drawings shall be the same as those used in the

space program. Provide area figures in fractional form, e.g., 400/390. Indicate space provided, but not called for in the space program, as -/390.

When the project includes more than one department or service, outline and labels each service with its name and code. When a service is fragmented or scattered in various locations, similarly outline and identify (use code number alone where space is limited) each piece.

Show the overall exterior dimensions for determining the total building gross area.

3.17.3 ELEVATIONS:

Submit preliminary elevations of all facades showing massing, proposed fenestration and the building relationship to adjacent structures and the finish grade. Show all significant building materials, any proposed roof top mechanical equipment, and architectural screens on the elevation drawings. If applicable, indicate future expansion (vertical and horizontal).

Provide a schematic section to define building configuration.

Provide a computer-generated architectural perspective of the building.

Provide outline specifications for exterior closure systems, exterior doors and windows, roofing, and HVAC systems.

3.18 DESIGN CONCEPT – SUBMISSION WITH OFFER:

The Offeror shall submit a written design concept. As a minimum, the design concept shall include a detailed narrative explanation and analysis of the architectural (including interiors) and engineering design. The narrative shall conceptually describe and analyze the nature of the building, including the durability of construction materials, building systems, vapor barrier for the building envelope, and design features, which shall be considered in relation to VA's space program and other requirements of this Solicitation.

3.18.1 ARCHITECTURE:

Submit an architectural narrative explaining the design concept including exterior design; interior finishes and interior design concept. Describe any changes from VA supplied concept plan for organization of spaces, departments, building entrances, and major circulation routes.

3.18.2 FIRE PROTECTION:

Submit a narrative explaining building construction type, building fire/smoke separation, fire sprinkler/standpipe systems, water supply available/maximum demand, and fire alarm systems. Indicate NFPA 220 and IBC fire resistive ratings of the building.

3.18.3 MECHANICAL:

Submit a narrative that clearly states the engineering criteria and rationale used for selecting the type of HVAC system(s) and tentative zoning of the systems. State clearly all assumptions and parameters used in calculating heating and cooling loads. If the calculations are performed on a computer, provide the name of the program. Provide a list of the energy conservation measures proposed to be used in the HVAC system design. State clearly the logic and criteria used in selecting each conservation measure. Investigate the availability of utilities, such as natural or propane gas, electricity, etc. for the HVAC equipment and provide description of their status.

For projects over 100,000 NUSF ... Provide a single-line schematic plan of HVAC zoning.

3.18.4 ELECTRICAL:

Submit a narrative that clearly states the electrical design approach, including basic assumptions and information regarding the local electrical utility company. Describe extent of utility company work if any is required.

3.19 CALCULATIONS – SUBMISSION WITH OFFER:

This information will be used to evaluate the “Quality of Building and Design Concept” factor as referenced in Paragraph 2.2.

3.19.1 AREA COMPUTATIONS:

Submit key plans or diagrams to indicate methodology used to compute total gross area of the building and the total inside gross area minus the deductions as specified in Paragraph 3.14 of this Solicitation to arrive at the total net usable square foot calculation.

If Lessor is to submit calculations for VA review and verification ... Provide a tabular Space-Accounting Summary Table using format shown in Schedule C of this SFO. Include columns entitled Departmental Function, Approved Space Program Net Square Feet (NSF), Designed Net Square Feet, Variance from Approved Space Program Net Square Feet; column totals; and a Total Project Net to Gross Factor. In addition, list separately the area required for additions to the program, unassigned space, major circulation (inter-departmental corridors, stairs,), major mechanical and electrical spaces, exterior walls, and special requirements.

3.19.2 HVAC CALCULATIONS:

Submit preliminary HVAC block load calculations for estimated heating and cooling requirements of the building (BTU's per gross square foot per year).

3.19.3 ELECTRICAL CALCULATIONS:

Submit preliminary electrical square foot load calculations for both normal and emergency use. Separate calculations into lighting, receptacles, and equipment power (medical, radiology, elevator, and mechanical).

3.20 ENERGY EFFICIENCY:

Design of the building envelope, energy distribution systems and equipment for auxiliaries, heating, ventilation, air conditioning, service water heating, lighting, and energy management shall comply with Section 6 of this solicitation.

3.21 DESIGN DEVELOPMENT AFTER AWARD:

Design development after award will not only be in accordance with the specific Solicitation requirements, but will also be a direct extension of the submitted design concept. The design development shall retain all the functional and basic physical characteristics of that concept. The Contracting Officer shall have the right to reject any aspect of subsequent design that varies from the concept and would adversely affect the Government's use and occupancy of the space or the Government's other interests in the building, as set forth or implied in this Solicitation. Nonetheless, the Offeror may propose for the Contracting Officer's acceptance, or the Contracting Officer may propose for the Offeror's acceptance, evolutionary adaptations or changes to the concept that improve the design. Neither party will unreasonably withhold such acceptance of demonstrated beneficial design adaptations of the concept which would not measurably increase the costs of construction, operation or occupancy of the space or building and which would not decrease the utility of the space or building to either party. Changes to planned design layout do not constitute a change for cost.

3.22 DESIGN DEVELOPMENT DRAWINGS:

The Lessor will work in conjunction with the Contracting Officer's designee to complete the final layout and equipment drawings based on the conceptual layout diagram included with the lease documents at time of award.

3.22.1 LAYOUT DRAWINGS:

Utilizing the conceptual layout diagram provided by VA at time of award and working in conjunction with the Contracting Officer or designee, the Lessor shall produce final layout drawings within 30 calendar days of award. Schedule C of this Solicitation provides guidance on room sizes and finishes, which may or may not reflect final room sizes or arrangement of space. Final layout drawings shall be double line plans of all floors at 1/8-inch scale and designated areas at 1/4-inch scale. Drawings shall be of sufficient precision and/or

adequately dimensioned so that the Government may accurately compute Net and Gross areas to verify compliance with solicitation requirements.

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3.22.1.1 REVIEW OF DRAWINGS BY VA:

The Lessor shall provide three (3) complete sets of full size (nominal 24 inches by 36 inches) and three (3) sets of half size black line prints of required drawings for each review. The Lessor shall partition the space in accordance with layout drawings approved by the Contracting Officer or designee.

NOTE: The Lessor shall allow approximately 15 working days for review and comment by the Government at each review stage.

3.22.1.2 FIRST DESIGN DEVELOPMENT SUBMITTAL:

Within 45 calendar days of receipt of verbal or written VA approval of the final layout drawings, the Lessor shall then produce and submit:

Elevations showing all significant materials, including their colors, roof top mechanical equipment, and any architectural screens. Elevations shall also show massing, proposed fenestration, and the building's relationship to adjacent structures and the finish grade. If building is designed for future expansion, delineate elevations with and without the future expansion.

Preliminary Equipment Plans at 1/4-inch scale that reflect the requirements in this Basic Solicitation as well as Schedule B "Special Equipment Requirements." Identify all equipment for each room in the areas listed below.

Specialty Clinic(s) as appropriate ...

Equipment floor plans are not required for the offices, consultation rooms, classrooms, conference rooms, and waiting rooms within the above departments.

Interior Design: Submit updated interior design narrative and sample of filled out finish schedule for lobby, corridors, waiting areas, and typical offices and exam rooms.

3.22.2 SECOND DESIGN DEVELOPMENT SUBMITTAL:

After VA's review of preliminary equipment drawings, the Lessor shall submit within 30 calendar days: Minimum 1/8-inch scale floor plans for each floor showing all plumbing fixtures, room names, room numbers, door locations and swings, smoke and fire rated partitions, fire extinguisher cabinets, and the net program area over the designed net area. Show wall thickness and chase walls. Indicate handrails, where required. Show column grid with columns indicated, and expansion and seismic joints. Label departments or services. Provide roof plan, updated elevations, and building sections.

Final completed equipment drawings along with a list of any changes or deviations from Schedule B for review and approval by the Contracting Officer or designee.

Provide 1/8-inch scale drawings showing the selected structural system for typical bays. Show beam depths, slab thickness, column sizes, load bearing walls, lateral load resisting element, foundation sizes, and expansion joints. Show typical details correlating architectural and mechanical features. Submit supporting calculations.

Provide the first version of the detailed zone heating and cooling load calculations. For air handling units, heating and ventilating units, and exhaust air systems, estimate capacities in cubic feet per minute, static pressure, and required fan motor horsepower. Provide equipment schedule for each item of major equipment. Assemble and provide available preliminary electrical power (normal and emergency) data to the electrical discipline. Provide 1/8-inch scale HVAC floor plans for typical areas showing the proposed routing of the main air distribution and piping layouts. Ductwork and piping may be shown in single line.

Submit 1/8-inch scale plumbing plans that will be construction drawings. Identify plumbing fixtures and major equipment items. Identify medical gas and laboratory gas outlets.

Contact the electrical utility that will supply electrical power. Modify the previous submission documents to meet the utility company's requirements. Submit a written summary of any conversations with the electrical utility. Submit a full set of preliminary electrical lighting, power and signal floor plans. Submit proposed one-line and riser diagrams of the normal electrical power distribution system and the emergency power system. Final equipment ratings may vary, but locate all equipment and identify and size dimensionally for adequate capacity.

3.23 CONSTRUCTION DOCUMENTS & REVIEW OF DRAWINGS:

The Construction Document phase involves the production of complete drawings, specifications, and other documents necessary for the bidding and construction of the project, prepared from the approved design development documents. It is the Lessor's responsibility to provide a quality set of documents. Related documents shall be complete and fully coordinated. Prior to reproduction for issue for construction bids, make any changes to the documents identified as necessary by the Contracting Officer during reviews. 100 percent Construction Documents shall contain the seal of a professional engineer or architect, registered in the discipline represented by the drawing. Final calculations shall contain the seal of a registered professional engineer. Persons sealing the construction documents or calculations shall be the entities identified by the Lessor under Paragraph 2.2.2.3.3 Design Team Qualifications above.

Drawings and related data shall be prepared in accordance with the National CAD Standard (NCS) published by the National Institute of Building Sciences (NIBS) as amended by the VHA National CAD Standard Application Guide with regard to conventions in layer names, drawing organization, and plotting.

3.23.1 CONSTRUCTION DOCUMENTS – 75%:

Within 45 calendar days of receipt of either verbal or written VA approval of the Second Design Development Submittal, the Lessor shall produce a complete set of 75% construction documents and specifications for review.

3.23.1.1 SITE:

The Site drawings shall indicate all site features required by the lease documents, for example, building location, parking, roadways, access ways, landscaping, irrigation system, equipment pads, smoking shelter, sidewalks, etc. The site drawing shall be 1" = 40'. Provide specifications for site improvements.

3.23.1.2 STRUCTURAL:

The Structural drawings shall show all structural members and details, including type of construction (steel, concrete, etc.), size of structural members, and connection details. Submit calculations for gravity and lateral (wind/seismic) load requirements. Submit structural specifications and calculations.

3.23.1.3 ARCHITECTURAL:

Architectural drawings: Submit fully dimensioned, 1/8-inch scale floor plans showing all revisions required by comments from the design development phase. Submit interior details, elevations, and sections. Submit a complete and coordinated finish schedule. Submit completed building sections, wall sections, and exterior elevations that show finish floor elevations and indicate all building systems, materials, and future expansion, if applicable. Submit completed, coordinated reflected ceiling plans for entire building, indicating all ceiling mounted equipment, lighting fixtures, air diffusers, registers, tracks, etc. Submit completed 1/4-inch scale equipment plans, plus equipment elevations and details. Submit all necessary and coordinated details and specifications. Submit drawing(s) for all graphics and signage that are part of the solicitation.

3.23.1.4 FIRE PROTECTION/LIFE SAFETY:

Submit 75 percent complete fire protection drawings, including the following: Details of the fire pump system, including elevation and isometric detail of fire pump; details of the stairwell sign indicating stairwell number,

floor number, and upper and lower floor terminus of stairwell; door and window schedule indicating fire rating and whether fire rated glazing will be provided; Interconnection of elevator controls with fire alarm system; interconnection of kitchen fire extinguishing and fire pump system to the fire alarm system; zoning of each fire alarm initiating device; single line riser diagram for the fire alarm system; detail of annunciator panel; height and configuration of storage racks and shelving if provided with contract. Provide reference note to HVAC drawings that indicate interconnection HVAC system (dampers, fans) with duct smoke detectors and/or fire alarm system. Provide final calculations. Submit fire protection specifications.

3.23.1.5 MECHANICAL:

Provide complete and final engineering calculations of all systems. In addition to specifications, provide complete selection data, including catalogue cuts and calculations, for all HVAC equipment and drawings showing all equipment schedules. Complete the coordination requirements with fire protection, electrical, plumbing, architectural (louvers, ceiling access panels, reflected ceiling plans, etc.), and structural work (operating weights of ceiling and floor mounted equipment, concrete and steel supports, roof and floor openings, etc.). Submit 75 percent complete HVAC floor plans for all areas showing all ductwork and piping at 1/8-inch scale. Submit 75 percent complete HVAC floor plans for all mechanical equipment rooms with at least two cross-sections taken at right angles to each other at 1/4-inch scale. Show all equipment located on roof and/or grade.

3.23.1.6 PLUMBING:

Submit 75 percent complete and coordinated drawings to include Riser diagrams, Legend, notes and details. Submit specifications and final calculations.

3.23.1.7 ELECTRICAL:

Show all new services to building, transformers, street lighting, grounds lighting, and the utility service point and meter location on the electrical plot plan. Complete the one-line riser diagram including all conduit, cable, ground wire, and equipment sizes. Indicate nominal transformer impedance. Show transformers, panel boards and feeders in relative positions. Tabulate all panel boards schedules. Provide signal, telephone, security, and fire alarm risers; identify all devices and locations. Complete the building electrical floor plans. Indicate all lighting and power circuit systems. Show motor protective devices, and controller and feeder sizes. Locate all panels, transformers, and other major electrical components. Provide specifications and final calculations. Provide written approval by the utility company of the design of the electrical incoming service. Furnish copies of pertinent correspondence.

3.23.2 CONSTRUCTION DOCUMENTS – 100%:

Within 30 calendar days of receiving either verbal or written notification of VA's 75% construction document review comments, the Lessor shall submit a 100% complete set of working drawings and specifications for review by the Contracting Officer or designee. The Lessor shall incorporate all VA comments of the 75% contract document submittal.

NOTE: The Lessor shall allow approximately 15 working days from date of receipt for review and comment by the Government at each review stage.

3.24 PROJECT SCHEDULE:

3.24.1 SCHEDULE UPDATES:

The Lessor shall provide to VA **monthly** computer-generated schedule report updates. The Lessor is responsible for the timely submission and correctness of the monthly reports provided to the Contracting Officer or designee. VA shall report errors in the reports to the Lessor's representative within seven (7) calendar days from receipt of reports. The Lessor shall reprocess the reports when requested by the Contracting Officer or designee, to correct errors that affect the schedule for the project.

3.24.2 DATES:

The successful Lessor shall provide a combined project schedule for design and construction. Within 45 calendar days after award, the Lessor shall submit to the Contracting Officer or designee a project schedule giving the dates on which the various phases of design and construction will be completed to coincide with the Government's required occupancy date (refer to Paragraph 1.6 of the Solicitation). The schedule shall clearly indicate the completion of significant activities/events, including but not limited to:

- Submittal of completed First Design Development Package
- Submittal of completed Second Design Development Package.
- Submittal of completed Preliminary Equipment drawings.
- Submittal of completed Equipment Drawings and List of Deviations from Schedule B.
- Submittal of completed Working Drawings and Specifications for first review.
- Submittal of completed Working Drawings and Specifications.
- Submittal of completed Preliminary Site Plan.
- Submittal of final Completed Site Plan.
- Issuance of a Building Permit.
- Start of Construction.
- Completion of principal categories of work.
- Testing and balancing.
- Building Systems Certification.
- Final Inspection
- Final Completion of construction.
- Occupancy permit.

3.24.3 ACTIVITIES:

The schedule shall contain approximately 1000 activities/events and shall break up the work into activities/events of duration no longer than 20 work days each, except as to non-construction activities/events (i.e., submittal of shop drawings, submittal review, fabrication, procurement of materials and equipment, delivery of materials and equipment, concrete and asphalt curing, testing and balancing, etc.) and any other activities/events for which the Contracting Officer or designee may approve the showing of a longer duration. The duration for VA approval of any required submittal, shop drawing, or other submittals shall not be less than 15 calendar days.

The schedule shall describe work activities/events clearly, so the work is readily identifiable for assessment of completion. Activities/events labeled "start," "continue," or "completion," are not specific and will not be allowed. Lead and lag time activities will not be acceptable.

3.24.4 GOVERNMENT REVIEW:

To the extent that the network diagram or any revised network diagram shows anything not jointly agreed upon, it shall not be deemed approved by the Contracting Officer or designee. Failure to include any element of work required for the performance of this contract shall not excuse the Lessor from completing all work required within any applicable completion date of each phase regardless of the Contracting Officer or designee approval of the network diagram.

3.25 PROGRESS REPORTS:

After receipt of VA approved Second Design Development Submittal, the successful Lessor shall submit to the Contracting Officer or designee written progress reports every 30-calendar days, based upon the monthly updated NAS. The report shall include information as to percentage of the work completed by phase and trade, a statement as to expected completion and occupancy dates, changes introduced into the work, and general remarks on such items as material shortages, strikes, weather, or the like.

3.25.1 REMEDIAL ACTION:

Whenever it becomes apparent from the current monthly updated schedule that phasing or contract completion dates will not be met, the Lessor shall execute some or all of the following remedial actions: Increase construction manpower in such quantities and crafts as necessary to eliminate the backlog of work.

Increase the number of working hours per shift, shifts per working day, working days per week, the amount of construction equipment, or any combination of the foregoing to eliminate the backlog of work. Reschedule the work in conformance with the solicitation requirements.

The Lessor shall notify the Contracting Officer or designees concerning what actions are being taken to mitigate the proposed schedule changes. The project schedule revisions shall be incorporated by the Lessor into the network diagram before the next update, at no additional cost to the Government.

3.25.2 REVISIONS TO SCHEDULE:

Within 10 calendar days after any project progress schedule update, the Lessor shall submit a revised project schedule for any of the following reasons:

Delay in completion of any activity/event or group of activities/events that indicates an extension of the project completion by 20 working days or 10 percent of the remaining project duration, whichever is less. Such delays, which may be involved with contract changes, strikes, unusual weather, and other delays, will not relieve the Lessor from the requirements specified unless the conditions are shown on the schedule as the direct cause for delaying the project beyond the acceptable limits.

Delays in submittals, or deliveries, or work stoppage are encountered which make rescheduling of the work necessary.

The schedule does not represent the actual prosecution and progress of the project. Project schedule revisions made under the paragraph that affects the previously approved computer-produced schedules for Government furnished equipment, contract phase(s) and sub-phase(s) or any other previously contracted item, must be furnished in writing to the Contracting Officer or designee for approval.

3.25.3 APPROVAL OF SCHEDULE:

The Contracting Officer or designee approval for the revised network diagram and all relevant data is contingent upon compliance with all other paragraphs of this section and any other previous agreements by the Contracting Officer or designee.

3.25.4 COSTS OF REVISIONS:

The cost of revisions to the network diagram resulting from contract changes will be included in the proposal for changes in work as specified in Paragraph 3.8, Contract Changes, of this Solicitation, and will be based on the complexity of the revision or contract change, man hours expended in analyzing the change, and the total cost of the change.

The cost of revisions to the network diagram not resulting from contract changes is the responsibility of the Lessor.

3.26 CONSTRUCTION OBSERVATION:

Observations of the work during construction will be made periodically by the Contracting Officer and/or the designated Contracting Officer's Technical Representative (COTR) to review compliance with the Solicitation requirements and the final working drawings.

Periodic reviews, tests, and other field observation by the Government are not to be interpreted as superintendence or resulting in any approval of the Lessor's apparent progress toward meeting the Government's objectives; but are intended to discover any information that the Contracting Officer may be able to call the Lessor's attention to prevent costly misdirection of effort. The Lessor will remain completely responsible for designing, constructing, operating and maintaining the building in full accordance with the requirements of this Solicitation.

The Lessor shall provide VA with a copy of all inspection reports for inspections conducted by local, regional, and state code authorities from the start of construction through issuance of the certificate of occupancy.

3.27 SAMPLES AND SHOP DRAWINGS: The Lessor shall provide submittals to the Government for approval of all materials and equipment in accordance with this solicitation. The Government accepts no responsibility for checking schedules or layout drawings for exact sizes, exact numbers, or detailed positioning of items. Approval by the Government does not relieve the Lessor of the responsibility of complying with the requirements of the specifications and lease.

3.28 USE OF FACILITY PRIOR TO DATE OF POSSESSION:

Space shall be delivered ready for occupancy by the date specified in Paragraph 1.6 of the Solicitation provided; however, that subject to mutually satisfactory arrangements between the Lessor and the Contracting Officer, the Government may enter the premises at any time subsequent to award of the contract to conduct such ceremonies as ground-breaking, cornerstone laying, and dedication and may occupy such portions of the property as may be necessary for such purposes. Further, the Lessor agrees to prohibit the conducting of such ceremonies in the leased premises or on the site thereof arranged by parties other than representatives of VA unless written approval is obtained from the Contracting Officer.

3.29 PLANS – AFTER OCCUPANCY:

Within 30 days after occupancy, the following as-built plans for the building under lease shall be provided to the Contracting Officer or designee. If the plans are not provided, VA will have the plans prepared at the Lessor's expense.

One set of mylar reproducible architectural floor plans, scaled at 1/8" = 1'-0".

One set of mylar reproducible equipment plans, scaled at 1/4" = 1'-0".

Clean and purged computer files of architectural floor plans and equipment plans in Adobe Acrobat 7 PDF and Auto/CAD 2000, or later format, shall be submitted on CD-ROM, properly labeled and indexed. Files shall comply with NCS format as specified in Paragraph 3.23 above. Submission shall be accompanied with a written matrix indicating the layering standards to ensure that all information is recoverable. All architectural features of the spaces shall be accurately shown.

3.30 PARTNERING:

In order to accomplish this contract effectively, the Government proposes to form a cohesive partnership with the successful Offeror and its subcontractors. This partnership would strive to draw on the strengths of each organization in an effort to achieve a quality project, done right the first time, within the budget, and on schedule. This partnership will be voluntary. The focus of partnering is to build a cooperative relationship with the private sector and avoid or minimize disputes and to nurture a more collaborative ethic characterized by trust, cooperation and teamwork. Partnering is defined as the creation of a relationship between the Government and the successful Offeror that promotes mutual and beneficial goals. It is a non-contractual, but formally structured, agreement formation of a "we" mentality for the benefit of the project. Any cost associated with developing this partnership will be agreed to by both parties, after contract award, and will be shared equally with no change in contract price.

SECTION 4: GENERAL DESIGN CRITERIA

4.1 CODES, STANDARDS AND EXECUTIVE ORDERS:

The Lessor shall design and construct the building and site work in accordance with this solicitation, all applicable Federal regulations, local Building and Zoning Codes and ordinances, and applicable utility company requirements. The term "local Building and Zoning Codes and ordinances," or similar text, shall be understood to mean the current codes and regulations as approved and administered by Authorities Having Jurisdiction (AHJ) at the project location at the time of construction. Where there is a conflict between the various codes or standards, the most stringent shall apply.

If no accepted codes or standards are enforced by the local authority, the following national codes and standards shall apply:

- International Building Code (IBC)
- International Plumbing Code (IPC)
- International Mechanical Code (IMC)

The following codes and standards shall apply to all projects ...

National Fire Codes (NFC) published by the National Fire Protection Association (NFPA), including, but not limited to, applicable provisions of:

- NFPA 1, Fire Prevention Code
- NFPA 10, Standard for Portable Fire Extinguishers
- NFPA 13, Installation of Sprinkler Systems
- NFPA 14, Standpipe, Private Hydrant, and Hose Systems
- NFPA 20, Installation of Stationary Pumps
- NFPA 24, Private Fire Service Mains
- NFPA 25, Water Based Fire Protection Systems
- NFPA 30, Flammable and Combustible Liquids Code
- NFPA 45, Fire Protection for Laboratories Using Chemicals
- NFPA 50, Bulk Oxygen Systems at Consumer Sites
- NFPA 70, National Electrical Code
- NFPA 72, National Fire Alarm Code
- NFPA 75, Protection of Electronic Computer/Data Processing Equipment
- NFPA 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems
- NFPA 99, Standard for Health Care Facilities
- NFPA 101, Safety to Life from Fire in Buildings and Structures (Life Safety Code)
- NFPA 220, Types of Building Construction;
- Uniform Federal Accessibility Standards (UFAS)
- VA Barrier Free Design Guide, PG-18-13
- ADA Standards for Accessible Design (28 CFR Part 36)
- ASC-7-02 Minimum Design Loads for Buildings and Other Structures, published by American Society of Civil Engineers (ASCE)
- VA Seismic Design Requirements (H-18-8)

The following Executive Orders shall apply to all projects:

- Executive Order 13123, Greening the Government Through Efficient Energy Management including EPA Energy Star Building Criteria and Sustainable Building Design Concept and Principles.

4.2 CRITERIA FOR VA FACILITIES:

4.2.1 WATER COOLERS:

The Lessor shall provide water coolers in the main lobby, each major waiting area, and in other areas as designated by the Contracting Officer. Lessor shall provide greater quantity of water coolers if required by Code. Water coolers shall be wall mounted bi-level electric water coolers.

4.2.2 HOUSEKEEPING CLOSETS:

A minimum of two (2) housekeeping aids closets (HAC) shall be provided. Each HAC shall contain a service sink with hot and cold water, ample space for storage of cleaning equipment, and shelving for cleaning materials and supplies. Lessor shall provide the supplies in accordance with Section 8 of this SFO. No rental will be paid for these spaces (see Paragraph 3.14 of this Solicitation).

4.2.3 PUBLIC RESTROOMS:

Space for public toilets must be provided in addition to the net usable square footage requirement contained in Schedule C of this Solicitation.

VA will pay no rental for this public restroom facility space. See Paragraph 3.14 of this Solicitation. All public and common use toilet rooms shall be accessible to the handicapped. Accessible toilet facilities shall be located along an accessible path of travel and have accessible fixtures, accessories, doors with automatic door openers, and adequate maneuvering clearances which comply with criteria in PG-1 8-13 (Barrier Free Design Guide) and UFAS, or ADA Standards for Accessible Design (28 CFR Part 36), whichever is more stringent. Accessible toilet rooms shall be identified with the international symbol of accessibility located on the latch side of the door at a height of 63 inches. Water closets and urinals shall not be visible when the exterior room door is open.

Separate toilet facilities for men and women shall be provided on each floor occupied by the Government in the building. The facilities must be located so that employees will not be required to travel more than 150 feet on one floor to reach the toilets.

Each toilet room shall have sufficient water closets enclosed with stall partitions and doors as specified in Paragraph 7.14 of this Solicitation, urinals (in men's rooms), and lavatories with hot (set at 105 degrees Fahrenheit, if practical) and cold water in the number required by local Building Code and ordinances.

4.2.4 PUBLIC RESTROOMS FIXTURE SCHEDULE:

Public restrooms and associated fixtures shall be provided in accordance with local code.

4.2.5 PUBLIC TELEPHONES:

Two (2) public telephones shall be provided. At least one telephone location shall be a forward-approach telephone, and wall mounted with a minimum clearance of 29" from the floor to the lowest portion of the unit. Provide push-button controls for accessible telephones where service for such equipment is available. The highest operable part of accessible telephones shall be a maximum of 40" above the finished floor. Accessible telephones shall have an unobstructed floor approach of at least 2' - 6" x 4' - 0". Telephones, telephone enclosures, and telephone booths and seats shall not reduce the required minimum clear width of accessible paths of travel.

Accessible telephones shall be equipped with a receiver that generates a magnetic field in the area of the receiver cap. At least one accessible telephone in a building or facility shall be equipped with a volume control.

4.2.6 PHYSICAL SECURITY REQUIREMENTS: ...

Lessor shall provide the following physical security measures or features for the spaces or areas as listed below.

LOCATION NOTES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Telephone rooms			X	O	X						X					
Treatment rooms												X	X	X		O

NOTES TO PHYSICAL SECURITY TABLE...

Note 1: WINDOWS

Windows with sills less than 40 feet from the ground or the roof of a lower abutment, less than 25 feet from windows of an adjoining building and accessible by building ledge leading to windows of other floor rooms require security mesh screening. Stainless steel security mesh screening shall be equivalent to woven mesh 0.028 inch wire diameter alloy #304 stainless steel and have a tensile strength of 800 pounds per lineal inch. Mesh shall be equivalent to 12 x 12 per inch with main and sub frames of 12 gauge carbon steel with baked enamel finish and internal key locking slide bolts. Security mesh screens are to be installed on inside of windows.

Note 2: WALLS

Exterior walls of brick and masonry construction are acceptable. Gypsum board standard construction for interior building partitions. All bulk controlled substance drug storage vault walls shall be equivalent to brick or masonry construction.

Note 3: DOORS AND LOCKS

Solid core wood or hollow steel door construction shall be 1 3/4" thick. Dutch or half doors are unacceptable. Removable hinge pins on door exterior shall be spot welded preventing their removal. All doors must be fitted with two locksets. If a door is not set in a steel frame, of these locks must be a jimmy proof rim deadlock. Doors set in steel frames must be fitted with mortise lock with a deadlock pin feature. One lock (the day lock) must be automatically locking on door closure; requiring re-entry to the room with key or lock combination and automatically locking with a minimum 3/4" dead bolt and inside thumb latch. Combinations or keys to day locks will be restricted to service employees and combinations changed immediately on the termination or reassignment of an employee.

Note 4: OTHER ROOM ACCESS MEANS

Ceiling overhead areas that enable entry into a secure room from an unsecured room must be barricaded by the installation of a suitable partition or ceiling which deters "up and over" access. Ventilations grills on doors and air circulation ducts that exceed 100 squared inches in areas must be reinforced to prevent their removal from outside the room. Other possible access means such as dumbwaiter shafts, roof or wall ventilator housings, trap doors, etc. must be secured by appropriate means.

Note 5: MOTION INTRUSION DETECTORS

An intrusion detection alarm system that detects entry into the room and that broadcasts a local alarm of sufficient volume to induce and illegal entrant to abandon a burglary attempt. Intrusion detectors must have the following essential features:

An internal, automatic charging DC standby power supply and a primary AC power operation.

A remote, key operated activation/deactivation switch installed outside the rooms and adjacent to the room entrance door frame.

An automatic reset capability following an intrusion detection.

A local alarm level of 80 db (min) to 90 db (max) up to 100 feet from the protected room.

An integral capability for the attachment of wiring for remote alarm and intrusion indicator equipment (visual or audio).

A low nuisance alarm susceptibility.

Intrusion detector equipment that operates on the principle of narrow beam interception, microwave or photo electric eye is unacceptable.

Installation Notes:

A locally sounding alarm should not be installed in a room that is close to a cardiac care or other special treatment area where a loud alarm would have injurious effect on patients.

Intrusion detector alarms will be remotely monitored by a commercial security alarm monitoring firm, a local police department or a security office charged with building security. The remote alarms will be in addition to locally broadcast alarms in the protected areas.

Note 6: PHARMACY DISPENSING COUNTER

Windows of pharmacy dispensing counters must meet the U.L. Standard 752 for Class III Ballistic Level. VA Architectural Standard Detail 11022-1 applies to pharmacy counter construction. The wall containing a pharmacy dispensing counter shall be 4 inch solid concrete masonry block.

Note 7: AGENT CASHIER COUNTER

Bullet resistive service windows must meet the U.L. Standard 752 for Class III Ballistic Level. VA Architectural Standard Detail 11022-1 applies to cashier counter construction. This detail is applicable also to other cash transaction facilities. The wall containing an agent cashier counter shall be 4 inch solid concrete masonry block.

Note 8: BULK DRUG STORAGE SAFES AND VAULTS

Drugs classified as Schedule I or II controlled substances under the Controlled Substance Act of 1970 must be stored in safes or vaults that conform to the following specifications:

Safes will be FSA class 5 security containers weighing no less than 750 pounds with due consideration given to the floor system's live load capacity.

Where bulk quantities or controlled substance handling retirements deemed safes impractical, vaults must be used. Type I vault shall be used for outpatient clinic. Schedule I or II controlled substances may not be stored on open shelving with the Type I vault. Lockable steel cabinets installed within the vault must be used for Schedule I and II substances. Vault specifications are as follows:

Type I Vault: Enclosures constructed on steel security screen, woven mesh, .047" wire diameter alloy #304 stainless steel, and have a tensile strength of 1,600 pounds per lineal inch. Mesh 10 x 10 per inch with

mainframe and subframes of 13 gauge alloy #304 stainless steel. In rooms with dropped ceilings, the vertical frames and mesh walls must meet the actual ceiling or a security mesh ceiling installed below the false ceiling.

Note 9: BULK DRUG STORAGE CABINETS

Steel cabinet with adjustable shelving and built in locking devices are required for the storage of bulk supplies of Schedule II to V controlled substances.

Note 10: CLOSED CIRCUIT TV

Security surveillance TV camera with motion detector feature on cameras and at monitor location.

Note 11: SPECIAL KEY CONTROL

Room door lock keys and day lock combinations, where applicable, are Special Keys and are not mastered.

Note 12: DRUG CABINETS

Key locked, all steel cabinets, firmly anchored in place are required for emergency room or treatment room storage of small quantities of controlled substances. Locked unit dose carts are acceptable but must be positioned in a supervised area when not in use. Glass front drug cabinets are not acceptable for controlled substance storage. Plexiglas front cabinets, 3/8-inch or greater in thickness, are acceptable.

Note 13: REFRIGERATORS

To be equipped with built in lock mechanism when used to store controlled substances (all schedules) and other potentially dangerous drugs and when located outside a locked or attended drug storage room.

Note 14: MEDICINE CABINETS

Secure narcotics lockers are required in accordance with VA Architectural Standard Detail 12336-1.

Note 15: CASH SAFES, CABINETS, AND LOCKERS

For the security of cash deposits and valuables, safes, cabinets or lockers meeting the GSA class 5 criteria should be used. The size and configuration of commercially available class 5 safes, cabinets and lockers is optional.

Note 16: SECURE PROPERTY STORAGE CONTAINERS

For bulk retail merchandise and medical supplies requiring off-shelf protection, steel storage cabinets with adjustable shelving are required.

4.3 FIRE PROTECTION AND SAFETY:

The Public Buildings Amendment Act (PL 100-678) requires all Federal agencies to follow the latest editions of nationally recognized fire and life safety codes. Lessor shall comply with applicable provisions of the National Fire Codes (NFC) published by the National Fire Protection Association (NFPA), which establish a minimum acceptable level of life safety and property protection. Lessor shall base the Fire Protection design on the latest editions of the NFC. Life safety requirements are specifically addressed in the Life Safety Code, NFPA 101. Fire protection features not addressed by the NFC shall be designed to comply with requirements of the latest edition of the International Building Code (IBC) or as otherwise addressed in this solicitation. Where conflicts exist between these standards and local codes, the designer shall satisfy the most stringent requirement. Strict compliance to codes and standards is mandatory for new construction. If equivalent protection is proposed by the Lessor for renovations, he/she shall submit requests and supporting rationale to the Contracting Officer for VA review.

4.3.1 SITE CONSIDERATIONS:

Provide access for emergency vehicles to new buildings and additions in accordance with NFPA 1. Design roads, fire lanes, and turn-arounds for the weight and turning radius of fire apparatus. Consult local fire department for fire apparatus requirements. At minimum, one of the long sides of every building shall be

accessible to fire department equipment.

4.3.2 BUILDING CONSTRUCTION:

Types of Construction: Design the type of construction to comply with requirements of NFPA 101 for the most restrictive occupancy in the building. For each construction type, design fire resistive ratings of structural members in accordance with NFPA 220. For occupancies with no construction requirements in NFPA 101, type of construction and height and area restrictions shall comply with the IBC.

Building separation and requirements for rated exterior walls and openings for protection from exposure by adjacent buildings or hazards shall comply with the IBC.

Locate combustible structures or structures that have combustible roof assemblies a minimum of 25 ft from the exposed building. The 25 ft separation may be reduced to 0 when the exposed (permanent) building has at least a two-hour fire resistive rating and has no openings (windows, doors, or roof) within 25 ft of the temporary structure; or to 10 ft when the exposed wall has a two-hour fire resistive rating and all openings within 25 ft of the temporary structure are protected with one-hour protection; or to 15 ft when all openings in the two-hour fire resistive rated exposed wall are protected with wire glass assemblies.

Because it is difficult to ignite polycarbonate and aluminum shelters (bus stop type) and they are likely to collapse shortly after becoming fully involved in a fire, they are given special consideration. Polycarbonate and aluminum shelters located next to buildings with automatic sprinkler protection shall be located 10 ft or more from any unprotected openings. Such shelters located next to buildings without automatic sprinkler protection shall be located 20 ft or more from any unprotected openings.

Shelters or pavilions that are of masonry construction shall not be located within 10 ft of any building opening. Connecting corridors to buildings shall be of non-combustible construction. Insulation, including foam plastic: Comply with IBC.

Roof coverings shall be approved or listed by a nationally recognized testing laboratory for compliance with UL 790 and be Class B minimum. Roof deck assemblies shall be FM Class I approved, or UL listed as Fire-Classified.

4.3.3 OCCUPANCY TYPE:

Use Business Occupancy unless there will be 4 or more patients incapable of taking action for self-preservation under emergency conditions as defined in NFPA 101. Then all or part of the facility will have to be classified as an Ambulatory Health Care Occupancy. Examples of Ambulatory Health Care Occupancies include surgery centers, dialysis centers, imaging centers, and cardiac catheterization centers.

Occupancy classifications are defined in NFPA 101 and as follows:

Outpatient Clinic	New Business Occupancy, Chapter 38
Administrative Offices	New Business Occupancy, Chapter 38
Ambulatory Surgery	New Ambulatory Health Care, Chapter 20
Mixed Occupancies	Buildings containing mixed occupancies that are not incidental to the primary occupancy shall comply with the most restrictive requirement of the occupancies involved, unless separated by barriers having fire resistance ratings for the occupancies involved as required by NFPA 101.

4.3.4 MEANS OF EGRESS:

All exits, stairs, corridors, aisles, and passageways that may be used by the Government shall comply with the

latest edition of NFPA 101 ("Life Safety Code") for the occupancy classification and as follows:

Major corridors shall have a minimum width of 8 feet and departmental corridors shall have a minimum width of 6 feet. Major and departmental corridors are defined in Section 7 below.

4.3.5 PORTABLE FIRE EXTINGUISHERS:

Portable fire extinguishers recessed in cabinets shall be provided, inspected, and maintained by the Lessor in accordance with National Fire Protection Association (NFPA) 10, Standard for Portable Fire Extinguishers and as follows:

Recessed cabinets shall be provided in occupied areas. Recessed cabinets shall be conspicuously marked. Size fire extinguisher cabinets to accommodate a 2-1/2 gallon pressurized water extinguisher. Locate additional fire extinguisher cabinets in the surgical suite and in elevator machine rooms.

4.3.6 SPRINKLER SYSTEM:

4.3.6.1 GENERAL:

Automatic sprinkler systems shall be installed in the outpatient clinic building and any accessory buildings. Installation shall comply with NFPA 13. Sprinklers shall be installed throughout the building(s). This includes all spaces including elevator machine rooms, walk-in freezers and cold rooms, (central) computer rooms, telephone switch rooms, radiology and MRI suites, loading docks, electrical rooms, audiometric booths, vaults, and generator rooms.

Exception: Sprinklers are not required where specifically exempted by NFPA 13, and in:

Electrical rooms and vaults which are enclosed with a barrier having a two-hour fire resistance rating and where the loss of property, including building contents, will not exceed \$250,000 and critical business functions will not be interrupted longer than 24 hours.

Audiometric booths where the booths are constructed and listed with a one-hour fire rating.

4.3.6.2 DESIGN OF SPRINKLER SYSTEMS:

Design wet pipe sprinkler systems, unless installed in areas subject to freezing. Dry pendant or sidewall sprinklers are preferred in lieu of dry pipe or antifreeze systems. Propylene glycol shall be used should antifreeze systems need to be installed. Do not use pre-action type systems.

Sprinkler systems shall be hydraulically calculated by any design approach allowed by NFPA 13, except that the Special Design Approach shall not be used in Health Care occupancies. Pipe schedule systems may be used for extension of existing pipe schedule systems where water supply is adequate. Sprinkler systems shall be designed based on available water supply without fire pump operating, where possible.

Sprinkler densities shall comply with NFPA 13, except in rooms containing movable/mobile shelving (high density storage) where the density shall be Ordinary Hazard (Group 2).

Rooms containing bulk supply storage shall be classified as Extra Hazard Occupancy (Group 1) as defined by NFPA 13. Ensure shelving which obstructs sprinkler water from penetrating down through racks is not used.

Coordinate with architectural, mechanical and electrical work and show smoke zone boundaries, hazard classification, density, and other special requirements on drawings.

Coordinate sprinkler zones with fire or smoke (compartments) and fire alarm evacuation zones. Provide a flow switch, isolation valve, tamper switch, and pressure gage for each zone. Notification shall comply with NFPA 72.

Determine and identify on drawings location of fire pump, risers, all valves, fire department connections, drains,

and points of connection with underground fire service main.

4.3.6.3 SPRINKLER HEADS:

Install quick response sprinklers (QRS) in all areas, except where specifically prohibited (e.g., high temperature areas as defined in NFPA 13, elevator shafts, or elevator machine rooms). On retrofit projects, replace existing standard sprinklers with QRS.

Install standard sprinklers with intermediate temperature rating 93C (200F) or higher in elevator shafts, elevator pits, and elevator machine rooms. Install sprinklers in elevator shafts and pits only where required by NFPA 13. (Comply with necessary power shutdown requirements.)

4.3.6.4 SPRINKLER TEST AND DRAIN:

Pipe drains for each sprinkler riser and test connection to the building exterior to facilitate testing. Do not terminate at service sinks, as their drains are inadequate for test flow. Drain piping shall be 2 in minimum to accommodate discharge from full flow tests at maximum system pressure. Design exterior drains to prevent flooding or damage to landscaping.

4.3.7 STANDPIPES:

Note – Required only if building is 4 stories or more, or if required by local jurisdiction ...

Standpipes for Class I service shall be provided if the building is four or more stories and shall conform to NFPA 14, "Installation of Standpipe and Hose Systems." In buildings where sprinklers are provided, a combination sprinkler/standpipe system shall be provided.

4.3.8 FIRE PROTECTION IN HAZARDOUS AND HIGH HAZARD AREAS:

Hazardous and high hazard areas within the outpatient clinic shall be protected as prescribed in NFPA 101, Life Safety Code and local building codes and ordinances. Areas identified as high hazard shall be protected by not less than a minimum 1-hour fire enclosure with C-labeled doors and automatic sprinklers.

4.3.8.1 STORAGE ROOMS:

Storage rooms shall be considered hazardous areas and comply with appropriate occupancy chapter requirements of NFPA 101.

Rooms containing medical records storage or moveable-aisle/mobile shelving shall be provided with automatic sprinkler protection and enclosed with a barrier having a one-hour fire resistance rating.

4.3.8.2 LABORATORIES:

Use in facilities with AMBULATORY surgery, or other PATIENTS incapable of self-preservation ...

Laboratories using flammable or combustible liquids in buildings with outpatients incapable of self-preservation shall comply with NFPA 99. These laboratories shall be enclosed with a barrier having a one-hour fire resistance rating.

For all other facilities with laboratories ... Laboratories using flammable or combustible liquids shall comply with NFPA 45.

4.3.8.3 COMPUTER, ELECTRONIC EQUIPMENT, AND TELEPHONE SWITCH ROOMS:

High value, mission-essential computer, electronic equipment, and telephone switch rooms and other locations with the potential for high dollar loss and/or business interruption shall be provided with wet pipe automatic sprinkler protection and be designed to comply with NFPA 75.

4.3.9 FIRE ALARM AND DETECTION SYSTEM:

Provide a fire alarm and detection system as required by the VA Fire Protection Design Manual, Sections 1 and 7.

4.4 ENVIRONMENTAL:**4.4.1 INDOOR AIR QUALITY:**

Apply requirements of the latest version of ANSI/ASH RAE Standard 62, Ventilation for Acceptable Indoor Air Quality. This standard affects the way ventilation systems are designed and operated. Provide certification to the Contracting Officer that the building is in compliance with this standard. This certification shall be submitted as part of the commissioning process.

Air contaminant levels (e.g., dust, vapor, fumes, gases) shall not exceed those in 29 CFR 1910.1000 and 1910.1001. When actual concentration levels equal or exceed 50% of the levels in 29 CFR 1910, remedial actions shall be initiated. Use of evaporative cooling systems will not be allowed.

The Lessor shall control contaminants at the source so that in no instances during facility operation shall levels for carbon monoxide (CO), carbon dioxide (CO₂), and formaldehyde (HCHO) exceed indicator levels for office areas of: (1) CO – 9 parts per million (PPM) time weighted average (TWA – 8-hour sample); (2) CO₂ – 1000 PPM (TWA); and (3) HCHO – 0.1 PPM (TWA).

The Lessor shall promptly investigate indoor air quality (IAQ) complaints submitted through the Contracting Officer or his designee, as appropriate. The Lessor shall implement necessary controls to bring facility into compliance with requirements contained in this document including alteration of building ventilating, heating and air conditioning systems, and operating procedures (e.g., adjusting air intakes, adjusting air distribution, cleaning and maintaining HVAC, etc.).

VA reserves the right to conduct independent IAQ assessments and detailed studies in space it occupies, as well as in space serving the VA leased space (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The Lessor shall assist VA in its assessments and detailed studies by making available information on building operations and Lessor activities, and providing access to space for assessment and testing, if required, and implement corrective measures required by the Contracting Officer.

4.4.2 ASBESTOS:

Materials containing asbestos shall not be used. It shall be the responsibility of the Lessor to certify that asbestos-containing materials have not been used in the construction of the building to be occupied by VA. Lessor acquisition process for materials used in construction, including, but not limited to, thermal insulation, surfacing material, floor tile, sheet vinyl, and fireproofing material shall include clauses to specifically exclude asbestos from the materials being used in the building. //For existing buildings, the Lessor shall submit certification signed by an independent Certified Industrial Hygienist that friable asbestos containing materials have been removed to the maximum extent feasible.// The foregoing applies to soil in crawl space containing asbestos in levels that are deemed excessive by State and Federal requirements. Lessor is to provide information in the form of an asbestos survey conducted in conformance to AHERA requirements on the location of all remaining friable and non-friable asbestos. This certification shall be submitted prior to occupancy by the government. The Contracting Officer shall review the certification provided by the Lessor. Lessor shall guarantee that all non-friable asbestos that becomes friable due to any reason shall be removed in accordance with applicable State and Federal requirements.

4.4.3 RADON MEASUREMENT AND CORRECTIVE ACTION:

Radon levels in space leased to the Government shall not equal or exceed the Environmental Protection Agency (EPA) action level for homes of 4 picocuries per liter (pCi/L).

The space proposed for lease to the Government, which is in ground contact or closest to the ground, shall be measured by the Lessor for radon and the results certified. Radon detectors shall be placed throughout the

required area to ensure each detector covers no more than 2,000 square feet of space. Radon shall be measured for a minimum of 90 days using either Alpha Track Detectors or Electret Ion Chambers except when time is of the essence, in which case the Alpha Track Detectors may be used for a minimum period of 2 to 4 weeks or Charcoal Canisters or Electret Ion Chambers for a period of 2 to 3 days. If measurements are less than 90 days, follow-up measurements for a minimum of 90 days using either Alpha Track Detectors or Electret Ion Chambers must be done. A laboratory successfully participating in the EPA-sponsored radon measurement proficiency program shall perform laboratory detector analyses. Provide VA with a copy of the lab analysis and actual radon measurements for each detector used in support of the certification.

If the space offered for lease to the Government is in a building under construction or proposed for construction, the Lessor shall perform the necessary radon testing and submit a certification to the Contracting Officer within 30 days after the test is completed, but not later than 150 days after VA occupies the space. VA reserves the right to measure radon in the space it leases at any time during the term of the lease. If radon measurements at or above 4 pCi/L are detected, the Lessor shall promptly initiate corrective action to reduce the level to below 4 pCi/L. If radon at or above 200 pCi/L is detected, the Lessor shall restrict the use of the area and provide comparable temporary space for the tenants until the corrective action is completed. Follow-up measurements shall be conducted by the Lessor to determine the effectiveness of the corrective action. The Lessor at no additional cost to VA shall provide all corrective actions, tenant relocation, and follow-up measurements. The Lessor shall provide VA with prior written notice of any proposed corrective action or tenant relocation.

4.4.4 RADON IN WATER:

Two water samples constituting a sampling pair shall be taken from the same location for quality control. They shall be obtained inside the building and as near the non-public water source as is practical, in accordance with EPA's Radon In Water Sampling Program Manual. An analysis of water samples for radon must be performed by a laboratory that uses the analytical procedures as described in EPA's Two Test Procedures for Radon In Drinking Water.

The Lessor shall perform the necessary radon testing and submit a lab test and a certification to the Contracting Officer before VA occupies the space.

If the EPA action level is reached or exceeded, the Lessor shall institute abatement methods, such as aeration, which reduce the radon to below the EPA action level prior to occupancy by VA.

4.5 SPECIAL ENVIRONMENTAL REQUIREMENTS:

All project planning and development shall comply with the National Environmental Policy Act of 1969. As required, special building equipment to treat and exhaust the atmosphere toxic gases produced by the agency program equipment will be provided. In addition, provide within all clinical laboratories and other areas designated in the equipment drawings, exhaust air suitable to meet the special requirements and up to 100 percent outside air. All such installations shall comply with appropriate OSHA, EPA or related regulations of the local community.

4.6 ACCESSIBILITY STANDARDS:

The design, construction, and alteration of facilities shall comply with local codes and ordinances, and the requirements contained in the ADA Standards for Accessible Design (28 CFR Part 36). In addition, all VA facilities must comply with the Uniform Federal Accessibility Standards (UFAS) and VA Program Guide PG-18-13, "Barrier Free Design Guide". Part IX of this Solicitation provides information on obtaining these standards.

The Offeror shall comply with the stricter of these standards for each requirement as determined by the Government. Offerors are cautioned that, in most cases, the following requirements in the "Barrier Free Design Guide" are more stringent and shall be followed.

PG-18-13:

Paragraph	Description of Requirement
4.1.1(5)(e)(1)	3% of total parking spaces shall be accessible
4.3.4	Minimum width of accessible routes, 5'-0"
4.3.7	1.33 (3%0 maximum slope for accessible routes, including parking spaces
	1:50 minimum gradient for walk requiring rest areas
	Minimum size of level platform at doors, 6'-0" x 6'-0"
4.5.3	Carpet cushion or padding not permitted
4.6.3	4'-0" access aisle required both sides of accessible spaces
4.7.3	4'-0" minimum width for curb ramps
4.8	Requirements for ramps: maximum slope, length, clear width and landings at doors
4.9.4(5)	34" handrail height (not a range of heights
4.10	Minimum passenger elevator door and platform sizes, double handrails
4.13	Minimum clear opening 2'-0"
4.17	Toilet stalls: minimum accessible stall size; grab bars required in all stalls (not just accessible stalls)
4.21	Patient shower stalls: minimum stall dimensions; horizontal plus vertical grab bars required
4.22	Minimum width of toilet room entrance doors 36"
5.0	Cafeterias: knee clearance dimensions, for minimum 5% of tables; cutlery and supply height

4.7 OSHA REQUIREMENTS:

The Lessor agrees to comply with all Occupational Safety and Health Administration (OSHA) Safety and Health Standards located in 29 CFR.

The guarding of openings and holes in floors and walls must comply with 29 CFR 1910.23.

The design and construction of fixed stairs for use in other than fire exits must comply with 29 CFR 1910.24.

The design and construction of fixed ladders must comply with 29 CFR 1910.27 or must be clearly marked or secured to prevent Government employee use.

Physical hazards must be color-coded according to 29 CFR 1910.144 and, where applicable, identified by signs according to 29 CFR 191 0.145.

Where Government employees are exposed to machinery provided by the Lessor, the Lessor must guard the machinery according to 29 CFR 191 0.21 2.

All tools and equipment provided by the Lessor for Government use must comply with applicable standards of 29 CFR 1910.

If the Lessor finds it necessary to bring flammable/combustible liquids onto the premises, the provisions of 29 CFR 191 0.106 shall govern the handling, use and storage of same.

When work is performed on the building's electrical system, the Lessor shall ensure compliance with the provisions of 29 CFR 1910, Subpart S, where it is obvious that VA employees, beneficiaries or visitors may be in close proximity to the area where electrical hazards may be present.

Construction, repair, and alteration work done for/by the Lessor shall comply with the current edition of the OSHA

Safety and Health Standards for Construction Industry, 29 CFR 1926, and applicable portions of 29 CFR 1910.

When work is performed on the building's electrical system, the Lessor shall ensure compliance with the provisions of 29 CFR 1910, Subpart S, where it is obvious that VA employees, beneficiaries or visitors may be in close proximity to the area where electrical hazards may be present.

Construction, repair, and alteration work done for/by the Lessor shall comply with the current edition of the OSHA

Safety and Health Standards for Construction Industry, 29 CFR 1926, and applicable portions of 29 CFR 1910.

SECTION 5: SITE DESIGN CRITERIA

5.1 GENERAL:

A licensed Landscape Architect or Civil Engineer shall develop the site design. A Landscape Architect, licensed if state registration exists, shall develop the landscape planting plans.

Design of site elements shall comply with Uniform Federal Accessibility Standards (UFAS), with VA Supplement, Barrier Free Design Guide. See Section 4.6 of this solicitation for additional information.

The Offeror shall obtain Topographic/Landscape, Electrical, Civil/Mechanical, and Soil Surveys. The survey limits shall include a sufficient area to cover the complete project. Refer all vertical elevations to permanent benchmarks based on actual geodetic datum (not assumed datum).

Comply with applicable Federal, State, and municipal laws, regulations, and permits concerning design and construction controls for environmental protection of aesthetics, air, water, and land.

The following regulatory categories apply:

Storm water permits, e.g., National Pollutant Discharge Elimination System (NPDES) permit program, Pollution control and solid waste disposal,

Erosion control and protection of land resources,

Protection of landscape, and

Protection of water resources, wetlands, and areas preserved for wildlife.

Ensure that the design mitigates any adverse environmental impacts.

Ensure that:

Surface water, during and after construction, will not adversely influence the site or areas downstream from the site; Grading, seeding, erosion control measures, and storm sewers are used to avoid the above; Air and noise

pollution is minimized;

Destruction of land resources is minimized; and Interference with the normal function of the surrounding community during construction is minimized.

5.2 SITE DEVELOPMENT:

Develop the Site and Landscaping Systems design to provide a well-designed facility. Use originality and imaginative design between site and structures, vehicular and pedestrian circulation, visual elements, and open and screened area. Produce a plan that has both functional and aesthetic relationships.

5.2.1 STORM WATER:

Consider impacts on existing natural and fabricated storm water drainage patterns and systems. VA is committed to the control of storm water by the Federal Water Pollution Control Act, the Federal Flood Disaster Protection Act,

and other Environmental Protection Agency (EPA) regulations that are implemented by Federal, State, and municipal jurisdictions.

5.2.2 CIRCULATION:

Provide a separate circulation systems for vehicular service and patient/visitor traffic.

Provide drop-off/pick up with access to the parking areas. The drop-off shall be designed to accommodate a public bus.

5.2.3 LOCATION OF BUILDING AND EQUIPMENT:

Ensure that the building property line setbacks are consistent with adjacent structures and local codes. When locating the proposed building, structures, and equipment, consider topography, adjacent facilities, utility access requirements, environmental impacts, and future development to produce a design that is functional and aesthetically successful.

Provide landscape planting, grading, architectural screening, or fencing of exterior utility, mechanical, and electrical equipment for patient and personnel protection.

5.2.4 PATIENT USE AREAS:

Design patient exterior areas that are conveniently accessible from the building without vehicular crossings and are oriented to the most favorable site climatic conditions.

5.2.5 GRADING DESIGN:

Coordinate surface grades with architectural, structural, and mechanical design to provide proper surface drainage. Provide minimum vertical clearances of 9' - 6" at loading zones, parking structure spaces, and along vehicle access routes. Minimum vertical clearance at ambulance canopies and loading areas shall be 10' - 0". Provide vertical clearance at fire lanes as required by Authority Having Jurisdiction.

Grading guidelines:

Condition	Maximum Slope	Minimum Slope	Preferred
Lawns	25% 4:1a	2% 50:1	2-10%
Turf athletic area	2% 50:1	0.5% 200:1	1%
Berms and mounds	20% 5:1	5% 20:1	
Mowed slopes	25% 4:1a		20%
Planted slopes and beds	10% 10:1	0.5% 200:1	3-5%b.
Road crown	3% 33:3:1	2% 50:1	2.5%
Roads, Longitudinal*	20% 5:1	0.5% 200:1	1-10%
Walks, Longitudinal	10% 10:1	0.5% 200:1	1-5%
Parking, Longitudinal	5% 20:1	0.25% 400:1	2-3%

Notes for Table:

- a. The maximum slope for mowing machinery is 25%.
- b. Slopes over 6% should have erosion protection.
- c. Accessible routes used by people with disabilities shall conform to the UFAS and VA Supplement.

*Payload is drastically reduced on heavy trucks sustaining grades over 3%. Ideal maximum sustained grade for safe operation of trucks and automobiles is 6%. On roads subject to frequent icing and winter conditions, the maximum sustained grade is 5%.

5.2.6 DESIGN OF VEHICULAR AND PEDESTRIAN PAVEMENT:

Design the pavement to reflect topography, soils, climate, local materials, function, and other requirements and specific situations.

5.2.6.1 PAVEMENT CONSTRUCTION:

Design pavement sections of all roads, service areas, fire apparatus vehicle accessibility areas, and parking areas for the maximum anticipated traffic loads and existing soil conditions.

Construct service areas for truck dock and similar facilities of reinforced concrete. Construct roads and surface parking of asphaltic concrete.

Principal roads and primary service roads should be 24' - 0" wide between faces of curbs. Secondary service roads should be 12' - 0" between faces of curbs.

5.2.6.2 CURBS AND GUTTER:

Design all roads with integral concrete curbs and gutters. Substitute freestanding curbs only when justified.

Curb Radii: The radii of curbs at road intersections should be 30' - 0", preferred; 25' - 0", minimum.

Curb Ramps (Curb Cuts): Provide curb ramps to accommodate people with disabilities as well as lawn mowers.

5.2.6.3 PAVEMENT MARKING:

Provide locations and details of pavement striping for parking, roadways, crosswalks, areas restricted to people with disabilities, and other special areas.

5.2.6.4 PEDESTRIAN PAVEMENT CONSTRUCTION:

Design walkways to provide clearly defined, unobstructed, direct routes through the site, interconnecting site and building entryways, curb ramps, parking areas, pedestrian landscaped features, such as, open area plazas, courts, atriums and other site elements.

Construct walks of concrete. Reinforce the concrete pavement if sub-base conditions warrant. Where pedestrian and vehicular pavement meets, thicken the sub-base material.

Pedestrian wearing course material may be rigid unit pavers (bricks, stone sets, concrete units, large paving slabs, etc.). To facilitate use by people with disabilities, design a rigid base of concrete or asphaltic concrete beneath pavers.

Walks should be at least 60 inches wide, except 96 inches minimum where abutting parking stalls. Design walks to accommodate people with disabilities. Eliminate steps unless unavoidable.

5.2.7 ENTRANCES TO BUILDING:

Analyze special requirements for entrances to buildings based on the requirements in the Architectural Criteria. Particular reference is made to complying with vertical clearances of buildings and canopies over roadways and vehicular access areas, and snow melting requirements at specific entrances.

Provide access for ambulance entry.

5.2.8 PARKING FACILITIES:

Develop sufficient parking so that the total number of facility spaces will be the greatest of **20** spaces, or as required by local codes.

Design parking facilities to accommodate people with disabilities. The required minimum number of accessible parking spaces shall comply with Paragraph 1.11.1. Locate these parking spaces convenient to an entrance accessible by physically disabled people.

Parking at angles other than 90 degrees may be used only when justifiable. Contracting Officer approval is required for deviation. Acceptable dimensions for 90 degrees parking angle are as follows.

	Minimum Bay Width	Minimum Stall Width
If Cars overhang curbs on both	60'-0"	8'-6"

sides	59'-0" 58'-0"	8'-9" 9'-0"
If cars overhang curbs on one side	62'-6" 61'-6" 60'-6"	8'-6" 8'-9" 9'-0"
If cars will not overhang either curb or will be parked in the center bumper to bumper	65'-0" 64'-0" 63'-0"	8'-6" 8'-9" 9'-0"
Accessible Spaces		8'-0" w/5'-0" access aisle on both sides
Accessible Van Spaces		8'-0" w/8'-0" access aisle

Patient and Visitor spaces shall be 9' - 0" minimum width, unless the Contracting Officer approves deviation. Minimum vertical clearance at Accessible Passenger Loading Zones and Accessible Van Spaces shall be 114 inches. Minimum vertical clearance at other Accessible Spaces shall be 98 inches.

5.3 LANDSCAPING DESIGN:

Integrate the landscape planting design with the overall design of the site. The landscape planting shall compliment the architecture, preserve designated site features, facilitate vehicular and pedestrian access, create open areas and vegetative screens, and consist of plant material that promotes sustainable designs. Select plants that are indigenous to the area, require little maintenance, and are disease and insect resistant. Select plant material that is nursery propagated from sources as close as practicable to the project area that are indigenous to the area, locally available, low maintenance, and disease and insect resistant. Plant materials shall conform to the standardized system of the American Association of Nurserymen, Inc. current American Standards for Nursery Stock, ANSI Z60.1

Do not select plants for patient areas that are poisonous, highly aromatic, irritating, or thorny. In parking and pedestrian areas, avoid plants that drop fruit or sap. Locate plants so they do not interfere with driver or pedestrian visibility, circulation, and safety.

Plant bed outlines curvature shall have minimum radii of 3 feet. Design lawn areas to facilitate maintenance. Provide metallic edging or concrete curbs around shrub beds.

Utilize ground cover on slopes steeper than 3:1, i.e., 3 feet to 1 foot

5.4 SITE AMENITIES:

5.4.1. FLAGPOLE:

The Lessor shall provide a flagpole at a location to be approved by the Contracting Officer. It must extend at least 30 feet above the ground. Flagpole shall be equipped with rope and hardware for two flags. The Government will provide the flags. This requirement will be waived if determined inappropriate by the Government. Exterior lighting (two each light fixtures spaced a minimum of twenty feet apart, mounted on the building or at grade) shall be provided to illuminate the flag at night. Automatic switching for light fixtures shall be provided.

5.4.2 CANOPIES AND COVERED WALKWAYS:

A non-combustible canopy is required at the walkway at the building entrance.

5.5 UTILITIES:

5.5.1 WATER DISTRIBUTION SYSTEM:

Design and construct system to provide adequate water service for maximum domestic and fire protection requirements.

Where reduced pressure backflow preventers are required, provide positive drainage.

5.5.2 WATER SUPPLY FOR FIRE PROTECTION:

Assess adequacy of the water supply. The Lessor must verify the locations involved as well as the quality and accuracy of the data. Perform water supply flow testing.

Fire flows shall be available as required by NFPA 13 for the required occupancy classification. However, duration for Ambulatory HealthCare occupancies shall not be less than 60 minutes. The Lessor shall verify and submit documentation of the fire department's capability of handling the manual fire fighting requirements to the Contracting Officer prior to occupancy by the Government.

Fire Pumps:

When a fire pump is necessary to supplement fire flow and pressure, size it to comply with NFPA 13 and 14. Where hose is not installed or otherwise provided in the facility, the fire pump will be sized only for the sprinkler system requirements. The local responding fire department will provide the necessary flow and pressure for manual fire fighting operations.

Design and construct fire pump installation to comply with the details in the Appendix to NFPA 20. Enclose the fire pump rooms with a barrier having a one-hour fire resistance rating and meet other requirements of NFPA 20. In new construction, the fire pump must be in a separate room from other mechanical and electrical equipment.

5.5.3 SANITARY AND STORM DRAINAGE SYSTEM:

Design separate underground sanitary and storm sewerage systems, including building connections, manholes, clean-outs, drainage inlets (yard and curb), cooling tower waste lines, open drainage channels, dry wells, etc., and all appurtenances. \

Provide an adequate number of sanitary and storm connections from each building.

Discharge cooling tower drains, overflows, and blow-down piping systems to the sanitary sewerage system. Provide air gaps to prevent cross connections between sewerage and water systems.

Storm drainage system shall serve all areas under construction or affected by construction. Design storm drainage system and components based storm frequency from local code. Comply with the requirements of off-site receptor of storm water. Retention may be required; however, roof storage of storm water is not allowed. Do not connect storm drainage system to sanitary sewerage systems.

Do not drain outside building sub-soil drain tile to an interior sump pump. If a pump is required, locate it outside of the building.

If required, design sewage pumping system to discharge at maximum sewage flow rate with largest pump not operating. Connect pumping system to emergency power.

Wet well shall be large enough to allow an interval of at least 6 minutes between successive starts of same pump motor throughout entire range of estimated flow rates. Include high water level alarm system in wet well, and place warning bell in appropriate location.

5.5.4 GAS DISTRIBUTION SYSTEM:

Coordinate with gas company concerning housing and/or fencing for gas metering and regulating equipment. Provide gas filter upstream of meter.

5.5.5 ELECTRICAL SERVICE:

Provide underground secondary-voltage electrical service from the serving electric utility. All requirements of the electric utility shall be met, including location of service source, above-ground and underground equipment locations, required easements and/or rights-of-access, above-ground equipment protection and screening requirements, meter location and provisions for meter-reading access, co-location of service

conductors in common trench with other utility services, and all other applicable requirements of the electric utility.

5.5.6 TELECOMMUNICATIONS SERVICES:

Provide underground telephone service from the serving telephone provider. Sufficient capacity shall be provided at the Point of Presence (POP) for all telephone outlets identified in this SFO, plus 50% spare capacity. Comply with all requirements of the telephone provider for cable installation, POP space and security requirements, and POP equipment and access provisions.

Provide cable television service, subject to identical requirements as defined for telephone service.

5.6 EXTERIOR SIGNAGE:

Use Environmental Graphics Design Program Guide (Signage manual) for development of exterior signage components. Calculations and structural drawings may also be required.

Lessor shall provide foundations as necessary, furnished and install monument sign. This sign be provided and approved by the VA as part of the contract.

SECTION 6: BUILDING DESIGN CRITERIA

6.1 STRUCTURAL:

Structural design of VA facilities shall comply with the latest editions of the following:

Reinforced concrete design – Building Code Requirements for Reinforced Concrete (ACI Standard 318-02) and Commentary (ACI-31 8R-02), American Concrete Institute.

Structural steel design – Manual of Steel Construction, Load and Resistance Factor Design, Specifications for Structural Steel Buildings, American Institute of Steel Construction, Second Edition.

International Building Code (IBC 2003), International Conference of Building Officials.

VA Seismic Design Requirements (H-1 8-8)

If VA will allow existing buildings to be offered for lease ...

Where applicable, a licensed structural engineer shall verify the load-bearing capability of the existing structural elements to support the new design loads. Provide evidence of compliance with lateral force requirements in Paragraph 6.1.3 with offer as specified in Paragraph 1.7.

Where alterations are made to the structural elements in existing buildings, these elements individually and the buildings as units, must maintain adequate strength to safely resist both gravity and lateral loads. Any resulting deficiencies must be reinforced accordingly.

6.1.1 FLOOR LOADS:

Minimum uniform basic design live loads shall conform to the International Building Code (IBC 2003) requirements, except as modified in this paragraph.

Allowance of 20 psf shall be made for partitions on floors where specified live load is less than 100 psf, in addition to all other loads. Where live loads are 100 psf and greater, specific partition locations may be used for design; however, appropriate notes must be made on the drawings.

Provision shall be made in designing floors for a concentrated load of 2000 lb, placed upon any space 2.5 feet square, wherever this load upon an otherwise unloaded floor would produce stresses greater than those

caused by the uniform load required thereof. On walk-on ceiling, the design concentrated load shall be 300 lb.

In order to provide a flexible design allowing certain range of occupancy changes in the future, generalized live load categories should be applied to large areas.

Where actual occupancy load requirements or concentrated equipment loads distributed over a reasonable area exceed the equivalent generalized uniform live loads, the areas in question shall be designed to meet the specific load conditions.

6.1.2 ROOF LOAD:

Roof live loads shall be based on geographical location and local governing building code requirements; however, they shall not be less than 20 psf.

VA will install a rooftop mounted satellite system for the building. The Lessor shall provide a roof structure, which accommodates VA's system, and shall coordinate with VA to provide the required structural mounting devices. The roof shall be maintained in a watertight condition at all such mounting locations.

6.1.3 LATERAL FORCES:

6.1.3.1 VA CRITERIA:

VA Outpatient Clinic buildings are required to remain operational after an earthquake or other natural disaster such as tornado or hurricane.

6.1.3.2 SEISMIC SAFETY:

All new facilities, new additions, and existing buildings requiring major renovation and/or seismic strengthening shall be designed in accordance with VA Seismic Design Requirements H-1 8-8.

6.1.4 SPECIAL INSPECTIONS:

Regardless of local code requirements, Lessor shall obtain services of qualified, independent entities to provide special inspection services during construction in accordance with Chapter 17 of the International Building Code (IBC). Lessor shall provide copies of the inspectors' reports to the Contracting Officer as evidence of compliance with Codes and the requirements of this solicitation. Reports shall be prepared in accordance with IBC Section 1704.1.2 and shall include **where applicable**:

- Inspection of Fabricators (Section 1704.2)

- Inspection of Steel Construction (Section 1704.3 and Table 1 704.3)

- Inspection of Concrete Construction (Section 1704.4 and table 1 704.4)

- Inspection of Masonry Construction (Section 1704.5 and Tables 1 704.5.1 and 1 704.5.2)

- Pile Foundations (Section 1704.8)

- Pier Foundations (Section 1704.9)

- Wall Panels and Veneers (Section 1704.10)

- Sprayed Fire Resistant Materials (Section 1704.11)

- Exterior Insulation and Finish Systems (EIFS) (Section 1704.12)

- Provide Quality Assurance Plan for Seismic Resistance per Section 1705

- Provide Quality Assurance Plan for Wind requirements per Section 1706

- Special Inspections for Seismic Resistance (Section 1707)

- Structural Testing for Seismic Resistance (Section 1708)

- Structural Observations (Section 1709)

6.1.5 CONSTRUCTION REQUIREMENTS FOR STRUCTURAL ELEMENTS:

Follow the Fire Protection Paragraphs in Section 4 of this solicitation for fireproofing requirements of structural elements.

6.2 ARCHITECTURAL:**6.2.1 DESIGN CONCEPT:**

Before proceeding with the final construction documents, the Lessor shall present the exterior design for review by the Contracting Officer. For this review, suitable illustration of the exterior is needed including relationship to adjacent buildings and surroundings. Minimum submittal requirements are listed in Section 3 of this solicitation.

The review will consider the technical excellence and the appropriateness of the design in meeting VA program needs and goals required by this SFO. The Lessor is advised that VA is dedicated to the concept of Sustainable Design. In recognition of limitations of energy, water and other resources, as well as the consequences of using them inefficiently, VA encourages the Lessor to incorporate the principles of sustainable design in the design and construction of the outpatient clinic. The facility design should include energy efficiency, energy conservation, and the use of renewable energy sources whether in a new or existing building. Sustainable elements may include (but are not limited to):

- Active or passive solar energy
- Building orientation and placement in site planning to optimize energy efficiency
- Energy-efficient equipment
- Indoor air quality
- Minimal construction and operational waste
- Minimal negative environmental impacts
- Recycled materials
- Resource efficient materials
- Water conservation
- Water harvesting

6.2.2 FOUNDATION:**6.2.2.1 BUILDING PERIMETER FOUNDATION DRAINAGE:**

Subsoil (foundation) drainage provides a means of removing water that may percolate to the footing level of a building foundation system. Establish the need for a subsoil drainage system by an analysis of the climate, topography, soil character, water table, geological factors and the judgment of the designer. Where topographical or other factors exist which would lead to uncertainty regarding the ability of natural drainage to function and avoid damage by subsurface water, provide a subsoil drainage system.

Provide subsoil drains, when judged advantageous and where individually required, at building perimeter wall footings adjacent to basement, crawl spaces, or pipe basements below grade. Subsoil drains shall maintain a pitch as uniform as possible and shall drain to suitable outfall. Minimum pitch shall be 1/2 of 1%.

Unless site conditions otherwise dictate, no subsoil drainage piping shall traverse a building area to reach an outfall. Where a condition makes this imperative, use solid pipe with sealed joints to traverse a building area. Subsoil drains shall in no case be lower in elevation than the base of adjacent footings. When an abrupt change in elevation of footings occurs, drain tile shall lead away from building at the higher elevation of the transition. The lower level shall be separately drained.

6.2.2.2 PIPE BASEMENTS:

Evaluate the use of full or partial pipe basements through a design analysis that indicates that a pipe basement is the most efficient and economical method of adapting piping, duct, and electrical conduit systems to the building. Design pipe basements to provide a minimum clearance of 4' - 0" under pipes, ducts, and electrical conduits for access to these systems for maintenance and repair. Provide all areas of a pipe basement with two means of egress. Extend stairways down to the pipe basement by means of industrial stairs.

6.2.3 EXTERIOR ENTRANCES:

All entrances and exits at grade must be accessible to and usable by persons with disabilities and shall be

- (a) free of steps or other obstructions; and
- (b) level or provided with ramps.

6.2.3.1 PATIENT ENTRANCES:

Provide automatic door(s) at all main entrances to facilities, except ambulance or emergency entrances, to exclude inclement elements from the building. For persons with disabilities, provide a secondary set of 4 foot wide, automatically operated swinging door(s) with an air lock vestibule of 21 feet between doors.

At main and ambulance or emergency entrances, provide "Air locks" consisting of vestibules formed by automatically operated sliding doors placed not less than 21 feet apart. Where swinging doors are used, both the inner and outer doors shall swing outward. Provide breakaway type automatic doors that can be manually operated during a power failure. Vestibules shall be kept under positive pressure.

6.2.4 CANOPIES:

Noncombustible canopy is required from the at the main entrance of the outpatient clinic building. Maintain soffits over passageways and the canopy

6.2.5 ENCLOSURE SYSTEMS:

6.2.5.1 WALLS:

Exterior wall systems shall be of durable and permanent materials as acceptable to the Contracting Officer. Materials and colors shall be consistent with the overall design concept, structural requirements, and provide the level of physical security required by this solicitation.

Walls shall be designed to prevent moisture penetration. Detail and construct moisture barriers, wall cavities and weeps, or other features as necessary to prevent damage to wall components or entry of moisture into building.

Design for heat loss or gain in accordance with energy criteria in this solicitation. Provide noncombustible insulation in wall cavities. Provide vapor barrier at appropriate side of wall construction based on local climatic conditions.

Structural design of walls shall comply with Paragraph 6.1. The weight of masonry walls or veneer shall be supported by the structural frame at each floor.

Fire resistance shall be as required by applicable codes for construction type and exposure.

Design walls for sound transmission control from external sources at sites near airports, freeways, or heavy city traffic.

6.2.5.2 WINDOWS AND SCREENS:

Lessor shall provide windows as shown on the conceptual floor plan. Design windows in accordance with energy requirements in HVAC Section of this solicitation. Energy-conservation requirements will result in double-glazed windows for most locations. For double-glazed windows, provide a continuous thermal break between inner and outer sash; also between inner and outer frame components including windowsill. Where double-glazed windows are used, enclose horizontal venetian blinds between the two glazed surfaces wherever the type of window will accommodate this feature.

Window sills/stools shall be a minimum of 18 inches above the finished floor.

Operable windows are more costly than fixed windows and more subject to drafts, leaks, and maintenance problems. The Contracting Officer must approve use of operable windows.

Windows shall comply with Physical Security requirements in Section 4 of this solicitation.

6.2.5.2.1 Safety Glazing: Glaze windows occurring in security exam rooms or security holding room with 7/16-inch thick laminated glass. Provide laminated glass only for interior panes of double-glazed windows.

6.2.5.2.2 Screens:

Provide insect screens only on operable windows in spaces that are not air-conditioned.

Provide bird screens on mechanical ventilation supply and exhaust openings in exterior walls. Provide insect screens on the inside of louvered openings in exterior walls where there are no duct connections.

Provide security screens on windows where required by Physical Security requirements in Section 4 of this solicitation.

6.2.5.3 EXTERIOR DOORS:

Entrance doors shall be revolving, automatic sliding or swinging anodized aluminum construction with safety glazing and shall comply with energy requirements as specified for exterior windows.

Swinging exterior doors and frames, except entrance doors, shall be heavy duty, insulated, full flush, hollow steel construction. Exterior doors shall be weather-stripped, shall be self-closing, and shall open outward.

Door hardware shall comply with applicable portions of Section 7 of this solicitation. Provide latch guards and hinges with non-removable pins to deter tampering or unauthorized entry.

Doors for vehicular access, including doors to warehouse, engineering shops, spaces containing building service equipment, and enclosed ambulance entry shall be insulated, industrial grade sectional overhead doors or overhead coiling doors. Nominal size of the door opening shall be 8' - 0" wide by 9' - 6" high. Doors shall be fully weather-stripped and include an electric operator and manual chain hoist operation. Operator controls shall be located on the secure (interior) side of the opening and shall incorporate a cylinder lock. Provide safeties, including door edge sensors. Overhead door(s) shall not have vision lights.

6.2.5.3.1 Automatic Doors:

Design automatic doors to operate manually in event of power failure. Equip controls with safety devices for pedestrian protection. Provide door operator controls and equipment that are easily accessible for maintenance. Design automatic doors to open from both sides.

Automatic doors are required at the following locations:

Sliding doors operated by motion detectors and an electric-eye safety device with emergency breakaway features at Patient entrances. (Use swinging doors with mat operation in lieu of sliding doors where dictated by conditions.)

6.2.5.4 ROOFS:

6.2.5.4.1 Parapet Walls, Roof Structure, Walkways:

Masonry parapet walls are potential sources of water penetration, unequal thermal expansion, additional structural loads, and increased costs. Therefore, do not use such walls for any building unless specifically permitted by the Contracting officer. Proposed parapet walls must be justified by aesthetic, functional or economic considerations. Where permitted, design and reinforce them to assure stability and water tightness when subjected to lateral or thermal forces.

Make roof structures, such as penthouses and architectural screens enclosing or concealing roof-mounted mechanical equipment, compatible in appearance and with the material, texture, color, and shape of the building. Where it is necessary to expose roof-mounted mechanical equipment, minimize its appearance by location, low silhouette, and color.

Provide access to roof areas by industrial stair. If stair (or fixed ladder) is exterior to the building, provide means to prohibit unauthorized access to roof. Provide roof walkways of prefabricated asphalt planks with

nonslip surfaces on access routes over roofs to mechanical equipment requiring recurrent maintenance. Where necessary for safety of maintenance workers, provide ladders, stairs and/or platforms.

In attic spaces that have batt or loose floor insulation, provide walkways for access to mechanical and electrical equipment. Show the location and details of attic walkways on architectural drawings.

Whenever mechanical equipment requiring periodic maintenance is installed on a roof more than 20 feet above the ground, provide guardrails or fences between the roof edge and any equipment or walkways less than 10 feet from the edge. Design the guardrails 42 inches high and in accordance with OSHA requirements for standard guardrails.

6.2.5.4.2 Low Slope Roof Systems:

Design low slope roof systems in accordance with the recommendations of the National Roofing Contractors Association (NRCA) Roofing and Waterproofing Manual and this manual.

Design all roofs with slope to roof drains or gutters.

Low-slope roof systems include but are not limited to the following roofing membranes with roof insulation:

- Bituminous built-up roofing systems
- Modified bituminous roofing systems
- Single-ply sheet roofing systems
- Fluid-applied roofing systems

Design low-slope roof systems with a positive slope a minimum of 1:50 (0.25 inch per foot) up to a maximum of 1:12 (1.0 inch per foot) to drains:

Use tapered insulation, sloped structural systems, or level structural system with sloped fill to achieve the required slope.

Do not use NRCA defined "One-way slope" (Sloping to a level valley). See NRCA – "Tapered Roof Insulation Systems."

Use NRCA defined "Two-Way slope" (actually sloping in four directions).

Use a uniform square grid to lay out roof slopes to drains. Roofs shall not slope to level valleys, but may have one-way slopes to gutters at gravel-stop edges.

Locate drains at points of maximum deck deflection, generally at mid-span of the deck between supports where possible.

Design single-ply ballasted roofing systems using Factory Mutual Criteria for wind force resistance. The following are Factory Mutual Criteria:

Loss Prevention Data 1-7, "Wind Forces on Buildings and Other Structures"

Loss Prevention Data 1-28, "Insulated Steel Deck"

Loss Prevention Data Technical Advisory Bulletin 1-29, "Loose-Laid Ballasted Roof Coverings" Loss Prevention Data 1-49, "Perimeter Flashing".

Anchor insulation to deck. Loose laid insulation is not permitted except for protective membrane roof insulation system.

Use 8 inch high base flashing at walls and penetrations. Do not use pitch pockets or similar penetration seals.

6.3 EQUIPMENT:

6.3.1 GENERAL: On the 1/8" scale architectural floor plans show all fixed items of equipment, shelving, casework, etc., which occupy floor space (and any items that require utilities). Use symbols that correspond to the item designations contained in Schedule B of this solicitation. Place symbols on or immediately adjacent to each unit of shelving, casework, etc. However, when 1/4" scale equipment floor plans are drawn

for certain rooms or areas, show the proper symbols on these plans and not on the 1/8") scale plans. Show designations for plumbing fixtures on plumbing drawings only, not on architectural drawings.

6.4 BUILDING SYSTEMS:

6.4.1 OPERATION OF BUILDING EQUIPMENT:

The Lessor shall furnish, operate, and maintain all building equipment and systems in accordance with applicable technical publications, manuals, and standard procedures. Mains, lines, (electricity, gas, water, and sewer utilities), and meters for utilities shall be provided by the Lessor. Exposed ducts, piping, and conduits are not permitted in occupied spaces.

6.4.2 BUILDING SYSTEMS CERTIFICATION:

Lessor shall furnish, at no cost to VA, a certification by a registered professional engineer(s) that the building and its systems, as designed and constructed, will satisfy the requirements of this lease.

6.4.3 BALANCING:

Ventilation and air conditioning balancing must be accomplished by an independent third party hired by the Lessor and a report furnished before the building is occupied. Balancing companies must meet certification requirements of Associates Air Balance Council (AABC) or the National Environmental Balancing Bureau (NEBB).

6.5 MECHANICAL:

6.5.1

A. GENERAL:

The Lessor and design engineer, as general guidance, shall use the technical information and standards contained in this solicitation. In order to provide the latitude needed for design, new concepts, etc., deviations may be made from the technical requirements provided professional judgment is made that a safe, adequate, quality design will result, **and approval is obtained** from the Contracting Officer. Deviations from those requirements included in Public Laws, Federal Regulations, Executive Orders, and similar regulations and users special requirements **are not** permitted. This solicitation contains VA criteria pertinent to the design of HVAC systems for VA Outpatient Facilities. Where VA Criteria is lacking or missing, follow industry standards such as ASHRAE, ARI, NFPA, etc.

B. EQUIPMENT LOCATION

Equipment (examples: Air-Handling Units, Cooling Towers, Chillers, DX Condensing Units, and Fans) can be located on the roof if permitted by the local authorities. Provide supports, bracings, and other mounting devices to withstand wind forces as required by the local authorities. If there are no local codes, use wind forces indicated in American Society of Civil Engineers (ASCE) 7-98 or later version if available. For the seismic zones, the design of the bracing and supports shall be certified by a registered professional structural engineer. See Paragraph 6.2.6E for additional safety and access requirements.

6.5.1.1 LOAD CALCULATIONS:

The design heat gain calculations shall be done in accordance with the procedure outlined in the latest ASHRAE Handbook of Fundamentals. The calculated supply air volume shall be the sum of all individual peak room air quantities without any diversity; including for variable air volume systems. A safety margin of 5% shall be applied to the calculated room air quantity.

Submit a bound copy of load calculations as part of the economic cost analysis and energy compliance forms.

Calculations shall include room by room heat gain and loss; room by room air balance showing supply, return, exhaust, transfer, and make-up air quantities; equipment capacities; and sound and vibration

analysis. Calculations and analysis should be identified, arranged and summarized in proper format. They shall be indexed in a bound folder with each air handling unit as a zone and separate chapters for cooling loads, heating loads, exhaust systems, pumping/piping calculations, fan selections, etc.

Fan and pump motor horsepower, reheat, and duct heat gains shall be included in cooling load calculations. In addition to internal loads for people and lights, include heat gain from equipment, such as sterilizers, X-ray, washers, burners, ovens, and refrigerators as applicable.

6.5.1.2 ENERGY CONSERVATION AND BUILDING ENVELOPE:

Energy conservation shall be emphasized in all aspects of building design. The buildings must meet the requirements of DOE regulations, 10 CFR Part 435, "Energy Conservation Voluntary Performance Standards for Commercial and Multi-Family High Rise Residential Buildings; Mandatory for New Federal Buildings." A copy can be requested from VA. These standards are mandatory for all new VA facilities. To demonstrate compliance with these regulations, it will be necessary for the A/E to provide the following information:

The A/E shall certify that the Building is designed to be in compliance with the applicable provisions outlined in the DOE regulations identified above. A blank copy of the required certificate is attached to this solicitation. The building thermal envelope for new VA health care facilities shall be energy efficient to minimize the heat gain and loss due to conduction and solar radiation. The building envelope shall minimize the air leakage to and from the occupied spaces and shall ensure condensation control.

Recommended "U" Values: The following represents the recommended "U" values of walls, roof and glass, and the Shading Coefficients (SCs) of glass for new construction. These values should be used to meet the overall "Uo" factor, for the building gross wall area, defined under the next paragraph

Degree-Days	Wall "U"	Glass "U"/SC	Roof "U"	Floor "U"
3000 & Below	0.12	0.57/0.40	0.05	0.05
3001 to 5000	0.10	0.40/0.50	0.05	0.10
5001 & Above	0.07	0.35/0.33	0.03	0.08

The degree-days are based on the heating season when outdoor temperatures are below 65 degrees F, in accordance with ASHRAE Handbooks-Fundamentals and Systems.

The SCs of the glass windows are based on the intrinsic property of the glass material only, that is, without any assistance from the external shading devices, such as, venetian blinds and/or curtains.

Insulating glass with lower "U" value might be necessary to prevent condensation while maintaining the required 30 percent Relative Humidity (RH) in perimeter spaces with -25 degrees F outdoor design temperature and below.

The "U" values are expressed as BTUH/Hr-Ft² °F.

The "U" values are for floors of heated spaces over unheated areas, such as sub-basements (pipe basements), garages, crawl spaces, etc. The requirements of insulation for the slabs-on-grade for the heated spaces are shown under perimeter insulation.

Table below lists Recommended Overall "Uo" Factors for New Construction –

Degree Days	Uo(Overall)
3000 & Below	0.36
3001 to 5000	0.31
5001 & Above	0.28

$U_o = U_w \times A_w + U_g \times A_g + U_d \times A_d$
--

Ao
Uo=Overall Transmission Factor
Ao= Overall Gross Wall Area
Uw=Wall "U" factor
Aw=Wall Area
Ug=Glass "U" factor
Ag= Glass Area
Ud=Door "U" factor
Ad=Door Area

Perimeter Insulation – Recommended

Degree-Days	Insulation Thickness
3000 & Below	1 inch
3001 & Above	2 inch
The insulation shall have "R" value (same units 1/"U") of 5.0	

Existing Construction: The designer shall examine the existing building envelope and recommend the ways and means to improve its thermal efficiency. It is recognized that retrofitting the existing walls with new insulation is expensive; however, it should be evaluated if economically and technically feasible. The existing single pane windows shall, however, be replaced by insulating double pane windows ("U" Factor 0.5 & Shading Coefficient 0.5) as a part of the major renovation effort involving heating, mechanical cooling, and winter humidification.

6.5.1.3 DESIGN FEATURES:

The following features shall be incorporated in the design:

Air conditioning systems shall be designed to operate below 48 degrees F outdoor temperature without refrigeration, unless such refrigeration is used effectively as a heat pump with overall energy savings.

Heat Recovery Devices: For all locations where the outdoor winter design temperatures are below 30 degrees F and the winter degree days are in excess of 3000, heat recovery devices, comprising of either air to air plate heat exchangers or glycol run around loop heat recovery coils, shall be installed in all 100 percent outdoor air systems with capacities in excess of 3000 CFM. The exhaust air systems, from which the heat is to be extracted, shall also have capacity in excess of 3000 CFM per exhaust fan, and shall be of continuously operating type. Controls for heat recovery system shall be designed to avoid defeating any "free cooling" (economizer cycle) operation. Controls shall also be designed to avoid overheating the outdoor air during mild or warm weather and prevent icing of the exhaust air coil below 32 Degrees F ambient air temperatures.

Do not provide heat recovery systems in the following special exhausts:

- Perimeter Heating
- Energy Efficient Motors
- All Fume Hood Exhaust
- Isolation Room Exhaust
- Wet Exhaust from Cart Washers
- ETO - Ethylene Oxide Sterilizers Exhaust

6.5.1.4 ESTIMATED ENERGY CONSUMPTION:

With the final design submission of construction documents phase, the Lessor shall estimate the energy consumption of the proposed new building(s) and provide a value in British Thermal Units (BTUs) per gross square foot (GSF) per year for each building.

The building(s) operation shall be simulated based on actual mechanical/electrical systems design.

6.5.1.5 CLIMATIC CRITERIA:

The capacity calculations for the HVAC systems shall be based on the outdoor design conditions listed in latest ASHRAE Fundamentals Handbook. Use the following columns:

Summer: 0.4 percent design dry bulb and wet bulb

Winter: 99.6 percent design dry bulb

Wet bulb design temperature for cooling tower: 0.4 percent

Size pre-heat coils based on Annual Extreme Daily-Mean dry bulb temperature listed in Min. Column.

Provide emergency heat based on 99.6 percent design dry bulb temperature

6.5.1.6 INDOOR DESIGN CONDITIONS:

The following table lists summer and winter indoor dry bulb and relative humidity design conditions

Areas	Summer DB (F)	Summer Relative Humidity (%)	Winter DB (F)	Winter Relative Humidity (%)
Bathrooms & Toilet Rooms	78	--	72	--
Electrical Equipment Rooms	Ventilation Only	50	--	--
Elevator Machine Rooms-Hydraulic	94	--	50	--
Emergency Generators	110	--	40	--
Examination Rooms	75	50	78	30
Mechanical Equipment Rooms (MERs)	Ventilation Only	--	50	--
Offices, Conference rooms	78	50	72	30
Smoking Area	78	50	72	30
SPECIAL PROCEDURE ROOMS*		--	--	--
Telephone Equipment Rooms	65-75	40-60	65-75	40-60
Transformer Rooms	104	(Maximum)	--	--
Treatment Rooms	75	50	78	30

These are design conditions and not operating limits. All thermostats shall be adjustable between 60 to 85 degrees F.

The summer indoor design relative humidity shown in the Table above need not be maintained by any humidity control either at the air terminal units or at the air-handling units. These values merely represent the design reference points and, in actual practice, would vary due to the predetermined air quantities and fluctuations in the internal heat loads. However, the winter indoor design relative humidity shall be maintained by humidity control either at the air terminal units, or at the air-handling unit or both.

Provide capability to maintain 85 degrees F in Dialysis and Chemotherapy rooms all year-round. All other areas not specifically mentioned above but scheduled to be mechanically cooled and heated, shall have the summer indoor design conditions of 78 degrees F Db and 50 percent RH and winter indoor design conditions of 72 degrees F Db and 30 percent RH.

Depending upon the weather conditions, winter humidification may be deleted from review and approval by VA.

Small storage rooms, with areas less than 60 Sq Ft also need not be heated, cooled or ventilated. Bathrooms and toilets do not require individual room temperature control in cooling mode. However, a terminal heating device and the temperature control are required for exterior bathrooms/toilets.

Small electrical closets and telecommunications closets without the heat producing equipment, such as, transformers and electronic panels with data processing boards need not be heated, cooled or ventilated.

If elevator machine rooms require lower indoor temperatures for proper functioning of the electronic equipment, mechanical cooling shall be investigated and provided, in accordance with the elevator manufacturer's recommendations.

6.5.1.7 SUPPLY AIR REQUIREMENTS:

The supply air volume shall be established to meet the cooling load requirements of the occupied space adjusted for special exhaust airflow requirements, outdoor air requirements, and space pressurization relationships.

The following table shall be used for minimum air changes/hour for the spaces or functions noted in the Table below. Air quantities could be more due to cooling loads or exhaust requirements of equipment o

Area	Minimum Design Supply Air Changes/HR	Constant Volume (CV) or Variable Air Volume (VAV)
Corridors	4	VAV
Examination rooms	6	VAV
Special Procedure Rooms		

Area	Minimum Design Supply Air Changes/HR	Constant Volume (CV) or Variable Air Volume (VAV)
Smoking Area	12 Occupied/6 Unoccupied	CV w/2 settings
Soiled Decontamination Area	10	CV
Clean Preparation Area	10	CV
Lockers, toilets, and showers	10	CV
Equipment Storage and Testing Room	4	CV
General Storage Room	4	CV
Storage Areas	4	CV
Treatment Room	6	VAV
Waiting Room	6	CV

The minimum supply air quantities for VAV systems shall not be less than the exhaust air requirements, if any.

The supply air quantity for the corridors could be greater than four air changes per hour if this air is to be used as make-up air for exhaust needs of the adjoining areas, such as Toilets, Janitor Closets, Soiled Utilities Rooms, Locker Rooms, etc.

6.5.1.8 OUTSIDE AIR REQUIREMENT:

100% outside air shall be supplied to the following areas/departments:

Surgery Suites (including supply, processing and distribution)

Laboratories

For other areas where the outdoor air requirement is less than 100% of the supply air, the minimum outside air shall be as per latest ASH RAE Standard 62, but not less than 15% of the supply air.

When an all air system is used, the outdoor air is mixed with the return air at the unit, and since the distribution of the supply air is done based on the cooling load requirements, the spaces with greater cooling requirements will, receive more outdoor air. It is, therefore, very important that the outdoor air is evenly distributed to all the spaces and remain constant under all operating conditions.

6.5.1.9 MINIMUM EXHAUST AIR REQUIREMENTS:

Minimum exhaust air quantities, along with room pressure, for various areas are listed in the Table below. Exhaust air for some areas is based on air changes/hour.

Areas	Room Pressure	Exhaust Air Air Changes/Hr
Admitting/Waiting Areas	Negative	SA+15% of SA
Ambulance Entrance	Negative	10
Bathing Facilities and Bathrooms	Negative	10
Examination Rooms		12
Janitor's Closet (HAC)	Negative	10
Smoking Area	Negative	12
Storage Rooms (Soiled/Dirty)	Negative	SA + 15% of SA
Toilets	Negative	10
Trash Collection Areas	Negative	10
Vestibules	Positive	SA - 15% of SA
Waiting Rooms	Negative	SA + 15% of SA

The supply air quantity for locker rooms shall be the larger of the two values calculated either to meet the cooling load requirements, or the exhaust air requirements, associated with their integral bathrooms and toilets.

In the absence of any specified supply air change/hour, the exhaust air shall be calculated from the following considerations, and the maximum value, thus, derived, shall be used:

In the absence of any specified supply air change/hour, the exhaust air shall be calculated from the following considerations, and the maximum value, thus, derived, shall be used:

- Space Heat Gain
- 15% of the supply air
- Equipment Exhaust Requirements Applicable Codes

Individual toilets and HACs do not require ducted supply air. Use air transferred from the occupied spaces via door grilles and/or undercuts, to exhaust these areas. Do not transfer more than 150 CFM of air per door undercut.

Public toilets do require ducted supply air up to 8.5 air changes per hour maximum. The balance air should be drawn from the corridors to maintain negative pressure and to ensure exhaust of 10 air changes per hour.

6.5.1.10 NOISE CRITERIA:

Noise levels shall be as follows:

Area	Maximum NC
Examination Room,	35

Endoscopy and Bronchoscopy	
Conference	35
Offices, Small Private	40
Offices, Large Open	35
Lobbies, Waiting Areas	35
Treatment	40
Corridors, Nurse Stations	40
Bathrooms, Toilets	40
All Other Occupied Areas	35-40

Sound level of operating equipment, such as fans, chillers. Cooling towers, etc., must be considered in the design of HVAC systems. Use sound attenuators, if required. No sound lining shall be provided in the ductwork. Provide only factory fabricated sound attenuators for noise control.

Cooling Towers –

Select and locate cooling towers to avoid problems with aesthetics, noise, vibrations, air recirculation or drift.

The cooling tower must be placed in a location than cannot be directly viewed from the street or main entrance, preferably near the loading dock. Consider provisions for security. The Lessor shall provide a noise analysis of the proposed cooling tower relative to adjacent occupancies. If the cooling tower fails to meet the noise levels of 60 dba at 50 feet distance, the following options shall be evaluated:

- Select a different type of cooling tower
- Select a different location for the cooling tower
- Use acoustical treatments until the 60 dba noise requirement is met.

6.5.1.11 VIBRATION CRITERIA:

Equipment vibration provisions shall comply with the latest ASHRAE Handbook Applications.

6.5.2 HVAC EQUIPMENT SIZING CRITERIA:

6.5.2.1 AIR HANDLING EQUIPMENT:

To compensate for the duct air leakage and any future space internal heat gain, the equipment must be sized in accordance with the following guidelines:

Load Calculations: Heat gain calculations must be done in accordance with the procedure outlined in the latest ASHRAE Handbook of Fundamentals. Calculations performed either manually or with computer software shall not include any built-in safety factors.

The calculated supply air shall be the sum of all individual peak room air quantities without any diversity, even for the variable air volume systems.

Safety Margin: A safety factor of 5% shall be applied to the calculated room air quantity to allow for any future increase in the room internal load.

6.5.2.2 DUCT AIR LEAKAGE:

The leakage of the air through the supply air distribution ductwork shall be computed based on the method described in the SMACNA Air Duct Leakage Test Manual. The maximum leakage amount shall not exceed 4% of the adjusted supply air volume at 2 inches water gage pressure.

6.5.2.3 REFRIGERATION EQUIPMENT SIZING:

The capacity of the refrigeration system including accessories shall be based on the sum of the total cooling requirements of all connected air-handling units. No additional safety factors should be required.

6.5.2.4 PIPE SIZING CRITERIA:

Pipe sizing shall be based on "Cameron Hydraulic Data" with C = 100 for open systems and C = 150 for closed systems. For closed systems, the limited maximum pressure drop shall be 4.0 feet of water per 100 equivalent feet of piping. Additionally, the pipe velocity is limited to 4.0 feet per second in occupied areas and 8.0 feet per second in piping over 1-1/4 inches in diameter. For open systems, the maximum pressure drop is limited to 4.0 feet of water per 100 feet of installed pipe. The maximum velocity for an open system is 10 feet per second.

6.5.2.5 DUCT SIZING CRITERIA:

Duct systems shall be designed in accordance with the general rules outlined in the latest ASHRAE Guide and Data Books, SMACNA Manuals and Design Guide Section of the Associated Air Balance Council Manual.

Supply duct system, with total external static pressure 2 inches and larger, shall be designed for a maximum duct velocity of 2,500 fpm for duct mains and a maximum static pressure of 0.25 inch of water gage per 100 ft. Static pressure loss and regain shall be considered in calculating the duct sizes. Size supply branch ducts for a maximum duct velocity of 1,500 fpm.

All other duct systems such as return and exhaust, including branch ducts, shall be designed for a maximum velocity of 1,500 fpm for the duct mains and a maximum static pressure of 0.10 inch of water gage per 100 ft, with the minimum duct area of 48 square inches (that is 8 inches x 6 inches size).

Flexible duct connections at air terminal units, if used, shall be in accordance with VA Standard Detail 15840-30.

6.5.3 TEMPERATURE CONTROL CRITERIA:

Except for small HVAC systems or factory-packaged systems, the automatic control systems shall be Direct Digital Controls (DDC) type with pneumatic, electric or electronic operators. Final selection of the type of controls shall be confirmed with VA before proceeding with complete design of automatic temperature control system.

The Lessor shall provide complete flow and control diagrams for air, water, glycol, and steam systems and the sequence of operation for all HVAC systems and sub-systems. The diagrams shall show complete operating description including starting, interlocks, part load operation, smoke control features, volumetric controls, alarms, and emergency or power failure associated with operation of HVAC systems.

Temperature and humidity controls may be electronic, electric (small jobs only), or pneumatic, except that pneumatic or electronic control shall be required for the operating suites. Each humidistat for an operating room shall directly control a terminal humidifier through high limit controller.

Air compressors for pneumatic control systems shall be arranged to operate automatically with emergency generator power in the event of utility power failure. Sizing of the air compressor is the responsibility of the control system manufacturer based on a 1/3 on 2/3 off run time basis as outlined in the specification.

Control wiring and tubing shall be concealed. Use of wire mold will not be acceptable. Mount room thermostats at 5 feet above the finished floor.

6.5.3.1 ROOM TEMPERATURE CONTROL:

All perimeter rooms shall have individual temperature control. As many as four small interior rooms of similar function and load may be grouped into one zone. Laboratories and other spaces, in which the supply air volume is based on special air requirements, shall also have individual temperature control.

6.5.3.2 ENGINEERING CONTROL CENTER (ECC): Not Applicable ...

6.5.4 SMOKE AND FIRE CONTROL:

The HVAC systems shall be designed to meet the requirements of the National Fire Protection Association codes, NFPA 45, 72, 90A, 99, and 101, and the additional provisions outlined in this section. The Lessor shall comply with local building codes that contain provisions in excess of these requirements. The subdivision of the building spaces into smoke zones shall conform to NFPA 101.

6.5.5 HVAC SYSTEMS SELECTION REQUIREMENTS:

6.5.5.1 ALL AIR SYSTEMS:

Use only all air VAV systems except for spaces requiring constant air changes/hour, and/or critical pressure differentials with respect to the adjoining spaces. Use constant volume system for such spaces.

6.5.5.2 REFRIGERATION SYSTEMS – CHILLED WATER AND DIRECT-EXPANSION (DX) SYSTEMS

- Provide ARI certified, air-cooled or water-cooled refrigeration units.
- Use EPA approved refrigerants (HFC-134a, HFC-410a, or HCFC-123).
- Use of HCFC-22 refrigerant is not permitted.

Provide multiple units (minimum two) to ensure flexibility and efficient part load operation. Use of reciprocating compressors is NOT permitted. Equipment efficiencies shall be in compliance with the DOE, FEMP program.

6.5.5.3 RETURN AIR FANS: All air-handling units using return air shall be furnished with return air fans for economizer cycle capability, pressure relationship and facilitate positive control of air balance.

6.5.5.4 DUCTED RETURN/EXHAUST REQUIREMENTS:

Return and exhaust air shall be ducted for all spaces, i.e., air shall not be taken through ceiling plenums, mechanical equipment rooms, corridors or furred spaces. Circulation of air directly between functional areas is not permitted, except for toilet rooms and janitor closets. The exhaust air to the toilet should be transferred via door undercuts or louvers. Transfer grilles are not permitted between corridor and occupied spaces.

6.5.5.5 EXCEPTIONS/MODIFICATIONS TO DEDICATED AIR HANDLING UNITS:

The areas and functions listed below may (or may not) have dedicated air-handling units. Depending upon their architectural layouts and similarity of the HVAC requirements, these areas can be grouped together to be served by a common air-handling unit.

- Ambulatory Care and Outpatient Examination/Treatment Rooms.
- Clinics and other special areas, such as:
 - Not Applicable
- Administration, Offices, and assorted areas, such as:
 - Vending Areas

6.5.5.6 AIR HANDLING UNITS:

Provide draw-through type air-handling units. All air-handling units comprised of coils, fans, filters, etc. shall be of double wall construction. These units shall be factory-fabricated. Air-handling units and similar equipment shall be housed in a mechanical equipment room or in a mechanical penthouse building.

Penthouse type of fully weatherized rooftop units constructed in standard section of modules would be acceptable in lieu of mechanical equipment rooms or mechanical penthouse.

6.5.5.7 AIR FILTERS:

Filter Efficiencies shall comply with test method specified by ASHRAE 52.1 and MERV values based on ASHRAE 52.2.

Filter Efficiencies (percent) for all Air systems

Area Served	Pre	Filters	After	Filters
	Efficiency	MERV	Efficiency	MERV
Administrative areas, conference rooms and lobbies	15	4	60	11
Patient care (i.e.: examination and treatment areas)	30	7	85	13

6.6.6.8 VARIABLE AIR VOLUME (VAV) SYSTEM:

In areas where little reheat is required, provide reheat coils controlled by silicone controlled rectifiers (SCR). In other areas where gas is available, reheat shall be by hot water terminal reheat. VAV systems shall be single duct with hot water terminal reheat. The terminal units shall be pressure-independent with factory set, but field adjustable, maximum and minimum air volumes settings.

6.5.5.9 VENTILATING SYSTEMS:

Provide ventilation in the following areas where mechanical cooling may not be required but heating may be.

OCCUPIED AREAS –

- Storage Facilities
- Warehouses

UNOCCUPIED AREAS (WITHOUT HEAT PRODUCING EQUIPMENT) –

- Electrical Equipment Rooms
- Mechanical Equipment Rooms
- Telecommunications Closets

6.5.6 EXHAUST SYSTEMS:

6.5.6.1 GENERAL EXHAUST SYSTEMS:

The exhaust systems shall be conventional, low pressure, low velocity type serving toilets, day rooms, janitor closets, canopy type (A, B, and C) hoods, soiled utility rooms, dark rooms, trash rooms, etc. The exhaust systems shall also include areas with 100 percent exhaust of the supply air, such as surgical suites, SPD, and laboratories (less special fume hoods).

In general, each supply air system shall have a corresponding general exhaust system to comply with outdoor air requirements. The exhaust system may or may not be interlocked with supply air system. It shall shut down when supply air system shuts down during unoccupied hours to conserve energy, except exhaust fans shall continue to run when smoke is detected in the areas served by these fans.

6.6 PLUMBING:

6.6.1 WATER DISTRIBUTION SYSTEMS:

Size the piping for the hot and cold water systems not to exceed the maximum velocity allowed by the National Standard Plumbing Code. Provide necessary water hammer arrestors in accordance with ASSE 1010 for sealed wall installations without an access panel. Size and locate arrestors per Plumbing Drainage Institute (PDI) requirements.

Provide wall hydrants a maximum of 200 feet apart, at loading docks and at building entrances, with a minimum of one wall hydrant on each exterior wall.

Maintain a minimum pressure of 35 psi at the plumbing fixtures on top floor.

Provide solenoid valve on cold water supply to the dental utility junction centers with control switch located in the reception area.

Legionella Mitigation

There are currently no EPA enforceable regulations governing the levels of *Legionella* bacteria in potable water systems; however, EPA has issued a Maximum Contaminant Level Goal (MCLG) of 0 ppm [mg/L]. Municipal water supplies and wells can carry *Legionella*, so it is a given that the bacteria will be introduced into the facility potable water system at some time. The challenge is to limit the amplification of the bacteria to less than lethal levels.

Legionella bacterial amplification occurs when bio-films exist in water storage tanks and deadend piping legs which allow for growth sites, and when temperature and pH levels are optimum for growth. Infection can occur when patients inhale atomized droplets while showering, drinking or receiving respiratory treatment.

(1) Piping Design

Provide means to easily remove and disinfect all outlet devices such as showerheads and faucets, etc. Utilize self-draining showerheads.

Provide a ¾" ball valve at the end of each piping section as a means to drain heated (above 140 °F [60 °C]) flushing hot water that will be used for initial and supplemental disinfection.

Ball valve shall be within 50 feet [15.24 meters] of a floor sink, floor drain, sink, or lavatory. Mix hot/cold water as near the showerhead as possible.

Eliminate all dead legs in the piping system.

Design domestic water piping system to facilitate future installation of a copper-silver ion generator system.

(2) Disinfection Methods

Subsequent to piping disinfection required per IPC, and as part of the commissioning process, disinfect the potable water systems against *Legionella* by one of the following methods:

Thermal Eradication: Flush 145°F water through all outlets for a period of at least 30 minutes.

Chlorine: Flush free chlorine at a level of 2 parts per million (PPM) or greater for a period of at least 2 hours.

Further information can be found in ASHRAE paper CH-03-3-2.

6.6.2 DOMESTIC HOT WATER SYSTEMS:

Entire Building: Provide gas or electric storage type water heaters with the capacity of generating the flow demand at 140 degrees F with each heater sized to supply 75% of demand. However, the heater discharge temperature shall be set at 130 degrees F. Provide a water temperature alarm system on heater discharge, or where water enters the piping system. Temperature limit stop of type T/P combination temperature and pressure balancing valves shall be set at 105 degrees F at showerhead. Use recirculating system.

Hydrotherapy Equipment: Provide simplex shell and steam coil booster heater to generate 140 degrees F at point of use.

Size the hot water supply and return lines by the heat loss method as outlined in the ASHRAE GUIDE AND DATA BOOK, not to exceed 10 degrees F heat loss. Dead ends shall be limited to 20 feet.

Provide combination shut-off and balancing valves in the hot water return circulating lines.

6.6.3 DRINKING WATER EQUIPMENT:

Provide wall hung, self-contained, electric, wheelchair accessible, water coolers. Provide hi-low units in areas where only one unit is provided.

6.6.4 SANITARY AND STORM DRAINAGE SYSTEM:

Design sanitary waste and vent systems in accordance with Plumbing Code. Design storm drainage from roofs based on local storm duration in accordance with the Plumbing Code. Provide an adequate number of sanitary and storm connections from the building.

Kitchen waste shall be provided with a grease removal system.

Provide chemical-resistant pipe for all waste and vent piping serving laboratory fixtures and photographic developing equipment. Chemical drainage shall pass through an acid neutralizing tank before connecting to the building sanitary drainage system. Install chemical-resistant vent pipe independently through the roof.

6.6.5 PLUMBING FIXTURE SCHEDULES:

Water supply fixture units and minimum fixture outlet pipe sizes shall be per UPC Table 6.4, latest edition. Drainage fixture unit values, minimum size trap and trap arm shall be derived by referring to UPC Table 7.3 for Drainage Fixture Unit.

6.6.6 FLOOR DRAIN SCHEDULE:

Floor drains shall be located per the following Table:

LOCATION	TYPE	SIZE (in)	SEWER	REMARKS
Dietetic Areas:				
Vending Machines	S	3	S	
Clinic Areas:				
Building Management/Storage	D	3	S	
Trash Collection Room	D	3	S	
Mechanical Equipment Areas:				
Compressor Room	B	3	S	Modify with Funnel
Fan Room	B	3	S/ST	With ½ grate

LOCATION	TYPE	SIZE (in)	SEWER	REMARKS
Machine Room	B	3	S/ST	
Mechanical Equipment Room	B	4	S	With ½ grate when adjacent to equipment
Water Softener	R	4	S	
Miscellaneous Areas:				
Finished Walk Areaway	B	4	ST	
Window Well Areaway	B	3	ST	

Legend for Floor Drain Table:

S = Sanitary Sewer CI = Cast Iron

ST = Storm Sewer NB = Nickel Bronze

Types:

M-NB Funnel Strainer

B-CI W/NB Grate N-NB Extended Rim

C-Finished Areas O-12" Square

D-Latex Mastic Floors/Thin Set Tile P-1 2" Square w/Grate

E-12" CI W/Sediment Bucket R-8" Square

F-Seamless Vinyl Floors S-1 2" Square w/Grate

G-Porcelain Enamel Interior w/NB T-CRP w/Funnel

Frame and Grate V-CI w/Funnel

L-Flushing Rim X-CRP

H-12" x 6" deep CI Y-9" CI W/Sediment Bucket

NOTES:

1. Floor drains for general floor drainage are located by architectural drawings. Use Type "C" in finished areas.
2. Connect cooling tower drain, overflow and blowdown to sanitary sewer.
3. Provide hub at floor level for ethylene oxide sterilizer fitting. Caulk fitting tight in hub.
4. Provide trap primer for all drains not receiving a direct discharge.

6.6.7 BASE AND VIBRATION ISOLATORS:

Provide equipment base and vibration isolators based on the latest ASHRAE Handbook HVAC Applications.

6.7 ELECTRICAL: The Lessor shall provide all the necessary electrical facilities for the project. The work will include, but is not limited to, new electric utility source connections, secondary power distribution, essential electrical systems, lighting systems, receptacles and power connections for all equipment, telephone, data, nurse call, fire alarm, other required signal systems, and lightning protection.

The Lessor shall be responsible for meeting the applicable requirements of applicable codes and standards. All codes, regulations and standards used as a basis of design shall be the latest editions, including amendments. This SFO contains some, but not all, of the criteria pertinent to the design of electrical systems for VA Outpatient Clinics. Unless otherwise indicated, the standards and codes of the following organizations shall be followed:

National Fire Protection Association (NFPA). Particular attention to NFPA 20, 70, 70B, 72, 99, 101 and 110.

Underwriters' Laboratories, Inc. (UL).

American National Standards Institute (ANSI).

American Society for Testing Materials (ASTM).

Institute of Electrical and Electronic Engineers (IEEE).

National Electrical Manufacturers Association (NEMA).

Illuminating Engineering Society of North America (IESNA).

Joint Commission on Accreditation of Healthcare Organizations (JCAHO), Manual of Hospital Accreditation Environment of Care Guidelines and Standards

Telecommunications Industry Association and Electronic Alliance Standards Association (EIA/TIA)

568 and/or 569A, Communications Cabling Circuits and Equipment

Society of Cable Telecommunications Engineers (SCTE), Installer Certification Manual for Television (TV) Coaxial Cable Installations

National Cable TV Association (NCTA), Recommended Practices for Measurements on Cable TV Systems

The building shall be inspected for compliance with the NEC and local codes by the local authority having jurisdiction. A certificate of compliance shall be furnished to VA.

All electrical equipment shall be U.L. approved.

All wiring shall be copper, minimum conductor size #12 AWG except that fire alarm and control systems may use #14 AWG. Install all wiring for all building electrical and signal systems in conduit/raceway systems.

The rules and regulations of the local electric company shall be followed where applicable. The designer shall investigate potential rebates, etc., offered by the local electric company for the use of energy saving devices.

6.7.1 CALCULATIONS:

The Engineer shall submit the following calculations to VA: short circuit calculations, load calculations, generator-set sizing calculations, voltage drop calculations, zonal cavity lighting calculations and seismic bracing calculations.

VA reserves the right to request additional calculations to suit the project.

6.7.2 ELECTRICAL DISTRIBUTION EQUIPMENT:

Provide electrical distribution equipment sized to accommodate the NEC calculated load. The service entrance bus and main device shall be sized to accommodate 25% future load, and shall contain associated fully bussed overcurrent device mounting space.

6.7.2.1 ELECTRICAL ROOMS:

6.7.2.1.1 Definition:

An electrical room is an area located within a building or structure that contains secondary distribution equipment with related panel boards or any combination of these. (See also VA PG-18-3, Topic 8, "ELECTRICAL AND TELECOMMUNICATIONS CLOSETS AND COMPUTER ROOMS.")

6.7.2.1.2 Construction:

Any pipe or duct system foreign to the electrical installation shall not enter or pass through an Electrical Room. The Engineer shall ensure that foreign piping such as water pipes, steam pipes, medical gas pipes, soil pipes, sanitary drains, storm drains, A/C ducts and other unrelated systems are not installed in or pass through the Electrical Room. Sprinkler piping serving only the Electrical Room shall not be considered foreign to the electrical installation; however, it shall not pass thru the room and serve other areas.

Electrical Rooms shall not be located beneath laboratories, toilets, showers, or other areas where water service is provided.

6.7.2.1.3 Transformer and Switchboard:

The utility transformer shall be located outdoors, as close as possible to the electrical room containing the service entrance switchboard.

The service entrance switchboard, and other associated electrical equipment, shall be located in a main electrical room.

6.7.2.2 BRANCH CIRCUIT DISTRIBUTION AND WIRING DEVICES:

Receptacle Types: Shall generally be NEMA 5-20 polarized type that accepts attachment plugs having separate grounding prongs. Safety receptacles, isolated ground receptacles, weatherproof receptacles,

ground fault interrupter receptacles or other special purpose receptacles shall be provided as required. All receptacles shall be Underwriters Laboratories listed "Hospital Grade" where available in the size, type and configuration required.

6.7.2.2.1 Receptacle Locations (General):

Duplex floor or wall electrical receptacles shall be provided in a ratio of one (1) for every 50 occupiable square feet of space or one (1) per wall, whichever is greater. Duplex floor receptacles in rooms over 400 sq. ft. shall be provided based on one (1) per twelve (12) linear feet of wall surface. Dedicated duplex or special receptacles are to be provided for selected pieces of equipment such as refrigerators. Workstations with personal computers are to be provided with quadruplex receptacles for the personal computer (PC), monitor and printer. Where laser printers are to be used, provide a separate receptacle on a separate circuit for these units. Duplex receptacles shall be provided in toilets, corridors, and dispensing areas for maintenance purposes. Receptacles are to be circuited separately from the lighting. Receptacles shall be circuited based upon the load on expected equipment items, in addition to the NEC requirements for the maximum quantity of receptacles on a single circuit. In no case shall more than nine (9) receptacles be connected to a single circuit. Receptacle circuits serving medical or computer equipment shall contain dedicated neutral conductors. General-use receptacle circuits may share a neutral between no more than three (3) circuits.

6.7.2.2.2 Circuits:

Branch circuits serving a given patient bed location shall be fed from not more than one normal branch circuit distribution panel. When required, branch circuits serving a given patient bed location shall be permitted to be fed from more than one emergency branch circuit distribution panel.

6.7.2.2.3 Patient Care Areas:

The number of receptacles shall be determined by the intended use of the patient care area. There shall be sufficient receptacles located to avoid the need for extension cords or multiple outlet adapters.

6.7.2.2.4 Exterior Receptacles:

Provide exterior weatherproof GFI receptacles at appropriate locations such as follows:

Major entrances to buildings.

Major mechanical and service equipment enclosures.

The length measured by a 50 foot extension cord shall be used to determine the number of receptacles required.

6.7.2.2.5 Waiting, Lounge, and Lobby Areas: Provide safety type receptacles, minimum one every eight (8) linear feet.

6.7.2.2.6 Illuminated Emergency Receptacles:

Emergency electrical receptacles shall be of the self-illuminated type when located in rooms where none of the general lighting fixtures are on emergency power.

6.7.2.2.7 Corridors:

Provide receptacles on a dedicated circuit for cleaning machines. The receptacles shall be no more than 75 feet apart.

6.7.2.2.8 Offices and Administrative Areas:

Provide receptacles with spacing not to exceed 10 linear feet as measured around the floor line, excluding doorways. All linear wall space 5 feet and longer shall have at least one receptacle. A 120 volt quadruple receptacle or two receptacles shall be provided for each secretarial and clerical desk.

6.7.2.2.9 TV Power Receptacles:

Provide a receptacle in conjunction with each TV receiver receptacle.

6.7.2.2.10 Electrical Closets:

Provide a receptacle with its centerline located 40 inches above the finished floor adjacent to the room door.

6.7.2.2.11 Telecommunication Closets:

Provide a quadruple receptacle with its centerline located 18 inches above the finished floor at the center of rear wall below plywood backboard. Provide a quadruple receptacle with its centerline located 40 inches above the floor near a wall corner.

6.7.2.2.12 Ground Fault Interrupter Receptacles:

Ground fault interrupter type receptacles shall be installed where required by NFPA 70 (National Electrical Code). Also, provide GFI receptacles at all lavatory-mirror locations in patient bedrooms and toilets and for all receptacles within 3 feet of a sink or lavatory. Provide GFI receptacles for all exterior locations.

6.7.2.2.13 Emergency Power Receptacles:

The bodies of all receptacles connected to an emergency circuit shall be red in color. Wall plates for these receptacles shall also be red with the word "emergency" engraved in 1/4-inch white letters on the plate.

6.7.2.2.14 Kitchens:

Provide a separate locking type attachment plug and receptacle for each piece of equipment.

6.7.3 GROUNDING:

Grounding: Provide an equipment-grounding conductor with each circuit.

6.7.4 ESSENTIAL ELECTRICAL SYSTEM:

Type 3 system is required as a minimum for all clinics, but additional requirements of this solicitation may expand the scope and size of the emergency electrical system in addition to the Type 3 requirements. The Essential Electrical System shall comply with the Type 3 system as defined in NFPA 99.

6.7.5 LIGHTING:

This article covers the lighting requirements for VA facilities. Use IESNA Handbook 9th Edition standards for lighting situations that are not covered by this article. Whenever deviations from VA's Standards and/or Design Guides occur, the Engineer shall make recommendations applicable to that specific project. Request approval from VA for the implementation of any new or improved lighting products and/or systems that are energy efficient or result in cost savings.

Interior illumination levels shall be designed based on the Table 6.7.5 below.

Design illumination level table 6.7.5 Area Description	Lighting level (FC)*
Ambulatory Care	
Examination/Treatment	50-100 b,c
General	30
Multipurpose Examination	50-100 b,c
Bathroom	30 e
Canteen	
Vending Machine Area	20

Design illumination level table 6.7.5 Area Description	Lighting level (FC)*
Clean Linen	10
Clean Utility/Supplies	20

Closets	
Electrical	10
General	10
Housekeeping Aids	10
Linen	10
Signal	10
Telephone	10
Conference Room	70 g.c.
Consultation	50 g.c.
Corridors	50

Design illumination level table 6.7.5 Area Description	Lighting level (FC)*
Dressing/Toilet	30 e
Elevators	20
Emergency Generator	30
Entrance (Exterior)	5
Equipment Storage	20
Examination and Treatment	50-100 b,c,k
Examination/Consultation	50-100 b,c
Exits (at floor level)	5

Design illumination level table 6.7.5 Area Description	Lighting level (FC)*
Information Counter	50
Interview/Consultation	3
Interview/Examination	70
Loading Dock	20
Lobby/foyer	Day 50 I/Night 20 I
Offices: General	70
Parking Garage	
Entrance/Day	Night 50 I/Day 10 I
General Parking and Pedestrian Areas	5
Traffic Lanes	10

Design illumination level table 6.7.5 Area Description	Lighting level (FC)*
Reception/Waiting	30
Specimen toilet	30 e
Soiled Utility/SPD Cart	10
Stairways	20
Storerooms	
Fine	50
Medium	20
Bulky	10
Telephone Equipment	20
Telephone Switchboard	50

Notes for table 6.7.5

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- a. Fluorescent lamps shall be of the color-improved type, and shall essentially match the color temperature of the surgical light(s).
- b. Vary illumination levels by conventional on off switches.
- c. Fluorescent lamps shall be of the deluxe color improved type.
- d. Control bed lighting individually.
- e. Footcandle value is for general illumination. Provide supplemental lighting for mirrors and close inspections.
- f. Light dimming shall be in accordance with specific project requirements.
- g. Vary illumination levels by dimmer control devices.
- h. Lux (footcandle) value is for general illumination. Provide additional localized lighting as required. Provide illumination by fluorescent lamps producing light between Commission Internationale de L'Eclairage chromatic indexes 90 and 100. Base design on the lower lumen ratings of these lamps.
- i. Provide indirect illumination.
- j. See exceptions under specific clinics.
- k. Control day and night illumination levels by conventional on-off switches.

6.7.5.1 LIGHT SOURCES:**6.7.5.2 LED LIGHT FIXTURES****A. General:**

1. LED light fixtures shall be in accordance with IES, NFPA, UL, as shown on the drawings, and as specified.
2. LED light fixtures shall be Reduction of Hazardous Substances (RoHS)-compliant.
3. LED drivers shall include the following features unless otherwise indicated:
 - a. Minimum efficiency: 85% at full load.
 - b. Minimum Operating Ambient Temperature: -20° C. (-4° F.)
 - c. Input Voltage: 120 - 277V (±10%) at 60 Hz.
 - d. Integral short circuit, open circuit, and overload protection.
 - e. Power Factor: ≥ 0.95.
 - f. Total Harmonic Distortion: ≤ 20%.
 - g. Comply with FCC 47 CFR Part 15.
4. LED modules shall include the following features unless otherwise indicated:
 - a. Comply with IES LM-79 and LM-80 requirements.
 - b. Minimum CRI 80 and color temperature 3000° K unless otherwise specified in

LIGHTING FIXTURE SCHEDULE.

- c. Minimum Rated Life: 50,000 hours per IES L70.
 - d. Light output lumens as indicated in the LIGHTING FIXTURE SCHEDULE.
- B. LED Downlights:
- 1. Housing, LED driver, and LED module shall be products of the same manufacturer.
- C. LED Troffers:
- 1. LED drivers, modules, and reflector shall be accessible, serviceable, and replaceable from below the ceiling.
 - 2. Housing, LED driver, and LED module shall be products of the same manufacturer.

In other areas where special lighting may be required, follow the latest illumination levels list.

Ballasts: Electronic high-frequency type ballasts shall be used for all fluorescent lighting in all areas except Animal Research Spaces, Libraries (within a 20 ft. sphere from the book detectors) or any other areas as specifically directed. These spaces shall use electromagnetic core-and-coil type ballasts.

All fluorescent lamps shall meet TCLP requirements.**6.7.5.2 LIGHTING LAYOUTS:**

Use VA illumination levels as design values and not as minimums. Select the number of lamps and the fixture type according to the recommended finishes specified in each area to ensure the intended lighting levels indicated in Table 6.7.5.

In Offices, Examination Rooms and similar spaces with non-fixed task locations which require 60 foot-candles or greater, position ends of fluorescent fixtures (or rows) within 2-1/2 ft. of abutting walls. Select fixtures and lamp quantities to provide the required lighting level.

Eliminate lighting fixtures from established general lighting layouts designated as non-task areas such as aisle space or other traffic locations in front of doorways. Eliminate the fixture for rooms over 100 sq. ft. if a door swing arc intercepts a lighting fixture on the floor plans.

Instead of using the ceiling system, run continuous rows of three-lamp fluorescent fixtures centered over the front edge of wall-mounted benches and crosswise to double-sided benches in laboratories, pharmacies, shops and similar areas having work tables and benches. Eliminate or reduce the number of fixtures over open floor areas.

Provide fluorescent over mirror lights in all toilets by using two 32 W (watt) lamps. The fixture length does not need to be confined to the width of the mirror. Size the fixture to double as general illumination in the case of small toilets. If a bathtub or shower is included, install a ceiling light.

In storage, shelf or stack areas, mount fixtures in rows lengthwise over aisles between rows of shelves to make the most efficient use of the lighting. In areas over 400 sq. ft., consider running continuous fixture rows at 45 degrees to the general room dimensions, coordinating the layout with the ceiling system design. Special lighting treatment of decorative areas such as Lobbies, Waiting Rooms, Patios, etc., shall be limited to efficient light sources that can only be used on special occasions or double as general illumination. Decorative lighting of exterior areas is permitted only where it is incidental to a functional lighting system. Consider the use of compact fluorescent or HID lamps.

In public corridors, lobbies or entrances to the building, energy levels should not exceed 1 watt/sq ft.

6.7.5.3 CONTROL:

For fixtures with three, four or more lamps, switch the lamps symmetrically for two (or three) lighting levels. In large window areas, switch fixture (or fixture rows) nearest to the window separately.

Where two or three-room entrances are not immediately adjacent to each other, provide three or four-way switching of all room lights.

Utilize low-voltage switching in large areas with multiple entrances to allow extinguishing of all lights from any room exit.

Utilize low-voltage switching in large areas to control illumination separately at logical workstation locations, such as General Laboratories, Pharmacy areas, Shops, etc.

Install occupant sensor (ultrasonic/infrared) controls for room lights in Public Toilets, Conference Rooms, Examination Rooms (over 400 W (watts) of lighting) and similar spaces. Include a conventional wall switch at doors to provide override "OFF" and active "OFF-ON" functioning.

Control exterior lighting by photoelectric controls and overriding astronomical time switches. Provide circuiting for roadway and parking area luminaries in logical groups utilizing time switches to allow cycling off the lighting in unused areas during the night. Retain some security lighting.

In relatively large, infrequently used rooms such as mechanical rooms, where lights can be left on unnoticed, install a pilot light outside the area that indicates when the lights are on.

6.7.5.4 EXTERIOR LIGHT SOURCES:**6.7.5.5 EXTERIOR FIXTURE CONTROL:**

Use photoelectric sensors or astronomical time clocks as appropriate for each application. Maintenance or security lighting for cooling towers shall be locally switched as necessary.

6.7.5.6 LED EXIT LIGHT FIXTURES:

- A. Exit light fixtures shall meet applicable requirements of NFPA and UL.
- B. Housing and door shall be die-cast aluminum.
- C. For general purpose exit light fixtures, door frame shall be hinged, with latch. For vandal-resistant exit light fixtures, door frame shall be secured with tamper-resistant screws.
- D. Finish shall be satin or fine-grain brushed aluminum.
- E. There shall be no radioactive material used in the fixtures.
- F. Fixtures:
 - 1. Inscription panels shall be cast or stamped aluminum a minimum of 2.25 mm (0.090 inch) thick, stenciled with 150 mm (6 inch) high letters, baked with red color stable plastic or fiberglass. Lamps shall be luminous Light Emitting Diodes (LED) mounted in center of letters on red color stable plastic or fiberglass.
 - 2. Double-Faced Fixtures: Provide double-faced fixtures where required or as shown on drawings.

3. Directional Arrows: Provide directional arrows as part of the inscription panel where required or as shown on drawings. Directional arrows shall be the "chevron-type" of similar size and width as the letters and meet the requirements of NFPA 101.

G. Voltage: Multi-voltage (120 – 277V).

6.7.5.7.1 General:

All outdoor lighting shall comply with local outdoor lighting ordinances, if such exist.

Large parking lots shall be illuminated with pole-mounted fixtures. The maximum height of a pole shall be 40 feet.

A combination of wall-mounted (mounted on exterior building wall) and pole-mounted fixtures shall be used for illumination of small parking lots. Wall-mounted fixtures shall be of the wall-pack type with cut-off photometrics if required by local lighting ordinances. Maximum pole height shall be 30 feet.

The site lighting shall be completely coordinated. Lamp sources for general purpose, security and landscape lighting shall be identical.

6.7.5.7.2 Pole Protection:

Preferred pole locations are islands and landscaped areas beyond the reach of vehicle bumpers. When not practical, extend concrete base 30 inches above finished grade.

6.7.5.7.3 Lighting Controls:

Time clock/photocell combination with maintenance override.

6.7.5.7.4 Circuiting:

For large lots, alternate circuiting to poles.

6.7.5.7.5 Design Requirements

Minimize direct light onto windows.

Minimize illumination onto adjacent properties

Maintained illuminances: Basic

Minimum Horizontal Illuminance: 2 footcandles

Uniformity Ratio (Max/Min): 20:1

Minimum Vertical Illuminance: 1 footcandle

Enhanced Security:

Minimum Horizontal Illuminance: 5 footcandles

Uniformity Ratio (Max/Min): 15:1

Minimum Vertical Illuminance: 2.5 footcandles

Higher illuminances shall be provided at exits, entrances, gate accesses and main drives and cross aisles.

Comply with NFPA 101 requirements for providing emergency lighting to a public way.

6.7.6 SPECIAL REQUIRMENTS:

6.7.6.1 MASTER ANTENNA TELEVISION (MATV) SYSTEMS:

Master Antenna system shall be mounted on hinged poles (or equivalent) where subjected to salt-spray atmosphere. Provide system as specified in Schedule B.

6.7.7 TELEPHONE/DATA SYSTEMS:

6.7.7.1 SYSTEM TYPES:

The systems may include any one or combination of the following:

A complete system(s) – Telecommunications distribution cable plant that is compatible with and fully complements the Facility's existing Telecommunications Infrastructure Plant (TIP)

Telephone Private Branch Exchange (PBX – identified Critical Service Operation) switch and PA Systems (identified Public and Staff Safety and Emergency Operation)

Wire Shielded Twisted Pair (STP) or Unshielded Twisted Pair (UTP) and Cable (fiber-optic and/or coaxial) Distribution (inside and/or outside) System

Radio paging interface for all Call Code One (aka Blue) functions Data terminal, routing, modem and concentrating equipment

Automated call director for PBX function Dial dictation system for PBX function

6.7.7.2 CONDUITS AND BOXES:

All conduit runs shall contain no more than two 45-degree (or one 90-degree bend with access before and after bend) bends (no LB/condulets) between pull and junction boxes, manholes or telecommunications closets. Contact TCD-1 94D for technical approval for all conduit requirements.

Minimum radius of conduit bends shall be as follows:

Minimum Radius of Conduit Bends

Conduit Size inches	Conduit Bends Radius inches
¾ minimum	9
1	11
1 ¼	14
1 ½	17
2	21
2 ½	25
3	31
4	45

All conduit bends shall be made so the internal conduit diameter is not reduced.

Conduit originating from telecommunications closets and pull boxes or wire-ways shall be in accordance with the following criteria:

Conduit Sizing Criteria

Number of Outlets*	Conduit size inches
1,2	¾
3,4	1-1 ¼
5 and above	3

* Install conduit and outlet boxes for telecommunications outlets in solid or tiled walls, in freestanding counter tops, walls containing fire stops or insulation and for telecards and pay telephones.
 Open Wireways Or Cable Trays: Provide as required by system design.

6.7.7.3 TELECOMMUNICATIONS OUTLETS:

Outlet boxes shall be the same minimum size as NEC standard quad (or dual duplex) electrical outlet boxes. Outlet boxes shall be equipped with quadruplex wall faceplates and four (4) category five RJ-45 jacks, and contain enough space for one additional (1) fiber-optic and one (1) analog coax cable jacks (for a total of six available jack positions) provided by the Contractor.

Unless otherwise specified, mounting heights for telecommunication outlets shall be:

Telecommunications Outlets Mounting Height

Pay Station	4 ft. above the finished floor
Wall Outlet	4 ft. above the finished floor
Desk Outlet	1 ft. 6 in. above the finished floor
Special	As required

6.7.7.4 TERMINAL CABINETS:

May be used where the number of outlets served is minimal, the distance of the run is in excess of 300 ft. from the otherwise nearest telecommunications closet and/or the cost of providing a telecommunication closet, as described herein, is prohibitive. The use of terminal cabinets as a substitute for telecommunications closets will not be approved.

Where required, each cabinet shall be labeled, steel, not less than 18 gage steel code with doors and concealed hinges attached by welding.

6.7.7.5 TELEPHONE EQUIPMENT ROOM:

6.7.7.5.1 Location:

The room shall be located within a cable distance of 100 ft. of the Console or Operator Room. It should be located adjacent to the Main Computer Room and, if possible, as close as possible to an outside telephone company cable entrance and not in a patient care area.

Avoid locations that are restricted by building components that limit expansion such as elevators, core outside equipment shall be provided.

6.7.7.5.2 Power & Lighting:

Emergency Power – Provide an electrical panel board in the Telephone Equipment Room and connect it to the Facility’s Critical Branch of the Emergency Power Distribution System. The panel board shall be 208/120 VAC, 3-phase, 4-wire. The current rating of the panel and number and size of the circuit breakers will be determined by the requirements of the switching equipment plus 20 percent spare.

120 VAC Receptacles – Provide a minimum of one quadruplex receptacle (2 duplex) for each 8 linear ft. of wall space. All receptacles shall be connected to the room’s electrical panelboard. The Lessor shall provide surge protectors for those outlets where computer or processor equipment is connected.

6.7.7.5.3 Size and Shape:

Each TELCO Equipment Room shall be rectangular and free of obstructions, such as columns and braces, if possible. If columns or braces are present, they shall not impede the installation or operation of individual system head end equipment and access to each equipment cabinet's front, side or rear areas. The floor area occupied by the column shall not be counted as a part of the room's minimum useable square feet requirements. A minimum of 3 ft. shall be provided around each cabinet unless the cabinets are installed joined or side by side, where the 3 ft. rule applies around the entire assembly. MIN ceiling height shall be 8 ft. above finish floor. The TELCO Equipment Room shall be a minimum of 12 ft. x 14 ft. or as large as the sum of the provided planned, and two spare systems and access required.

All backboards required by system design shall be constructed of 3/4-inch "fire retardant" plywood.

6.7.7.5.4 Grounding:

External TELCO wire and cable entrance ground; its connection point shall be located on the outside of the building. It shall be of sufficient size to allow each system wire and cable, control wire and separate ground wire to each wire and cable entrance grounding point connected directly to it. It shall be directly connected to the Facility's earth ground by a mechanically and electrically protected #2 AWG stranded copper wire. Per NEC, all grounding systems shall be bonded together.

System Ground – A "Zero Reference Signal Ground Grid" (ZFSGG) shall be installed that serves as a TELCO Equipment Room system ground that reduces or eliminates high frequency electrical noise resulting from high speed digital switching, radio frequency interference (RFI) and electromagnetic interference (EMI). It also serves to ensure all equipment in the TELCO Equipment Room including UPS equipment is referenced at the same equipotential earth ground level.

6.7.7.6 TELECOMMUNICATIONS CLOSETS:

6.7.7.6.1 General:

The closets shall support various data equipment (i.e., data multiplexors, data network devices, etc.) and special communications equipment (i.e., Nurse Call, Code One, MATV, RED, IC, etc.) in addition to the requirements of stand-alone telephone equipment.

Closets shall be provided in the quantities and locations that will limit telephone/data cable/wire runs from the closet to the outlets to a maximum of 300 feet. Each closet shall fully support BICSI standards.

For every 10,000 sq. ft. of administrative floor space served, there shall be 10 linear feet of wall space required.

Closets may be placed adjacent to but not combined with electrical closets.

6.7.7.6.2 Closet Size:

Telecommunications Closet Size Requirements	
Usable Floor Space – Sq. Ft.	Closet Size – Ft.
500 – 2,000	TBD
5,001 – 8,000	10 x 12
8,001 – 10,000	10 x 14

6.7.7.6.3 Distribution:

Closets require a minimum 4 inch pathway from the Computer Room to each closet to support a separate fiber optic backbone and STP cable distribution system for data requirements.

6.7.7.6.4 Power & Lighting:

Emergency Power – Duplex receptacles and lighting shall be connected to generator backed power.

120 VAC Receptacles – Each closet shall be provided with a separate 120 VAC, 20 Amp circuit with two (2) quadruplex receptacles, mounted in the center of each side backboard, two (2) quadruplex receptacles,

mounted centered on the front backboard either side of the door and three (3) quadruplex receptacles, mounted centered on the rear backboard, each 18 inches above the floor. Receptacles shall be 20 Amp, 120 VAC.

Overhead Lighting – Install at least one (1) ceiling mounted fluorescent light four lamp (or two – two lamp) fixture with an "on-off" switch located on the inside wall.

6.7.8 LIGHTNING PROTECTION:

Lightning protection shall comply with the NFPA No. 780, Standard for the Installation of Lightning Protection Systems, and the National Electrical Code, NFPA No. 70, published by the National Fire Protection Association. The need for lightning protection shall be based on an evaluation of the risk of loss due to lightning. The Risk Assessment Guide, Appendix I of NFPA 780 shall be used to calculate a risk index (R). All structures with R values above 7.0 (severe) will require lightning protection.

6.7.8 SECURITY MANAGEMENT

Electronic Access and Door Control – Dyna Lock, Locknetics, Sentrol, or approved equivalent, as updated to most current technology or manufacturer.

SECTION 7: INTERIOR CONSTRUCTION, FINISHES, AND INTERIOR DESIGN

Review and Coordinate this section with **Schedule C** – Space Program, Finishes, Doors and Hardware. Coordinate casework, cabinets, counters, toilet and shower accessories, lockers, and shelving with **Schedule B** – Special Requirements.

Coordinate doors, hardware, partitions, acoustical treatments, flooring, paint and wall coverings, specialties, and furnishings with **Schedule B-1** – Unit Costs/Prices.

7.1 ARCHITECTURAL:

7.1.1 SPACE PLANNING AND FUNCTIONAL LAYOUT:

The Space Program (Schedule C) and conceptual floor plans (Part VII) provided in this solicitation shall be used as the basis for the space planning and functional layout of the facility. The final layout, design development and construction documents shall be in accordance with Paragraphs 3.22 and 3.23 of this solicitation. The completed building shall accommodate VA's space program and interior functional requirements for the outpatient clinic. The net area for each room shall be shown on the drawings along with the criteria SF.

Lessor shall provide accurate space layout drawings (floor plans) with offer and during design and document phases in accordance with Paragraphs 3.19, 3.22 and 3.23. Plans shall include sufficient information for the Government to compute the net area of each function (room) listed in the space program; and to compute Building Gross Area and Net Usable Area in order to determine compliance with solicitation requirements.

7.1.2 ROOM NUMBERING:

The Lessor shall work closely with VA to establish the room numbering system to be used for the space.

7.1.3 CIRCULATION SYSTEMS:

The Space Program in Schedule C and the conceptual floor plan in this SFO define the basic elements of the interior circulation systems and their relation to the functional plan. The Lessor is responsible for the final design of horizontal and vertical circulation systems within the building during Design Development as defined in Section 3 above. Lessor shall integrate the design of circulation systems with building entrances, functional elements, wayfinding systems (refer to Paragraph 7.6.2 "Interior Design Criteria") and signage (refer to Paragraph 7.12).

Circulation system components include entrances, lobbies, major corridors, vertical circulation, waiting areas, and departmental corridors. Within this hierarchy, Departmental Corridors are defined as the spaces necessary for circulation between rooms or functional areas within a single department (e.g., hall serving exam rooms in a Primary Care module). Major corridors serve multiple departments or functional groupings, providing circulation to and from building entries and lobby.

Refer to Paragraph 3.14 for calculations involving circulation systems in the determination of Rentable and Net Usable Area.

7.1.4 FLOOR-TO-FLOOR HEIGHTS:

Ceiling heights and space to install mechanical and electrical systems above the ceiling require certain minimum dimensions. Design of floor-to-floor heights shall be sufficient to maintain minimum ceiling heights required in this solicitation (see Schedule C) and to install mechanical and electrical systems above the ceiling.

7.1.5 SEISMIC DESIGN:

Nonstructural elements of buildings shall be designed and constructed to resist damage caused by earthquakes as set forth in Paragraph 4.2.8 "Natural Disasters Non-Structural Resistive Design".

7.2 PARTITIONS:

Partition construction shall be non-combustible. For interior partition framing, use 3-5/8 inch metal studs. Non-bearing metal studs and accessories shall be minimum 20 gauge galvanized steel 16 inches OC in accordance with VA Master Construction Specification 09 22 16, Non-Load Bearing Framing Systems. For special requirements, use other sizes or systems as appropriate. Where pipe spaces are provided, size partition framing thickness to conceal piping.

Use 5/8-inch thick fire-resistive labeled gypsum wallboard for partitions, except for special conditions. Gypsum wallboard, core board or shaft wall liner, gypsum sheathing and water resistant wallboard shall be in accordance with VA Master Construction Specification 09 29 00, Gypsum Board System.

Provide fire and/or smoke rated partitions that comply with published UL, FM or IBC designs.

Where required by Schedule C, provide gypsum veneer plaster system on metal stud framing. Veneer base and veneer plaster shall be in accordance with VA Master Construction Specification 09 26 00, Veneer Plaster.

Extend all layers of gypsum board, on both sides of studs, from floor to underside of structure above on the following partitions:

Fire rated partitions

Smoke barriers

Sound rated partitions

Corridor partitions as required by building code.

In other locations, extend gypsum board from floor to heights as follows:

Not less than 6 inches above suspended acoustical ceilings

At ceiling of suspended gypsum board or plaster ceilings

Use 4 inch solid concrete masonry units for partitions housing service windows of pharmacy, agent cashier, and credit union.

7.3 INTERIOR DOORS:

Provide solid core wood or hollow metal interior doors. Wood is preferred, except for locations where metal is required for functional reasons. Follow "Room Finishes, Door and Hardware Schedule" in Schedule C for sizes and types of doors.

Doors shall be of flush design and shall be in accordance with VA Master Construction Specification 08 11 13 or 08 14 00. Provide metal doorframes for wood and metal doors. Wood doors shall comply with National Wood Window and Door Association (NWWDA) I.S.1. Metal doors and frames shall comply with Steel Door Institute (SDI)/ ANSI A250.8. Fire rated doors and frames shall comply with NFPA 80.

All corridor-to-corridor doors shall have 100 square inch glass vision panels and shall swing in opposite directions from each other. Doors in fire partitions and smoke barriers shall have fire rated glazing vision panels and be held open with electromagnetic holders, except doors that should remain closed for functional reasons.

Do not use wood labeled fire doors in areas where they may be subjected to heavy traffic or hard use, such as by carts, mobile equipment, etc., nor for pairs of opposite-swinging doors. In these locations, use hollow metal labeled doors.

Interior Stairway Doors: Provide interior stairway doors with passage latch sets having inside and outside door handles free at all times. Exceptions are where stairway doors are required to be locked to prevent entrance into and elopement from functional departments or areas. Locking shall comply with NFPA 101.

7.3.1 AUTOMATIC DOORS:

Automatic doors and operators shall be in accordance with VA Master Construction Specification 08 71 13 or 08 71 13.11. Design automatic doors to operate manually in event of power failure. Equip controls with safety devices for pedestrian protection. Provide door operator controls and equipment that are easily accessible for maintenance. Design automatic doors to open from both sides.

Automatic doors are required at the following locations:

- Sliding doors with remote push plate or carpet controls
- Main entrance doors to and from Surgery Suite

Finish and color of automatic doors shall match remainder of building. If the sliding doors are to be utilized and accepted as required exits, the doors shall be designed to open manually in the event of a power failure in accordance with NFPA 101.

7.3.2 FINISH HARDWARE:

Follow "Room Finishes, Door and Hardware Schedule" in Schedule C for door hardware. Hardware and Hardware sets shall be in accordance with VA Master Construction Specification Section 08 71 00, Builders Hardware. Special electromagnetic locking shall be in accordance with VA Master Construction Specification Section 28 13 11. All public use doors must be equipped with kick-plates, or must be flush up to a minimum height of 12 inches measured from the floor, and have pull bars or handles, and automatic door closures. Corridor and outside doors must be equipped with 5-pin tumbler cylinder locks and door checks. All locks must be master keyed. The Government must be furnished at least two master keys for each lock. Hardware for doors to provide egress shall conform to NFPA Standard 101.

7.3.3 DOOR IDENTIFICATION:

Special door identification for handicapped accessibility and hazard warning signs shall be installed at all necessary interior room doors. The forms and locations of door identification must comply with Paragraph 7.12, Signage. Doors leading into hazardous areas that might prove dangerous to a blind person shall be made quickly identifiable to the touch by knurling, roughening or applying an abrasive coating to the surface of the knob, door handle, pull or other hardware. Tactile warning indicators shall not be provided for emergency exit doors.

7.4 NOISE TRANSMISSION CONTROL:

The sound resistant enclosures (partitions, doors, duct system) of the spaces listed below shall be designed to suppress generated noise and provide a satisfactory degree of acoustical isolation for adjacent occupied spaces. A minimum Sound Transmission Class (STC) rating of 45 shall be achieved. The required rating

may be achieved through the use of construction such as a double layer of 5/8-inch gypsum board (GWB) on both sides of 3-5/8 inch nominal metal studs and 2-1/2 inch sound attenuation blankets between the studs all extending above conventional lay-in ceilings to the underside of floor or roof deck.

A/C and other mechanical equipment rooms	Multipurpose Rooms
Emergency Generator Rooms	

Alternatively, a gypsum board ceiling or gypsum board lay-in ceiling panels, both with 2-1/2 inch sound attenuation blanket above the ceiling, shall be provided where ducts, pipes, etc., make it impractical to extend sound partitions to slabs or deck above. Where gypsum board ceilings with attenuation blankets are used, the double GWB partitions and sound attenuation blanket shall extend 4 inch above the ceiling. Studs shall continue to the floor above. Special attention shall be given to prevent possible flanking paths for noise transmission.

The sound resistant enclosures of the following spaces shall be designed to assure speech privacy and achieve an STC rating of 40:

- Conference rooms
- Consultation offices
- Benefits counselors offices
- Examination and treatment rooms

Partition and ceiling construction shall be similar to above, except that for spaces requiring an STC value of 40 only a single layer of gypsum board shall be used on both sides.

Sound damping in meditation rooms, quiet rooms, and similar areas shall be provided by finish materials shown for these areas in Schedule C, "Room Finishes, Door, & Hardware Schedule".

Use Door Types 19 and 20 with mechanical seal at entrances to spaces where noise suppression or speech privacy is a requirement. Refer to Schedule C and VA Standard Detail Nos. 08100-1 and 08100-2.

Where an area generating unusual noise or vibration is located adjacent to occupied spaces, the A/E shall obtain the services of a professional acoustical consultant to design the sound suppression measures required to produce a comfortable working environment in the adjacent spaces.

Conventional construction is satisfactory where rooms do not contribute to or are not affected by sound transmission from adjacent spaces.

In the design of exterior building walls at sites near airports, freeways, or heavy city traffic, consideration shall be given for the control of noise transmission from external sources.

7.5 INTERIOR FINISHES:

Interior finishes are prescribed in "Room Finishes, Door and Hardware Schedule" in Schedule C of this Solicitation. VA must review and approve any deviation from this document prior to start of final construction documents.

The Interior Design concept and materials, finishes, colors, patterns and textures must be approved by the Contracting Officer. Submit sample boards for review and approval by Contracting Officer with 75 percent construction documents (Paragraph 3.23.1). Provide 2 complete sets of sample boards. Distribution will be Contracting Officer-1 set, VAMC-1 set. Sample boards are not returnable. Designer should fabricate an extra copy of each submission for their records.

Finish materials, including vinyl wall covering, vinyl composition tile flooring, sheet vinyl, carpet, and ceramic wall and floor tile finish, as specified herein, shall be included in the rental rate. An estimate of base

quantities of finish material that should be included in the proposed rental rate is indicated on Exhibit A of Schedule B-1. Adjustments will be made at the end of the project based on actual measurement and payment will be made per the pre-negotiated unit cost for these items.

7.5.1 FABRICATION OF SAMPLE BOARDS:

7.5.1.1 IDENTIFICATION:

Provide the following information on each sample board:

Name of project; Building number;

Location of project; Lease number;

Title of submission;

Name of A/E/interior design firm;

Dept. of Veterans Affairs name and logo;

Date of Submission; and

Number each board and relate it to the total number of boards on the project, e.g., 1 of 5.

7.5.1.2 PRODUCT SAMPLES:

Organize the finish and material samples on the boards by floor levels clearly conveying the design intent. Place exterior materials on a separate board.

Apply an actual sample of all interior and exterior materials, finishes and paints specified on the project. Assign a color and material code to all samples

Securely adhere all samples with a strong adhesive and/or double sided foam tape.

7.5.1.3 SAMPLE BOARDS:

Use mat board, foam core or any other suitable lightweight material.

Wrap all sample boards with heavy gauge acetate. Completely wrap each board with at least a 3 inch overlap of acetate wrapped to the back of the board. Secure with tape on all sides.

Board Size should not exceed 30 inches by 40 inches.

Use a white board. Backer boards of other colors may be used for bordering. Do not use frames.

7.5.2 INTERIOR DESIGN CRITERIA:

7.5.2.1 GOAL:

To provide a supportive interior environment that is conducive to healing both the patients mind and body, is respectful of the public monies, promotes staff performance, and expresses progressive high quality design.

7.5.2.2 CONCEPT:

The design is to pivot from the facility's mission and its patient profile. This includes a working knowledge of the profile and characteristics of the veteran as a patient population and the distinct profile of the users of said facility and said project. The information that overall remains constant, is that VA patients are long-term, high repeaters with multi-medical problems. Each user group will reveal the degree of need for the design to address aging, physical and mental disabilities, abusiveness, loss of function and perception ability.

7.5.2.3 FUNCTION:

Functional requirements dictate maintainable colors, textures, patterns, material selections, combination of materials and installation techniques. Materials must be chosen for longevity and good appearance retention.

7.5.2.4 WAYFINDING:

A "wayfinding" process needs to be designed into every project. Patients, visitors and staff need to know where they are, what their destination is, how to get there and have the ability to return. Identification, personalization of occupied spaces and orientation are all to be addressed in the design. Wayfinding is to be thought of broadly as building elements, color, texture and pattern cues, as well as a coordinated set-up for separate contacted signage and artwork.

7.5.2.5 GUIDELINES:

Design attention will be given to all spaces. Areas that could initiate the design may be the lobby or administrative suite, but extensions of the same quality and variety is required for the corridors, staff areas, and patient areas. The design must offer a distinctive and clear lead for the planning and selecting of interior furnishings. Designs that narrow choices of procurement furnishings are inappropriate. A working understanding of the limits of government sources is to be considered. This consideration will produce a good environment for the furnishings.

Designs that use "life-time-of-the-building" materials in colors, patterns and designs that transcend time are endorsed. Trendy colors and patterns are to be restricted to cycle replacement materials, such as paint and wall coverings.

7.6 CEILINGS:

7.6.1 CEILINGS:

Except for specific areas requiring special treatment, all suspended acoustic tile ceilings shall be 2 foot x 2 foot lay-in panels in a standard 15/16-inch grid.

Acoustical ceiling system components and installation shall comply with VA Master Construction Specification 09 51 00, Acoustical Ceilings. Ceiling suspension system shall be intermediate-duty //heavy-duty system. Provide aluminum suspension system in kitchen. Acoustical units shall be mineral fiber units that provide a noise reduction coefficient (NRC) of at least 0.55 and a ceiling attenuation class (CAC) rating of at least 33. Provide units with manufacturer's standard white painted finish, except provide membrane faced (Mylar) units in kitchen and other locations scheduled for non-absorbent, scrubbable finish. Ceiling units shall have a flame-spread of 25 or less and a smoke development rating of 50 or less (ASTM E-84).

Minimum clear ceiling heights from finished floor to finished ceiling shall be as indicated in Schedule C.

7.6.2 CUBICLE CURTAIN TRACKS:

Provide cubicle curtain tracks in exam rooms for privacy. Cubicle curtain tracks shall be surface mounted and comply with VA Master Construction Specification 10 21 23, Hospital Cubicle Curtains and IV Tracks. Confirm the brand of curtain we have to match the correct tracks. Tracks shall be provided by Lessor and included in rental rate. VA will supply and maintain fabric cubicle curtains.

7.7 FLOORS, UNDERFLOOR & COVERING:

An estimate of base quantities of each type of flooring that should be included in the proposed rental rate is indicated on Exhibit A of Schedule B-1. Adjustments will be made at the end of the project based on actual measurement and payment will be made per the pre-negotiated unit cost for these items.

7.7.1 MEMBRANE WATERPROOFING AT INTERIOR FLOOR DRAINS:

Provide membrane waterproofing under floor finishes surrounding floor drains in areas subject to wet conditions to prevent water and moisture from penetrating the underlying floor slabs and damaging the finishes and contents of the rooms or spaces below. Attach the membrane waterproofing to the floor drain by a clamp, extend outward from the floor drain under the entire area of the surrounding floor finish surface or concrete topping which slopes toward the floor drain or which is subject to surface water, and carry up abutting vertical surfaces at least 3 inches. Do not provide membrane waterproofing if:
The floor slab is placed on grade, or
The floor finish itself is latex mastic with waterproofing membrane.

7.7.2 FLOOR SLAB DEPRESSIONS:

Floor slab depressions are required in specific areas or rooms for providing slopes in floors to the following:

Direct water into drains

Provide for special floor finishes that require a setting bed.

Minimum required depressions are:

Ceramic Floor Tile with Slope to Drain 3"

Quarry Tile Floor without Drain 2"

Quarry Tile Floor with Slope to Drain 4"*

Walk-in-Freezers and Refrigerators 4" to 8"

The above list may not include all the areas where floor slab depressions are required for a specific project. It is the responsibility of the Lessor to ensure that the listed depressions are adjusted to suit the actual equipment provided and to satisfy the actual conditions required by the design.

Under floor concrete must be smooth and level. Patching and leveling compounds containing gypsum are prohibited. When floor coverings are newly installed or changed, samples must be approved in advance by the Contracting Officer.

Perimeter base shall be rubber or vinyl base except where ceramic tile or sheet vinyl self-cove is specified. Resilient base and accessories shall comply with VA Master Construction Specification 09 65 13, Resilient Base, Stair Treads and Accessories. Base shall be 1/8-inch thick, 4 inches high with molded top. Style B (cove) shall be used throughout; except, where carpet occurs, use Style A (straight).

7.7.3 FLOORING, CERAMIC TILE:

Unglazed ceramic mosaic tile shall be used in all toilets and other areas specified in Schedule C unless another covering is approved by the Contracting Officer. Materials and installation shall be in accordance with VA Master Construction Specification 09 30 13, Ceramic Tile. Provide slab depressions, setting beds and waterproof membrane per Paragraph 7.8.2 above.

Provide quarry tile in areas designated in Schedule C.

7.7.4 FLOORING, VINYL TILE AND SHEET VINYL:

Flooring shall be installed and finished according to the manufacturer's requirements and recommendations.

7.7.4.1 VINYL COMPOSITION TILE:

Vinyl composition floor tile (VCT) complying with VA Master Construction Specification 09 65 19, Resilient Tile Flooring shall be provided at locations in Schedule C.

All corridor floors shall be covered with wood plank vinyl tile.

VCT shall be non-asbestos, 1/8-inch thick.

7.7.4.2 RESILIENT SHEET FLOORING:

Resilient Sheet Flooring (RSF) complying with VA Master Construction Specification 09 65 16, Resilient Sheet Flooring shall be provided at locations listed in Schedule C. RSF shall be minimum nominal thickness 0.08 inch; 6 foot minimum width. Foam backed sheet flooring is not acceptable. Rooms to receive RSF shall have 6 inch integral cove base (flash coving).

7.7.4.3 WELDED SEAM SHEET FLOORING:

Welded Seam Sheet Flooring (WSF) shall be provided in accordance with VA Master Construction Specification 09 65 16, Resilient Sheet Flooring (Heat Welded Seams). Rooms to receive WSF shall have 6 inch integral cove base (flash coving).

7.7.5 FLOORING, CARPET:

7.7.5.1 CARPET:

New carpet tile shall be used as floor covering areas indicated in Schedule C; such carpet will be acceptable provided it meets or exceeds the requirements in VA Master Construction Specification 09 68 00, Carpet. The successful Offeror/Lessor shall submit carpet samples and specifications. If pile carpeting is used, it should have a textured, patterned, tight weave and low tight, dense, loop pile. Plush or cut pile is not acceptable.

Provide new carpet tile as floor covering in those areas indicated in Schedule C of this Solicitation; such carpet tile will be acceptable provided it meets or exceeds the requirements in VA Master Construction Specification 09 68 00.

7.8.5.2 INSTALLATION:

Carpet shall be direct glue down installation following the manufacturer's instructions. All patterns and/or stripes shall match. A seam layout plan shall be provided for broadloom to assure that seams are located out of major traffic patterns.

7.7.5.3 SAMPLES FOR COLOR SELECTION:

When carpet must be newly installed or be changed, the Offeror will provide the Government a minimum of four samples of carpeting that vary in color. The color selected shall have the ability to disguise soil in entrance areas and wax-track off in areas adjacent to vinyl composition. A small pattern, tweed or heather effect is most desirable. The sample and color must be approved by the Contracting Officer prior to installation. No substitution will be made by the Offeror after sample selection.

7.7.5.4 REPLACEMENT:

Carpet must be replaced at anytime during the lease when it cannot be satisfactorily cleaned, stains removed or when excessive wearing or tearing occurs or unsightly seaming is noticed. The determination will be made by the Contracting Officer. **At a minimum, the carpet will be replaced every five (5) years.** All replacement work will be done after hours at the Lessor's expense, including moving and replacing furniture.

7.7.6 FLOORING, LATEX MASTIC:

Traffic bearing, trowel applied, vinyl resin, neoprene resin, or polyacrylate resin flooring system, Latex mastic (LM), complying with VA MCS 09 67 00 shall be provided at locations listed in Schedule C. A reinforced elastomeric waterproof membrane is not required for slab-on-grade installations.

7.8 WALL COVERINGS:

Walls shall be covered in accordance with "Room Finish Schedule" in Schedule C, or other requirements of this Solicitation. An estimate of base quantities of each type of wall covering that should be included in the proposed rental rate is indicated on Exhibit A of Schedule B-1. Adjustments will be made at the end of the project based on actual measurement and payment will be made per the pre-negotiated unit cost for these items. Colors and patterns shall be as selected and approved by VA.

7.8.3 MAINTENANCE AND REPLACEMENT:

All wall covering is to be maintained in "like new" condition for the life of the lease. Wall covering must be replaced or repaired at the Lessor's expense, including moving and replacing furnishings (except where wall covering has been damaged due to the negligence of VA), anytime during the occupancy by VA if it is torn, peeling or permanently stained. Ceramic tile must be replaced or repaired if it is loose, chipped, broken or permanently discolored. All repair and replacement work is to be done after working hours.

7.9 PAINTING:

Painting shall include field application of paints, stains, epoxies and other coatings for surfaces and materials not supplied with factory finish or otherwise pre-finished. Wall surfaces shall be painted throughout, except

where wall coverings per Paragraph 7.9 above are called for in "Room Finish Schedule" in Schedule C. Materials and application of paints and coating shall comply with VA Master Construction Specifications 09 91 00, Painting and 09 96 59, High Build Glazed Coatings. Provide coating types as scheduled in the specifications and as appropriate for the substrate and exposure.

Immediately prior to VA occupancy, all surfaces designated by VA for painting must be newly painted in colors acceptable to VA. At a minimum, all painted surfaces including public areas must be repainted after working hours at the Lessor's expense every three (3) years. This includes moving and replacement of furniture.

7.10 HANDRAILS, WALL GUARDS AND CORNER GUARDS:

An estimate of base quantities of each type of handrail, wall guard and corner guard that should be included in the proposed rental rate is indicated on Exhibit A of Schedule B-1. Adjustments will be made at the end of the project based on actual measurement and payment will be made per the pre-negotiated unit cost for these items.

7.10.1 HANDRAILS AND WALL GUARDS:

Except in administrative areas, provide handrails and wall guards on both sides of all corridors. Provide chair rail at locations indicated in Schedule C. Materials and installation shall comply with VA Master Construction Specification 10 26 00, Wall Guards and Corner Guards. Provide continuous reinforcing in the wall attachment of handrails and bumper guards.

7.10.2 CORNER GUARDS:

7.10.2.1 RESILIENT AND CORROSION RESISTING METAL GUARDS:

Provide resilient or corrosion-resisting-metal corner guards for the external corners of finished interior walls and columns in the paths of wheeled traffic as indicated below. Materials and installation shall comply with VA Master Construction Specification 10 26 00, Wall Guards and Corner Guards.

Corridors of:

Ambulatory Care and Clinical Areas

Areas of:

Service Elevator Lobbies

Use surface applied (full height) resilient-type corner guards on gypsum wallboard, veneer plaster, or plaster walls. Use corrosion-resisting-metal corner guards on masonry or ceramic tile walls. Corner guards are not required in corridors where continuous handrails and bumper guards are used around external corners.

7.11 INTERIOR SIGNAGE:

Interior signage shall conform to VA's "Environmental Graphics Design" Program Guide (Signage Manual) and accessibility standards listed in Paragraph 4.6 of this solicitation. (Refer to VA's Internet site for a copy of the signage manual at <http://www.va.gov/facmgt/standard/signage.asp>) and VA Master Construction Specification Section 10 14 00, Interior Signs.

Lessor will develop and submit a signage plan for review and approval by the Contracting Officer during design development. The Lessor will furnish and install interior signs for all rooms, areas, conditions or features in the facility.

7.12 BUILT-IN WORK:

7.12.1 CASEWORK AND COUNTERTOPS:

Plastic laminate casework and countertops shall be in accordance with the requirements in VA Master Construction Specifications Sections 06 20 00, Finish Carpentry and Millwork; 12 32 00, Wood Casework; and 12 36 00, Countertops and Accessories. Type(s), quantities and locations shall be per Schedule B and as shown on conceptual plans.

Special counter tops (wood, stainless steel, chemical resistant laminate, or epoxy) shall be provided as indicated in Schedule B.

7.12.2 COMPUTER WORKSTATIONS AND KEYBOARD TRAYS: Not Applicable ...**7.13 PLUMBING FIXTURES, TOILETS AND BATHS:**

Plumbing fixtures shall be in accordance with the VA Master Specifications requirements.

7.13.1 TOILETS:

Toilet partitions shall be in accordance with the requirements in VA Master Construction Specification 10 21 13, Toilet Partitions and Urinal Screens. All toilet stall partitions are to be ceiling hung. Use stainless steel with #4 satin finish for toilet stall partitions, urinal screens, and room entrance screens. Exceptions: Room entrance screens that double as part of a toilet partition enclosure shall be of typical stud construction, from floor to ceiling.

Do not use toilet stalls or divider partitions in single-user toilet rooms in which only a lavatory and water closet are provided.

Provide ceramic tile flooring and ceramic tile wainscots with paint above as listed in Schedule C.

7.13.2 SHOWERS:

Showers and fixtures shall be in accordance with the VA Master Specification requirements.

7.13.3 TOILET AND SHOWER ACCESSORIES:

Types and locations of toilet accessories shall be as indicated in Schedule B of this solicitation. Items to be furnished and installed by the Lessor shall comply with VA Master Construction Specification 10 28 00, Toilet and Bath Accessories.

Lessor shall provide suitable backing and other preparation as necessary for items indicated to be furnished by VA.

7.14 WINDOW TREATMENTS:

All exterior windows shall be equipped with window blinds.

7.14.1 WINDOW BLINDS:

Blinds may be aluminum or plastic vertical blinds, or horizontal blinds with aluminum slats of one inch width or less. The window blinds must have non-corroding mechanisms and synthetic tapes. Materials and installation shall comply with VA Master Construction Specification 12 24 00, Window Shades.

7.14.2 CLOTH WINDOW SHADES:

Provide opaque cloth shades on windows of exterior conference rooms, radiographic and fluoroscopic rooms, special procedures rooms, cardiac catheterization rooms, eye-clinic rooms, and rooms containing image intensifiers.

SECTION 8: SERVICES, UTILITIES AND MAINTENANCE**8.1 UTILITIES:**

The Lessor shall ensure that public utilities necessary for operation are available and operable at the site at the time of final inspection. The Lessor is required to pay any deposits and hook-up fees relative to utilities (water-tap fee, water connection fee, sewer connection fee, sewer tap fee, etc.).

The cost of utilities is not included as part of the rental consideration. VA will pay all expenses related to utility usage (electricity, telephone, internet service, cable media, gas, water, and sewage) for space occupied and utilized by VA.

The Lessor shall provide separate meters to measure VA usage versus Lessor usage. Pro-ration is not permissible. The Lessor shall furnish to the Contracting Officer prior to occupancy by VA, written certification of the meter numbers and certification that these numbers measure VA usage only.

8.2 BUILDING MAINTENANCE AND CLEANING BY LESSOR:**8.2.1 BUILDING MAINTENANCE BY LESSOR:****8.2.1.1 LESSOR'S RESPONSIBILITIES:**

The Lessor is responsible for total maintenance of the leased premises in accordance with Paragraph 14, GSA Form 3517B; including special equipment items specified in Schedule B to be maintained by the Lessor. Maintenance of special equipment items identified in Schedule B to be maintained by VA is excluded from the Lessor's responsibility.

The Lessor must have a building superintendent or a local, designated representative available to promptly correct deficiencies or attempt to correct deficiencies upon written or oral notice of such condition from VA.

The Lessor's superintendent or designated representative shall correct or attempt to correct deficiencies within the timeframes specified in the O&M Plan (Paragraph 8.4 below) and agreed to by the Government. If no substantial attempt has been made to correct the deficiencies within the specified time, action will be taken by VA to correct such deficiencies and the cost of repairs will be deducted from the next month's rental payment.

The Lessor shall provide the labor, material and supervision to adequately maintain the structure, the roof, the exterior walls, windows, doors and any other necessary building appurtenances to provide watertight integrity, structural soundness, and acceptable appearance.

The Lessor's maintenance responsibility includes initial supplies of all items, materials, and equipment necessary for such maintenance. All maintenance work will be done in accordance with applicable local Building Codes and ordinances, and inspection certificates will be displayed as appropriate.

Maintenance by Lessor includes, but is not limited to, interior and exterior care of the building and the site; all sidewalks, parking areas, driveways, private access roads, lawns, and shrubbery; utilities; and building service equipment; including all repairs and replacements. All equipment and systems shall be maintained to provide reliable service without unusual interruption, disturbing noises, exposure to fire or safety hazards, or unusual emissions of dirt.

8.2.1.2 FREQUENCY OF MAINTENANCE:

As a minimum, the Lessor shall perform the following at the frequency indicated:

8.2.1.2.1 Weekly:

Mow and edge lawns weekly during the growth season.

8.2.1.2.2 Monthly:

Remove weeds from around building, parking areas, all landscaped areas (including lawn), and fence borders (both sides of fence). Mow and edge lawns at least once a month during the dormant season. Trim and prune shrubbery and trees to maintain an attractive appearance. Shrubbery shall not be allowed to grow up and cover windows.

8.2.1.2.3 Quarterly:

Provide interior and exterior extermination of insects and rodents. Use of chemicals shall conform to EPA and State requirements. The Lessor shall provide additional service at the request of VA, if any signs of re-infestation appear.

8.2.1.2.4 Semi-Annually:

Replace all filters in HVAC system.

Replace on a more frequent basis if required by the manufacturer's recommendations.

8.2.1.2.5 Annually:

Clean interior of all double walled HVAC units and drain pans.

Cleaning shall be done at times when clinic is not in operation.

Re-mulch all planting beds.

8.2.1.2.6 As Required:

Lessor is responsible for the repair and replacement of all light fixture ballasts and starters (refer to GSA Form 1217). Lessor shall replace burned out bulbs and fluorescent tubes in interior light fixtures.

Lessor is responsible for replacement of worn floor or wall coverings (this includes the moving and returning of furnishings and equipment), unless caused by negligence on the part of VA.

Provide interior extermination of insects and rodents upon any sign of infestation. Use of chemicals shall conform to EPA and State requirements.

Water the grass and plantings as necessary to maintain their health and attractive appearance. Fertilize all lawn areas at least three times per year. Fertilizer application prior the start of the growth season shall contain weed killer per manufacturer's recommendations.

Fertilize plants and trees with type of fertilizer recommended by manufacturer. Fertilize with frequency recommended by manufacturer of type of fertilizer used.

Dead plantings or lawn shall be replaced with like kind immediately. Partially dead plantings may be trimmed if, after trimming, a good appearance is maintained.

Rake and remove leaves to ensure a good appearance of the site.

Clean HVAC units inside and out upon any signs of mildew or bacterial growth.

Pans in HVAC units shall be treated as required to prevent mildew or bacterial growth.

Before working hours (7:30 A.M. to 5:00 P.M.) remove snow and ice from all entrances, sidewalks parking lots and approaches. In the event of snow or freezing rain during working hours, removal must occur within one hour from receipt of notification by VA staff. Chemicals or sand may be used to reduce safety hazards.

8.2.2 EXTERIOR CLEANING BY LESSOR:

8.2.2.1 LESSOR'S RESPONSIBILITIES:

The Lessor shall maintain the leased premises to provide a clean, neat, and attractive appearance by performing the functions described below.

8.2.2.2 WASTE AND RECYCLING:

The Lessor shall provide an **8 cubic yard** covered dumpster to be located near the loading dock. Collect and remove refuse, trash and garbage daily. Recycling of paper and cardboard is required. The Lessor shall provide the proper recycling receptacles, collect and remove recycled materials weekly. The Lessor shall have no responsibility for disposing of hazardous or pathological waste.

8.2.2.3 EXTERMINATION:

Extermination of insects and rodents shall be provided on a regular basis (minimum of every three (3) months), and upon any sign of infestation. Use of chemicals shall conform to EPA and state requirements. If any signs of re-infestation appear, additional service shall be provided by the Lessor at the request of VA.

8.2.2.4 FREQUENCY:

As a minimum, the Lessor shall perform the following at the frequency indicated:

8.2.2.4.1 Daily:

Building entrances: Pick up trash, litter, debris, and cigarette butts around building entrances.

8.2.2.4.2 Three Times Weekly:

Sweep landings, steps, and sidewalks.

Police all sidewalks, parking areas, green areas, planting beds, driveways, lawns, shrubbery, outside loading dock areas, platforms, etc., to maintain a neat and attractive appearance. This shall include, but not be limited to, the removal of cigarette butts, debris, litter, trash, limbs, etc. (including on both sides of fences).

8.2.2.4.3 Quarterly:

Lessor shall clean bugs from the interior of exterior light lenses.

Clean balconies, ledges, courts, areaways, gutters, and flat roofs.

Clean mildew from exterior of building, smoking shelter, sidewalks including roof areas, etc.

8.2.2.4.4 Semi-Annually:

Wash outside of all exterior windows; glass located over and in exterior and vestibule doors; and all exterior plate glass around entrances, lobbies, vestibules, and skylights.

8.2.2.4.5 Annually:

Clean exterior of building. Remove all spider webs, wasp nests, dirt dobber nests, stains, etc.

8.2.3 INTERIOR CLEANING BY LESSOR:**8.2.3.1 LESSOR'S RESPONSIBILITIES:**

The Lessor shall furnish all supplies, materials machinery, appliances, supervision, and labor necessary to provide complete janitorial services for the clinic. Services shall be provided in all interior areas of the leased premises to provide a clean, neat, and attractive appearance by performing the functions described below.

The Lessor shall make careful selection of cleaning products and equipment to ensure they are packaged ecologically; environmentally beneficial and/or recycled products that are phosphate-free, non-corrosive, non-flammable, and fully biodegradable; and minimize the use of harsh chemicals and the release of irritating fumes. The Lessor shall select paper and paper products with recycled content conforming to EPA's

CPG. Performance will be based on the Contracting Officer's evaluation of results, not the frequency or method of performance. Cleaning crew shall turn off lights as necessary and check all doors on completion of the work to insure that doors are locked. Insure that security alarm is set before leaving if there are no VA personnel on the premises.

8.2.3.2 MATERIALS AND PROCEDURES:

8.2.3.2.1 Standards:

It is the Lessor's responsibility to maintain the clinic in a condition that meets all housekeeping and sanitation requirements of this solicitation and the current standards of the Joint Commission for the Accreditation of Hospitals and Outpatient Clinics (JCAHO).

The Lessor shall be responsible for providing a weekly certification in writing to the Government that all required cyclic cleaning have been completed.

8.2.3.2.2 Work Schedule:

Work will be accomplished at times indicated. Work schedule shall be from 6:30 AM to 11:00 PM, Monday through Friday. The Lessor shall insure that sufficient employees are available to prepare the clinic to see patients at 8:00 AM, to be available to clean up spills, keep the public and specimen collection toilet rooms clean, and keep the toilet rooms stocked with sufficient paper products and soap. Mechanical equipment such as vacuum cleaners, burnishers, scrubbing machines, etc. will not be used during the hours of 7:30 AM to 5:00 PM.

8.2.3.2.3 Janitorial Staff and Supervision:

Janitorial staff will have access throughout the building; therefore, none of the janitorial staff may have a police record for anything more serious than traffic or parking violations.

There shall be a janitorial staff supervisor on duty at all times when janitorial staff is in the building. Any person whose work or conduct is found to be unacceptable by the Government shall be removed from the janitorial staff.

Janitorial staff shall carry a pager when working in the clinic during normal duty hours. Pager number shall be provided to the Government.

Smoking is permitted in designated areas only. Possession of weapons is prohibited. Enclosed containers, including tool kits, shall be subject to search.

Janitorial company's standard uniforms are acceptable, if they clearly identify the company and the occupation is clearly understood. Janitorial staff will be required to wear photo identification badges.

8.2.3.2.4 Safety and Special Procedures:

The Lessor shall consider the clinical environment and insure that the janitorial staff is instructed on applicable safety precautions and special requirements. These requirements may include, but are not limited to, such conditions as cleaning of human secretions, blood, barium, etc. from both floors and walls. Lessor will be notified of isolation areas that need terminal cleaning. Terminal cleaning is defined as complete wipe down of all sinks, walls, countertops, casework, exam tables, etc. with germicide and mopping of the floor with germicide. These areas require the use of gloves, gowns, masks, and shoe covers, which will be provided by the Government. The Lessor shall be responsible for collecting of sharps containers and hazardous materials. See "ALL AREAS" below under "Daily Cleaning Requirements" for method of handling sharps containers and hazardous waste.

The janitorial staff shall comply with applicable Federal, State, and Local safety and fire regulations and codes. The Lessor shall immediately bring to the attention of the Government any fire and safety deficiencies. The Lessor shall take such safety precautions as necessary to protect the lives and health of occupants of the building.

8.2.3.2.5 Equipment and Materials:

All equipment and materials used in the performance of this contract will be cleaned and stored properly at the end of the workday. Cleaning carts and/or equipment will not be left unattended for any reason while patients are in the clinic. Lessor shall insure all equipment, tools, and supplies meet necessary safety requirements and janitorial staff have full working knowledge of their use. An EPA registered germicide will be used to clean all patient areas, floors, examination tables, and medical equipment. The Lessor shall provide all labor, materials, supplies, machinery, and appliances that may be necessary or appropriate in the performance of janitorial services. The Lessor shall provide supplies such as toilet tissue, multifold paper towels, toilet seat covers, and Medicated Vestal hand soap. The Lessor shall provide plastic linings for all trash receptacles. Provide clear plastic linings for non-hazardous waste trash receptacles and red plastic linings for hazardous waste trash receptacles. Housekeeping aide closets are located throughout the clinic for storage of supplies and equipment. The Lessor shall keep a minimum of two weeks stock of supplies on hand. All accumulated waste shall be removed and disposed of in the dumpster. Hazardous waste and sharps containers shall be picked up and stored in designated storage area. Supplies to be used shall be approved by the Government. Specifications for supplies are as follows:

Toilet tissue: Roll type, 4-1/2 inches wide, single ply.

Paper towels: Multi-fold, 10-1/8 inches wide.

Hand soap: Medicated Vestal.

Trash receptacle liners: (a) Polyethylene, flat type, 33 inches long, 52 inches wide, .66 millimeters thick; (b) Polyethylene, flat type, 24 inches long, 33 inches wide, .31 millimeters thick; (c) Polyethylene, red bags (biohazard) 33 inches long, 52 inches wide and 24 inches long, 33 inches wide.

Carpet shampoo and soil resistant treatment: Non-allergenic type.

Furniture polish: Spray type for use on wood and wood veneer.

Window cleaner: Ammonia type sufficient to remove smoke film and dust.

Air freshener cartridges in bathrooms: Johnson Wax Good Sense.

Upholstery cleaners: Dry or foam type recommended for fabric upholstery.

Germicide: EPA registered.

Resilient floor tile cleaner and maintainer as recommended by manufacturer of resilient flooring.

Floor finish: High-speed floor finish as recommended by manufacturer of resilient flooring.

Floor sealer as recommended by manufacturer of resilient flooring.

Floor stripper as recommended by manufacturer of resilient flooring.

Toilet Seat Covers: Paper, white.

A copy of the MSDS sheets for all products used shall be maintained at the clinic and shall be available for review by VA upon request.

8.2.3.3 DAILY CLEANING REQUIREMENTS:

8.2.3.3.1 Building Entrances:

Pick up trash and cigarette butts around entrances and vestibules. Empty trash receptacles.

8.2.3.3.2 Primary Care Area:

During the hours of 6:30 AM to 8:00 AM, Monday through Friday:

All primary care area floors shall be wet mopped using a germicide before patients are seen.

Wipe down all exam tables with a clean cloth dampened with germicide.

Clean and disinfect sinks and countertops.

Clean and refill soap dispensers.

Clean mirrors.

8.2.3.3.4 All Areas – During the hours of 8:00 AM to 4:00 PM:

Trash receptacles shall be emptied and liners changed. Trash shall be removed from the building and placed in appropriate containers. Boxes and other empty containers, to be disposed of, shall be removed from the building and placed in appropriate containers.

Hazardous waste and full sharps containers shall be collected in red plastic bags and placed in cardboard boxes provided. Cardboard boxes shall be sealed with tape and placed in hazardous collection room for removal and disposal off site by others.

Spills, body fluids, etc. shall be cleaned from floors and walls immediately upon notification. Remove black scuffmarks from corridor floors as necessary.

8.2.3.3.5 All Areas – During the hours of 4:00 PM to 11:00 PM:

Complete other required janitorial services.

Dust furniture, desks (do not disturb papers on desks), machines, phones, file cabinets, window ledges, etc.

All resilient tile floor areas shall be swept and wet mopped with germicide.

Electrical Equipment shall only be used during these hours.

Carpeted areas and mats shall be vacuumed. Carpet sweeper is not acceptable.

Spot clean any carpet stains.

Spot clean walls and doors.

8.2.3.3.6 Direct Patient Care Areas – During the hours of 4:00 PM to 11:00 PM:

Janitorial services in direct patient care areas such as clinics, X-ray, dental, laboratory, Rehab Medicine, etc.

Sweep and wet mop with germicide.

Wipe down all exam tables with a clean cloth dampened with germicide. Clean and disinfect sinks and countertops.

Clean and refill soap dispensers.

Clean mirrors.

8.2.3.3.7 All Restrooms – During the hours of 8:00 AM to 4:00 PM:

All restrooms shall be swept and wet mopped at least twice each day.

All paper products and hand soap shall be replenished.

All surfaces, including commodes, urinals, walls, mirrors, counters and sinks, shall be cleaned and disinfected. Sponges and cloths shall not be used to clean commodes and urinals. Commodes and urinals shall be cleaned with disposable items that are disposed of after cleaning commode and/or urinal in each toilet room. Items used to clean commodes and urinals shall not be used in turn for cleaning other items or wiping down other surfaces. Clean exterior of commodes and urinals first, followed by cleaning of the interior.

8.2.3.3.8 Ceramic Tile Areas (Other than restrooms) – During the hours of 4:00 PM to 11:00 PM:

Ceramic tile floors shall be swept and damp mopped. If dirt build-up occurs, ceramic tile floors shall be scrubbed when determined that it is required by COTR.

8.2.3.3.9 Corridors, Waiting Areas, Administrative Areas, Mental Health – During the hours of 4:00 PM to 11:00 PM:

The areas shall be swept, wet mopped with a neutral cleaner, and burnished. Carpeted areas shall be vacuumed.

8.2.3.3.10 Telephone Room, Conference Rooms (if unoccupied) – During the hours of 8:00 AM to 4:00 PM:

The areas shall be swept, wet mopped with a neutral cleaner, and burnished.

Areas with cushioned flooring shall be maintained in accordance with manufacturer's recommendations. Carpeted areas shall be vacuumed.

Restrooms shall be swept and wet mopped once each day and all paper products and hand soap replenished. All surfaces, including commodes, urinals, walls, mirrors, counters and sinks, shall be cleaned and disinfected.

8.2.3.3.12 Waiting Room Tables, Doors, Walls and Trim:

Dust tables, ledges, sills, moldings, and baseboards.

8.2.3.3.13 Mirrors and Glass Cleaning:

Clean all mirrors and glass at entrances (fingerprints and smudges).

8.2.3.3.15 Housekeeping Aide Closets:

Clean daily including sinks, floors, and shelves.

8.2.3.3.17 Water Coolers:

Clean water coolers. Housing shall be wiped down. Particular attention shall be given to top surface and spout to prevent lime build-up, bacterial growth, etc.

8.2.3.4 THREE TIMES WEEKLY:

Collect, remove, and dispose of refuse, trash, and garbage from trash collection area. Apply resilient floor tile cleaner and maintainer to all resilient tile floors and burnish.

8.2.3.5 WEEKLY CLEANING REQUIREMENTS:

8.2.3.5.1 Furniture: Clean as necessary, but no less than weekly. Vacuum upholstered furniture.

8.2.3.5.2 Carpeted Areas and Mats:

Spot clean as necessary.

8.2.3.5.3 All Restrooms:

Scrub floors and ceramic tile base and wipe down with germicide. Clean ceramic tile walls and wipe down with germicide. Spot wash painted walls as necessary. Damp wipe toilet stall partitions and waste receptacles with germicide.

8.2.3.5.4 Shower Areas:

Scrub ceramic tile floors and walls and wipe down with germicide. Clean grout between tiles in patient and employee showers.

8.2.3.5.5 Doors, Walls, and Trim:

Spot wash (for fingerprints, smudges, etc.) as necessary but no less than once weekly.

8.2.3.5.6 Glass Cleaning:

Clean interior and exterior of door and entrance glass. Spot clean walls of Waiting Areas, Exam Rooms, Offices, Treatment Rooms, Labs as necessary, but no less than weekly.

8.2.3.6 MONTHLY CLEANING REQUIREMENTS:

8.2.3.6.1 Furniture:

Polish all furniture as necessary, but no less than monthly.

8.2.3.6.2 Air Conditioning Grilles and Registers:

Vacuum all grilles and registers.

8.2.3.6.3 Waiting Areas, Labs, Exam Rooms, Offices, Treatment Rooms:

Wash waste receptacles with germicide.

8.2.3.6.4 Floor Maintenance of Resilient Tile Areas:

Apply cleaning soap, as recommended by resilient tile manufacturer, scrub and re-wax hallways, waiting rooms, and lobbies. Apply cleaning soap, as recommended by resilient tile manufacturer, scrub and re-wax other resilient tiled areas as required.

8.2.3.7 QUARTERLY:

Dust window coverings/blinds.

Dust handrails and handrail brackets.

8.2.3.8 SEMI-ANNUAL CLEANING REQUIREMENTS:

8.2.3.8.1 Furniture:

Shampoo upholstered furniture during January and July.

8.2.3.8.2 Carpeted Areas and Mats:

Have carpets professionally steam cleaned and soil resistant treatment applied during January and July. Spot clean carpets as needed.

8.2.3.8.3 Floor Maintenance of Resilient Tile Areas:

Strip floors, apply sealer, apply wax and refinish all resilient tile floors.

8.2.3.8.4 Glass:

Wash inside glass and clean interior of all window frames and window stools.

8.3 NORMAL HOURS:

Normal working hours are **7:30 A.M. to 5:00 P.M.**, except Saturdays, Sundays and Federal holidays.

8.4 BUILDING OPERATING PLAN:

Offerors shall submit a building operating plan with the offer. Such plan shall include a schedule of startup and shutdown times for operation of each building system, such as lighting, cooling, ventilation, and plumbing, which is necessary for the operation of the building. Such plan shall be in operation on the effective date of the lease.

The Lessor shall submit an Operations and Maintenance Plan narrative as required in Part II, Schedule A.

8.5 OVERTIME USAGE:

Government shall have access to air-cooled or heated leased space at all times, including the use of elevators, toilets, and lights without additional payment.

8.6 FLAG DISPLAY:

The Government will be responsible for flag display.

8.7 SECURITY:

The Government shall provide security personnel to prevent illegal entry or loitering in the leased space and to prevent unauthorized entry during duty hours.

The Lessor shall be responsible for providing security to prevent unauthorized entry after normal working hours.

8.8 VA CLEANING RESPONSIBILITY:

The Government will be responsible for the disposal of hazardous or pathological waste that has been properly stored in designated storeroom. See Paragraph 8.2.3.3.4.

VA shall have no cleaning responsibility for the interior or exterior of the leased premises. The Lessor shall have responsibility for interior janitorial services and shall maintain the interior of the leased premises as described in Paragraph 8.2.3. The Lessor shall provide all cleaning supplies and equipment.

SECTION 9: SAFETY, FIRE PROTECTION AND ENVIRONMENTAL MANAGEMENT

9.1 GENERAL:

Space offered must have a current occupancy permit issued by the local jurisdiction.

Lessor shall inspect, test and maintain building systems, fire and life safety systems and equipment as required by the more stringent of NFPA guidelines or local codes. Lessor shall submit documentation as acceptable to the Contracting Officer of tests, report and maintenance logs.

As a minimum, systems and equipment for which inspections and reports include, but are not limited to, those systems as enumerated in NFPA 99, other applicable NFPA guidelines, and the following:

- Essential Electrical System
- Environmental Systems
- Portable Fire Extinguishers
- Automatic Fire Sprinkler Systems
- Standpipe Systems
- Fire Detection and Alarm Systems

9.2 CODE VIOLATIONS:

Equipment, services, or utilities furnished, and activities of other occupants, shall be free of safety, health, and fire hazards. When hazards or code violations are detected, they must be promptly corrected at the Lessor's expense. Where requirements conflict, the decision of the Contracting Officer shall be final.

9.3 SPECIAL ENVIRONMENTAL REQUIREMENTS:

All project planning and development shall comply with the National Environmental Policy Act of 1969.

As required, special building equipment to treat and exhaust the atmosphere toxic gases produced by the agency program equipment will be provided. In addition, provide within all clinical laboratories and other areas designated in the equipment drawings, exhaust air suitable to meet the special requirements and up to 100 percent fresh air. All such installations shall comply with appropriate OSHA, EPA or related regulations of the local community.

SECTION 10: INSTRUCTIONS AND PREPARATION**10.1 NOTICE TO OFFERORS:**

Offerors must read all parts of this Solicitation. All forms required for offer are included in this Solicitation.

Any additional information must be requested in writing. **Oral instructions are not binding.**

When there is a discrepancy between this Basic Solicitation and GSA forms, the Basic Solicitation will prevail.

NOTE: Current GSA forms are available electronically from the GSA web page at the following address ... <http://hydra.gsa.gov/pbs/pe/standcla/standcla.htm>

Offerors may utilize these current electronic versions of GSA forms to fill in the appropriate information in lieu of using hardcopy versions provided elsewhere in this Solicitation and filling in the information by hand.

10.2 DEVIATIONS:

Offers will be construed to be in full and complete compliance with this Solicitation unless the Offeror describes any deviation in the offer. The Contracting Officer shall make decisions regarding deviations that cause the offer to be non-responsive.

10.3 ERASURES OR CHANGES:

The person signing the offer must initial erasures on, or changes to, the offer forms.

NOTE: Agents must submit a valid copy of a notarized agreement authorizing him/her to submit offer and negotiate on behalf of owner/developer.

10.4 COMPLETION OF GSA FORM 3518:

The Offeror must submit with the offer a signed copy of GSA Form 3518, Representations and Certifications, with all information completed as requested.

10.5 PREPARATION OF GSA FORM 1217:

The Offeror must submit a signed copy of GSA Form 1217, Lessor's Annual Cost Statement, with the offer. Directions for completion of the form are on the back of the form.

10.6 PREPARATION OF GSA FORM 1364:

The following instructions will assist you in completing GSA Form 1364, Proposal to Lease Space. **Offers must be submitted in Net Usable Square Feet (NUSF).**

Section I - Description of Premises ...

Blocks 1 – 7: Enter the general information about the site/building including address, number of floors. Enter total amount of Net Usable Square Feet of space offered. Do not break out the space by type. Enter floor load, type of construction, and building age. If not applicable, place N/A in appropriate block(s).

Section II - Space Offered and Rates ...

Blocks 8 – 11: Indicate whether space is Full or Partial Floor, enter the number of Net Usable Square Feet of space offered. If not applicable, place N/A in appropriate block(s).

Enter the Net Usable Square Foot rate per year for the Initial Term, **including** costs of special requirements as described in Schedule B and as specified in this Solicitation (refer to Section 1.8, Proposals) to be provided by the Lessor.

Enter the Net Usable Square Foot rate per year for the Renewal Option, **including** costs of special requirements as described in Schedule B and as specified in this Solicitation (refer to Section 1.8, Alternate Proposals) to be provided by the Lessor.

Alternate Proposals may be submitted in Block 21, ALTERNATES, or on plain bond paper, attached to the form, and signed by the Offeror.

Proposals excluding cost of special requirements may be submitted in Block 21, ALTERNATES, or on plain bond paper, attached to the form, and signed and dated by the Offeror.

Block 11: Determine the Composite Square Foot Rate Per Annum.

Block 12: Determine the cost per square foot for operating cost base rate (line 27 of the 1217), the cost per square foot for base year taxes (line 28 of the 1217), estimated total cost of build-out and estimated amortization rate for build-out.

Note: Build-out = Total Construction Costs

Block 13: Enter number of Parking Spaces offered (inside and outside) and indicate any cost to the Government, if applicable.

Section III - Lease Terms ...

Blocks 14 – 21: Enter information regarding Initial Lease Terms and Renewal Options of any Alternate Proposals, Schedule B lump sum costs, Rentable Square Foot Rate and Square Footage, Lists of Attachments, and any Additional Remarks., List of Attachments, Alternates, and any Additional Remarks.

Section IV - Owner Identification and Certifications ...

Blocks 22 – 27: Indicate the Offeror's interest in the offered property. Specify if other than owner or agent. Agents must submit a valid copy of a notarized agreement authorizing him/her to submit and negotiate on behalf of the owner/developer. If the Offeror is a partnership, VA must receive written evidence, by agreement or otherwise, that the person signing this offer has been authorized to do so by all partners. If the Offeror is a corporation, VA must receive a corporate resolution, signed by the Secretary of the corporation under corporate seal that sets forth all officers of the corporation and indicates which are authorized to bind the corporation.

Complete, sign, and date offer.

NOTE: OFFER WILL BE RECEIVED UNTIL 4:00 PM (ET), [June 26, 2015 AT THE ADDRESS CONTAINED IN PARAGRAPH 1.7 OF THIS SOLICITATION. ENVELOPE SHOULD BE IDENTIFIED IN THE LOWER LEFT HAND CORNER WITH THE WORDS: Warren, PA OPC – SFO NO. VA244-15-R-0478

PART II

SCHEDULE A

Special Requirements to Basic SFO PART II SCHEDULE A OPERATIONS AND MAINTENANCE (O&M) PLAN

This lease will require the Lessor to maintain the building, building equipment and systems, and the exterior premises over the term of the lease in accordance with the General Clauses (GSA form 351 7B) and Section 8 of the Basic SFO.

1. The Government requires assurance that the building will be kept in good condition with high quality, professional management and maintenance over the full term of the lease. Consequently, the proposed O&M Plan for the building will be carefully evaluated.
2. The Lessor shall identify and provide addresses and contact information for entities that will maintain the leased premises (Lessor's building superintendent, designated local property management firm, and any contractors or subcontractors).
 - a. The Lessor shall describe the organization and structure the workforce of both operations and maintenance personnel. Organization charts; staffing plans indicating trades, number of personnel, and experience levels; and operating schedules shall be provided for evaluation.
 - b. Lessor shall outline procedures for dealing with scheduled and non-scheduled maintenance and repairs.
3. The O&M Plan shall indicate how the scheduled (routine) maintenance and repair of the building will be managed. For each activity in the O&M plan, the Lessor shall identify the responsible entity and frequency of the maintenance.
 - a. Exterior maintenance, including landscaping and grounds, irrigation system, trash removal, exterior lighting, parking lot, pest control, window washing, and general litter pick up shall be discussed.
 - b. Interior maintenance shall be described, including HVAC, plumbing, electrical, pest control, Schedule B items, and any janitorial maintenance associated with services provided by the Lessor.
 - c. Describe how the Lessor will provide quality control to ensure that all services described in the O&M Plan are, in fact, provided, and how the Lessor will maintain quality and appearance of the entire building over the term of the lease.
4. For non-scheduled repairs, the O&M Plan shall describe how service calls (emergency and routine) will be addressed. Identify contact information for both normal working hours and for off-hours and holidays. Quantify response times for on and off-site maintenance entities.
 - a. Service calls will be classified as emergency calls when the condition constitutes an immediate danger to personnel, threatens to damage property, or has a direct impact on operations or security. Classification of calls as emergency shall be at the sole discretion of the government. During normal working hours, Lessor's on-site superintendent shall respond immediately upon notification. Emergencies occurring at other than normal working hours shall be responded to (on scene) within 60 minutes of receipt of call. Lessor shall repair or neutralize the emergency condition before departing the site. If necessary, Lessor shall acquire material by quickest available means and

include work outside normal hours. If further labor or materials are required after the emergency is neutralized, the Lessor shall have the repairs completed within three (3) working days or within such other reasonable time as agreed to by the government. The Lessor shall have available generally used spare parts and common building materials to support emergency requirements. Lack of standard material shall not be a cause for non-performance.

- b. Service calls will be classified as routine when the condition does not qualify as an emergency call. Eighty-five (85%) of all routine calls shall be completed within five (5) working days after the receipt of the call, with remainder being completed within ten (10) working days.

Exhibit I provides additional breakdown of cost components included in Parts I and II of GSA Form 1217. In particular, Part II of Exhibit I provides detailed breakdown of 'Building Maintenance and Reserves for Replacement' that is shown on a single line in GSA 1217. Note that utility costs are excluded from totals in Exhibit I, but will be included in GSA 1217 if they are part of the lease payment.

5. The Lessor shall specify in detail, utilizing the Maintenance Cost Worksheet (attached as Exhibit I), those items that are included in the O&M Plan for both annual operating and maintenance expenses, and reserves for replacement. The totals of these estimated expenses shall be entered on the appropriate lines on GSA Form 1217, Lessor's Annual Cost Statement.

6. The O&M Plan must detail how the Funded Maintenance Account (FMA) will be established and how it will be managed. Upon acceptance of the facility by the Government, the Lessor shall immediately establish a FMA in trust for

VA in an interest-bearing account provided by the Government and place the equivalent of twenty-five percent (25%) of the Annual Reserve Grand Total (Line 71) from Maintenance Cost Worksheet, Exhibit I, into the FMA. At the next quarterly installment and each year thereafter during the lease term, including any renewal options, the amount of the annual reserve grand total is to be paid into the FMA in quarterly increments. The funds are to be made available for all Lessor provided maintenance services, repairs, and replacements.

7. At the beginning of the second year and all subsequent years of the lease term, including all renewal options, the operating costs base will be adjusted based on the Consumer Price Index (CPI). Refer also to Paragraph 3.6 of the Solicitation For Offers.

8. Shortfalls to cover any unforeseen maintenance, repair or replacement expenditure over and above what is listed in a particular category will be the responsibility of the Lessor.

9. At the end of the VA's lease term, including all renewal options, the remaining balance in the FMA account will be released to the Lessor; and the Government will make no claims against the remaining funds.

10. Based upon all the information submitted with the offer, the Government shall require the successful Lessor to execute the "Property Management Agreement," a copy of which is attached as Exhibit II.

Attachments:

Exhibit I – Maintenance Cost Worksheet.

Exhibit II – Sample of the Property Management Agreement.

PART II SCHEDULE A

EXHIBIT I MAINTENANCE COST WORKSHEET

1.SOLICITATION FOR OFFERS	2.BUILDING NAME AND ADDRESS (No., street, state & zip code)		
PART 1- ANNUAL OPERATING EXPENSES			
	MATERIALS	LABOR	TOTAL
A. Cleaning/Janitor and/or Char Service			
4. Salaries (enter on line 5 GSA form 1217)			
5. Supplies (wax, cleaners, cloths, etc.)(line 6 GSA form 1217)			
6. Contract Service (window washing/ waste/snow)(line 7 GSA form 1217)			
B. Heating System Maintenance and Repair			
7. Salaries (enter line 8 GSA form 1217)			
8. Filters, belts, lubricants, fluids, supplies			
9. Labor (includes contracted work)			
C. Electrical System Maintenance and Repair			
11. Bulbs, Tubes, starters (Enter on line 12 GSA Form 1217)			
11. Ballasts, fixtures, devices, etc			
12. Small tools and expendable supplies			
13. Labor (includes contracted work)			
D. Plumbing System Maintenance and Repair			
15. Soap, towels, tissues not in Line 4 (enter on line 16 GSA 1217)			
16. Fixtures, pipe and fittings,			
17. Small tools and expendable supplies			
18. Labor (includes contract work)			
E. Air Conditioning System Maintenance and Repair			
20. Filters, belts, lubricants, fluids and supplies			
21. Labor (includes contracted work)			
F. Elevators			
Lines 23 to 26 are not applicable	X	X	X
G. Miscellaneous			
26. Building Engineer/Manager (Enter on Line 22)	GSA Form 1217		
27. Security (Watchman/Guard) Enter on Line 23)	GSA Form 1217		
28. Social Security Tax/Worker's Comp Insurance Enter on Line 24	GSA Form 1217		
29. Landscape and Grounds (materials, fertilizers, supplies)			
30. L/S and Grounds Labor (includes contracted work)			
31. Lawn and Landscaping (Add 30 to 31) Enter on Line 25	GSA Form 1217		
32. Other (explain on separate sheet Include Schedule B Requirement Items Enter on Line 26.	GSA Form 1217		
SUBTOTAL OF ANNUAL OPERATING EXPENSES			

Exhibit I Maintenance Cost Worksheet

34. SOLICITATION FOR OFFERS			
35. ANNUAL OPERATING EXPENSES (FROM Part 1 Line 33)			
	Replacement Cost	Useful Life (Years)	ANNUAL Reserve
A. Exterior and Grounds			
36. Parking Lot and Road Repair and/or Resurfacing			
37. Sidewalks			
38. Landscaping/Lawn Care (Equipment)			
39. Exterior Painting			
40. Windows			
41. Roof			
B. Building and Equipment			
42. Doors			
43. Floor Coverings (Other than carpet)			
44. Carpeting			
45. Interior Painting			
46. Wall Coverings			
47. Ceilings			
48. Blinds/Drapes			
49. Dock Leveler			
50. Elevators (not applicable at this site)	X	X	X
51. HVAC include refrigeration and cooling towers			
52. Air Handling Equipment			
53. Exhaust Systems			
54. Special HVAC System			
55. Plumbing System (supply, waste and vent)			
56. Hot Water Heater			
57. Fire Protection (automatic sprinklers)			
58. Electrical Systems (distribution and power)			
59. Generator			
60. Fire Alarm System			
61. Communications and Signal Systems			
62. Security System			
63. Light Fixtures			
64. Schedule B Special Requirement Items			
C. Other/Miscellaneous (attach additional sheet if necessary.)			
65.			
66.			
67.			
68.			
69.			
70. Subtotal Capital Reserve (add lines 36-69)	Line 30	GSA Form 1217	

PART II

SCHEDULE A

EXHIBIT II

PROPERTY MANAGEMENT AGREEMENT (PMA)

1. COMMENCEMENT DATE AND MANAGEMENT FEE:

The date of commencement for this Property Management Agreement (PMA) shall coincide with the initial term date of Lease No _____ as determined by the initial lease document or subsequent supplemental lease agreement.

The Government agrees to pay to the Lessor as part of the rental payment a Management Fee (as specified on GSA Form 1217, Lessor's Annual Cost Statement, Line 32). This fee is for the management of all operation expenses, maintenance, repair and reserves for replacement of the leased premises (as specified in Section 1 and Line 30 of Section II of GSA Form 1217), beginning upon VA occupancy of the leased premises. The totals on Lines 27 and 30 on GSA Form 1217 shall reflect the annual costs to operate and maintain the leased premises. The Government's payment of the Management Fee in return for the operations and maintenance services provided by the Lessor and/or his designated property management firm shall remain in force for the length of the lease term, including all renewal options.

2. GENERAL MAINTENANCE OBLIGATION:

The Lessor is solely responsible for the maintenance and repair of the leased premises as well as any and all Lessor improvements erected on the leased premises, and those items listed in Schedule B (See Paragraph 8.2, Maintenance by Lessor, of the Solicitation for exclusions). The Lessor, at its own expense, shall at all times protect, preserve, maintain, and repair the leased premises, together with any and all improvements located thereon (excluding equipment furnished and installed by the Government, sterilizers, and washer/sanitizers), and shall keep the same in good order and condition. The Lessor shall exercise due diligence at all times in the protection of the leased premises, together with any and all improvements located thereon, against damage or destruction by fire and other causes.

3. MAINTENANCE, CAPITAL REPAIR, AND REPLACEMENT:

Upon the Government's acceptance of leased premises, the Lessor shall immediately establish a Funded Maintenance Account (FMA) in an interest-bearing account, in a financial institution approved by the Government, and begin to make payments into the FMA in such form and pursuant to such terms as the Government may require.

The Lessor's obligations with respect to the leased premises shall be in effect and enforceable during the lease term, including all renewal options. The Lessor shall initially place a sum equivalent to twenty-five percent (25%) of the Annual Reserve Grand Total from the FMA Worksheet into the Funded Maintenance Account. Thereafter, the Lessor shall continue to make quarterly payments, at the rate of \$... per quarter, into the FMA, as defined in Paragraph 4 of this Property Management

Agreement: **[The quarterly payment of \$... is determined by taking the Annual Reserve Grand Total from the FMA Worksheet [(Line 71 on Exhibit I) (\$---) and dividing that figure by 4].** The FMA shall be held in trust for the Government for the sole purpose of providing yearly operations funding to maintain the leased premises and to pay for capital repairs and replacements as detailed in this Agreement and as set forth elsewhere in the lease agreement. The Lessor is required to maintain the funds in the FMA as reflected above and as defined in Paragraph 4 of this PMA.

a. Building equipment and maintenance requirements, as well as janitorial, ground maintenance requirements, and pest control (interior and exterior), are to be met by the Lessor in accordance with the **Lease incorporated with this Solicitation VA244-15-R-0478** and the Lessor's Operations and Maintenance (O&M) Plan as submitted with its offer and attached hereto in this PMA. See Section 8 of the Basic Solicitation for further definition of Lessor's cleaning responsibilities. Such maintenance and repair is to include, but not be limited to, cleaning, regular preventative maintenance, testing as required, and repair of: (1) mechanical, plumbing, electrical, and other building service equipment and systems; (2) roof, foundation and exterior walls, doors and windows; (3) paved parking areas, drives and roads; (4) landscape and grounds: lawn, shrubbery, trees, irrigation system, and pedestrian walkways; (5) interior and exterior painting; (6) wall, floor and ceiling finishes; (7) sewer and utility lines on property; and (8) any other systems deemed property of the Lessor or specified to be maintained by the Lessor.

b. The Lessor or designated property management firm must have a local, designated property manager available to promptly correct deficiencies or attempt to correct deficiencies after oral or written notice of such condition from the Government Contracting Officer (CO) or his/her designated representative(s). The property manager shall have a maintenance person on site during normal working hours of 7:30 AM to 5:00 PM, except Saturdays, Sundays, and federal holidays to perform preventive maintenance recommended by manufacturer, maintenance and repair, and to respond to emergencies. The property manager or maintenance person must respond to emergency calls occurring at other than normal working hours, within 60 minutes of receipt of notification and complete work the same day, if possible. After an emergency condition has been neutralized, emergency repairs requiring additional labor and/or materials must be completed in no more than 3 days. Responses to emergency and routine maintenance/repair calls during normal working hours must be made within 30 minutes of the occurrence, with 85% of all repairs completed within 5 working days and the remainder within 10 working days. The maintenance person is responsible for securing additional technical expertise and/or additional manpower to affect the maintenance or repair, within the time limits specified, at the Lessor's expense. If no substantial attempt has been made to correct the deficiencies within the specified times above, action will be taken by the Government, as specified in Paragraphs 5 and 6 of this agreement, to correct such deficiencies; and the cost of repairs will be deducted from the next month's rental payment. At the VA's sole discretion, if the maintenance person's performance is deemed unacceptable, the Lessor shall immediately replace said person with a new maintenance person. Determination as to whether or not a call is emergency or routine shall be at the sole discretion of the VA.

c. The Lessor's maintenance responsibility includes initial and replacement supplies of all items, materials, and equipment necessary for such maintenance. All maintenance work will be done in accordance with applicable codes, and inspection certificates will be displayed as appropriate. The Lessor shall provide the labor, material and supervision to maintain the structure, the utility systems, and the interior and exterior of the building.

The Lessor shall provide the labor, material, and supervision necessary to perform manufacturer's recommended maintenance and to test/inspect those items required to be tested/inspected by codes, other publications or VA requirements. The Lessor shall maintain logs on-site of all required inspections, tests, preventive maintenance, etc. The logs shall clearly state the item being inspected, tested, or maintained, specific location, description of inspection performed, specific code or other reference requiring the inspection, date, and name of person performing the work. Copies of the logs shall be provided to the VA on a monthly and/or quarterly basis.

4. FUNDED MAINTENANCE ACCOUNT (FMA):

- a. The Lessor shall establish a FMA as set forth in Paragraph 3. The account shall be used to provide maintenance to the lease premises throughout the term of the lease, including all renewal options, and to make all necessary capital repairs and replacements.
- b. Failure by the Lessor to make the quarterly FMA payments required within Paragraph 3 shall constitute an Event of Default by the Lessor, as defined in Paragraph 5. In such instance, the Government's remedies shall be those as set forth in Paragraph 6.
- c. Should the cost of any capital repair, replacement, or maintenance be in excess of the funds in any specific category within the FMA, the Lessor shall fund the difference for that item. The Lessor will not be permitted to use funds in the FMA to pay for out-of-cycle repair or replacement of any item identified in the FMA without written approval by VA.
- d. The Lessor shall submit in writing to the CO or his/her designee a quarterly report regarding the funding status of the FMA. Such report shall begin with the establishment of the FMA, and, thereafter, coincide with the Lessor's quarterly payments to the FMA. The report shall include evidence of all deposits to and withdrawals from the FMA and shall identify reasons for each expenditure for maintenance, repair, and replacement made to the clinic building or grounds. The Department of Veterans Affairs reserves the right to audit the FMA records at any time. Such records will be made available to an individual designated by the CO within seven (7) days of written request.
- e. At the beginning of the second year and all subsequent years of the lease term, including all renewal options, the Lessor or designated property management firm shall be required to submit an annual operating budget estimate. The budget estimate shall include monthly obligation plan by category, as similarly identified in the original FMA Worksheet submitted with the Lessor's offer, for review and approval by VA. The budget estimate and obligation plan will forecast costs of all operating expenses for maintenance, refurbishment, repair, and capital replacement required for the ensuing year.
- f. Shortfalls to cover any unforeseen maintenance expenditure in any specific category will be the responsibility of the Lessor. No withdrawals from any category beyond the operating budget obligation plan for that category will be allowed without written approval by VA. At the beginning of the second year and all subsequent years of the lease term, the Lessor will be allowed to adjust his operating expenses (Line 27 of GSA Form 1217 and Part I of the FMA Worksheet) to reflect increases in operating costs.
- g. Once the annual budget is approved, VA's rental rate will be adjusted up or down as necessary to cover the cost of expenses for the ensuing year after accrued interest has been applied. The submission of the annual operating budget estimate and obligation plan shall occur on the anniversary date of the acceptance of the leased premises by the Government.
- h. At the end of VA's lease term, including all renewal options, the remaining balance in the FMA account will be released to the Lessor, and the Government will make no claims against the remaining funds.

5. EVENTS OF DEFAULT BY LESSOR:

An Event of Default by the Lessor shall occur upon its failure to perform or observe any covenant or condition required by Lease No. -xxx-xxx-xx, including all attachments hereto, and if such failure is not cured to the satisfaction of the Government within fifteen (15) days of receipt of written notice thereof. Such cure period may be extended, at the sole discretion of the Government, in writing if such default cannot be reasonably cured within the original fifteen (15) day period and the Lessor is diligently attempting to cure the

default. An Event of Default by the Lessor also shall occur upon the Lessor's filing of a voluntary or involuntary petition under any Federal or State bankruptcy law, insolvency law, or similar law.

6. REMEDIES FOR DEFAULT BY LESSOR:

Upon the occurrence of an Event of Default by the Lessor, the Government may exercise any right, remedy, or privilege, which may be available to it under Lease No. -xxx-xxx-xx or under applicable Federal, State, or local law. All remedies shall be cumulative and the election of one shall not preclude the exercise of another, at the same time or subsequently. Failure to exercise a remedy shall not constitute a waiver thereof. The Lessor shall remain liable to the extent permitted by law with respect to all covenants and indemnities.

Each calendar year during the lease term, including all renewal options, the property management and maintenance performance of the Lessor or designated property manager will be evaluated. The Lessor will be notified should the Government, in its sole discretion, find the performance less than satisfactory. Upon receipt of such notice, the Lessor shall either replace the designated property management firm or take immediate action to remedy those areas of poor performance to the satisfaction of the Government. In the event the Lessor performs property management duties directly, the Government's notice of less than satisfactory performance shall cause the Lessor to designate a professional property management firm to service the leased premises. Such designated firm shall meet the approval of the Government.

Attachment: Operations and Maintenance Plan [as submitted with Lessor's Offer

PART III SCHEDULE B SPECIAL REQUIREMENTS

I. Instructions for Pricing this Schedule

II. General Information and Instructions for Users

III. Special Items for the Entire Clinic

IV. Functional Room Listings

SECTION I: INSTRUCTIONS FOR PRICING THIS SCHEDULE –

The Offeror shall submit lump-sum pricing for the purchase and installation of special equipment items specified in Schedule B for laboratory and clinic areas. Offers shall be evaluated in accordance with Paragraph 1.8 of Part I of the Basic Solicitation. All property placed in, upon, or attached to the premises to be leased, and for which the Government pays by means of lump-sum, shall be and remain the property of the Government, and may be removed or otherwise disposed of by the Government.

As part of the rental consideration, the Offeror must include supporting construction and a number of specialized utilities and electrical distribution systems within raceways, partitions, and walls for equipment to be installed in the Outpatient Clinic, both contractor and VA furnished. Refer to Paragraph 6.3 of the Basic Solicitation (Part I of the SFO). The price for each item in Schedule B shall include only the direct costs of obtaining and installing the item. Supporting structure(s) and distribution systems are included in the basic rent. Therefore, no additional costs relating to the distribution of services (including plumbing, sewage or electricity) or supporting construction should be ascribed to the special equipment costs in Schedule B. Special equipment items for the clinic are listed in Sections III and IV below. Pricing lines have been provided at each item to be included for pricing purposes in the offer. The Offeror is required to identify the total price involved for each line item. Totals for each Department or Service in the clinic must be entered on the Summary Price Sheet in the Schedule B document.

If electronic spreadsheets are to be made available for use by Offerors ... The Schedule B document is available as a convenience to Offerors in the form of an Excel workbook (electronic spreadsheet file). The individual worksheets (spreadsheets) in the file have been linked and formulas have been provided to facilitate computation of extended prices and totals. Electronic files are provided without warranty or obligation on the part of the government as to the accuracy or suitability for use. Users of electronic files shall agree to indemnify and hold the VA harmless from any and all claims, damages, losses and expenses including, but not limited to, attorney's fees arising from the use of the electronic files.

Offerors are responsible for the accuracy and completeness of the quantities, costs, subtotals, and totals in their proposals.

Items not listed in Schedule B are to be provided by the Lessor as part of the rental consideration. Such items are either specifically called for in the Basic Solicitation (e.g., drinking fountains) or identified in a paragraph specifying an allowance for payment under the provisions of the Basic Solicitation (e.g., telephone

outlets) and are not identified for pricing purposes in Schedule B. In addition, certain special items for the entire clinic are to be priced separately in Section III entitled "Special Items for the Entire Clinic."

Estimated quantities have been provided in Schedule B for use in preparation of offers. An adjustment will be made at the time of final inspection on those items specified in Schedule B if there is any deviation between the quantity actually provided and the Government's estimated quantity.

PART III: SCHEDULE B -- SPECIAL REQUIREMENTS (cont.)
SECTION II: GENERAL INFORMATION AND INSTRUCTIONS FOR USERS –

Offerors shall refer to referenced VA Master Construction Specifications (VA MCS) for more complete information on items listed in this Schedule "B" document. Refer to Part VI of the SFO for instructions on obtaining and using VA MCS. The Lessor is responsible for reading the specifications and providing the quality of material and equipment required.

Brand Names: Certain equipment may be identified by make and model. Identification of these items in this Solicitation by a "brand name" description is intended to indicate the quality and characteristics of products that will be satisfactory and is not intended to be restrictive. Unless clearly indicated in the offer that an "equal" product is offered, the offer shall be considered as offering a referenced brand name product. Offers of "equal" products or equipment will be considered for this award if such product or equipment is clearly identified in the offer and is determined by the Government to fully meet the salient characteristics of the product or equipment named in this Solicitation. The Government's determination as to the acceptability of the "equal" product shall be based on information furnished or otherwise identified in the offer, as well as other information reasonably available to the VA. If the equipment cited in the Solicitation is no longer available, the manufacturer's currently available equipment that replaces the cited model shall be provided.

Caution to Offerors: The VA is not responsible for locating or securing any information not identified in the offer and not reasonably available to the VA. Accordingly, the Offeror shall furnish with its offer the manufacturer and model of equipment proposed and sufficient descriptive material such as cuts, illustrations, drawings, or other information for the VA to determine whether the product offered meets the specified salient characteristics and establishes exactly what the Offeror proposes to furnish.

The Functional Room Listings in Section IV of Schedule B use identifying symbols for typical room layouts and equipment listings. These symbols identify the Design Guide Plates for the rooms or spaces in the clinic for which equipment is provided. The information on the Design Guide Plates is in Part VI of the SFO. Room Listing: This document focuses on special requirements for specifically identified areas. Therefore, every room of the Outpatient Clinic is listed but does not necessarily show special equipment requirements. Where (NR) is indicated, there are no "special requirements" in that room.

Coordinate Section IV with Schedule C (Part V) and Design Guide Plates (Part VI).

PART III: SCHEDULE B -- SPECIAL REQUIREMENTS (cont.)
SECTION III: SPECIAL ITEMS FOR THE ENTIRE CLINIC –

Placement of special systems required by the entire clinic will be shown on equipment drawings. Please price as totally installed and provide a unit cost for each items as listed in this Schedule. **Adjustments in the contract at the time of approval of the equipment drawings will be made based on prices provided by the Offeror in this Schedule B document.**

A. Specific Telecommunications Systems: (All systems must be approved by the Contracting Officer)

1. Master Antenna Television (Broadband) System: System is in accordance with the VA Master Specifications: refer to 6.7.8 6.7.8.4 6.7.9

B. Miscellaneous Items:

Coat Hooks: As manufactured by Bobrick Model B-6827
(VA MCS 10 28 00, Toilet and Bath Accessories)

Note: In addition to Toilets, Coat Hooks shall be installed in offices and exam rooms.

PART III: SCHEDULE B -- SPECIAL REQUIREMENTS (cont.)

2. Security Emergency Call/ Duress Alarm System (Panic Button)

Central Equipment
Annunciation Panels
Panic Buttons

A. DURESS ALARM AND EMERGENCY NOTIFICATION SYSTEM

Provide a duress alarm and emergency notification panic system with visual and audible annunciation at //Security Office// //and Central Reception Area//, connected to selected locations throughout the facility. System shall be Code Blue Pole Systems or approved equivalent, as updated to most current technology or manufacturer. Under no circumstance shall the telephone system be used to provide duress alarm functions.

SECTION IV: FUNCTIONAL ROOM LISTINGS –

AMBULATORY (PRIMARY) CARE –

Design Guide Plate Qty & Function Comments

FUNCTIONAL AREA: OPC: LOBBY: 680NSF

Shuttle Waiting Area	200 NSF
Public Telephones	30 NSF
Public Toilet-Male	50 NSF
Public Toilet-Female	50 NSF
Information Desk	100 NSF
Escort Room.....	150 NSF
Storage, Wheelchair.....	100 NSF

FUNCTIONAL AREA: OPC: AMBULATORY CARE: 4425 NSF

Central Reception Counter	150 NSF
Waiting Area	780 NSF
Public Toilets	100 NSF
Provide one male and one female at 50 NSF each	
Workstation, Clerical	80 NSF
Interview Room /	
Clerical Workstation	120 NSF
Office, Supervisor	100 NSF
Multi-purpose Exam Rooms.....	1440 NSF
Provide 12 at 120 NSF EA	
Patient Toilets	100 NSF
Provide one male and one female at 50 NSF each	
Multipurpose Procedure Room.....	175 NSF
Multipurpose Conference /Classroom.....	200 NSF
Storage, Linen, Stretcher, and Med. Equip.....	100 NSF

Clean Utility Room	100 NSF
Soiled Utility Room	80 NSF
Telephone Equipment Room	150 NSF
Housekeeping Aids Closet-HAC	80 NSF
Provide 2 per para 4.2.3 at 40 NSF EA	
Infectious / Hazardous Waste	120 NSF
Recyclable Waste.....	120 NSF
Locker Room.....	90 NSF
Staff Lounge/Break Room.....	240 NSF
Staff Toilet.....	50 NSF
Single Shower	50 NSF

FUNCTIONAL AREA: OPC: PATHOLOGY AND LABORATORY MEDICINE: 620 NSF

Waiting Area.....	200NSF
Central Reception Counter.....	150 NSF
Blood Specimen Collection Room.....	120 NSF
Bulk Storage Area	50 NSF
Urine Specimen Collection Toilet	50 NSF
Staff Toilet	50NSF

FUNCTIONAL AREA: OPC: EDUCATION FACILITIES: 500 NSF

Educational Conference Room.....	350 NSF
Instruction Area	150 NSF

SUMMARY:

FUNCTIONAL AREA: OPC: LOBBY: 680NSF	
FUNCTIONAL AREA: OPC: AMBULATORY CARE: 4425 NSF	
FUNCTIONAL AREA: OPC: PATHOLOGY AND LABORATORY MEDICINE: 620 NSF	
FUNCTIONAL AREA: OPC: EDUCATION FACILITIES: 500 NSF	
TOTAL.....	6225 NSF

PART III: SCHEDULE B -- SPECIAL REQUIREMENTS (cont.)

SECTION V: SUMMARY PRICE SHEET –

SECTION III: SPECIAL ITEMS FOR THE ENTIRE CLINIC –

A. TOTAL COST SPECIFIC TELECOMMUNICATIONS SYSTEMS \$0

B. TOTAL COST MISCELLANEOUS ITEMS \$

SECTION IV: FUNCTIONAL ROOM LISTINGS –

SUMMARY:

LOBBY: 680NSF

AMBULATORY CARE: 4425 NSF

OPC: PATHOLOGY AND LABORATORY MEDICINE: 620 NSF

EDUCATION FACILITIES: 500 NSF

TOTAL...6225 NSF

TOTAL OF ALL SCHEDULE B ITEMS:	\$
TOTAL OVERHEAD: --%	\$
TOTAL PROFIT: --%	\$
TOTAL PRICE FOR SCHEDULE B:	\$

PART IV: SCHEDULE B-1

Schedule B-1 consists of the following two Exhibits:

Exhibit A of Schedule B-1, Unit Costs for Adjustments, as described in Paragraph 3.2 of Part I Basic Solicitation Requirements.

Exhibit B of Schedule B-1, Unit Price for Alterations During the First Year of Contract, as described in Paragraph 3.3 of Part I Basic Solicitation Requirements.

PART IV SCHEDULE B-1

EXHIBIT A of SCHEDULE B-1 DEPARTMENT OF VETERANS AFFAIRS UNIT COST FOR ADJUSTMENTS

Item	Description	Unit of Measurement	Total Quantity Included in Proposed Rate	Cost of Materials	Number of Labor Hours	Cost Labor Hour	Total Price for Labor & Materials
Doors and Windows							
1	Door and frame, interior, 3'-0" x 7'-0"			each		\$0.00	
2	Door and frame, interior, 3'-6" x 7'-0"			each		\$0.00	
3	Door and frame, interior, 4'-0" x 7'-0"			each		\$0.00	
4	Doors and frame, double, each leaf 2'-6" x 7'-0"			pair		\$0.00	
5	Doors and frame, double, each leaf 3'-0" x 7'-0"			pair		\$0.00	
6	Doors and frame, double, each leaf 3'-6" x 7'-0"			pair		\$0.00	
7	Door and frame, dutch, 3'-0" x 3'-6", w/12" shelf & piano hinge			each		\$0.00	
8	Hardware, Door, HW1			set		\$0.00	
9	Hardware, Door, HW6			set		\$0.00	
10	Hardware, Door, HW13			set		\$0.00	
11	Hardware, Door, HW18			set		\$0.00	
12	Hardware, Door, HW23			set		\$0.00	
13	Hardware, Door, HW34			set		\$0.00	
14	Hardware, Door, HW38			set		\$0.00	
15	Hardware, Door, HW40			set		\$0.00	
16	Hardware, Door, HW43			set		\$0.00	
17	Hardware, Door, HW52			set		\$0.00	
18	Hardware, Door, HW69			set		\$0.00	
19	Hardware, Door, push/pull			set		\$0.00	
20	Closer, door, overhead			each		\$0.00	
21	Vision panel, door, 4" x 25"			each		\$0.00	
22	Vision panel, door, wire glass, with metal frame, 10" x 10"			each		\$0.00	
23	Windows, exterior			each		\$0.00	
Partitions and Finishes							
24	Partitioning, office subdividing, fixed, fully-finished, ceiling-high			linear foot		\$0.00	
25	Sound-conditioning for ceiling-high, subdividing partitioning above			linear foot		\$0.00	
26	Office subdividing, full-height, finished floor to underslab (additional cost over 1. above)			linear foot		\$0.00	
27	AT- Acoustical Ceiling, Tile			square foot		\$0.00	
28	AT(SP) Acoustical Ceiling with Sprayed Plastic Finish			square foot		\$0.00	
29	AT(TG)- Acoustical Ceiling with Tegular (reveal) Edge			square foot		\$0.00	
30	GWB Lay-in Panels in Ceiling Grid			square foot		\$0.00	
31	AWP- Acoustical Wall Panel			square foot		\$0.00	
32	CP- Carpet, without Cushion			square yard		\$0.00	

	Broadloom				
33	CPT- Carpet Tile	square yard			\$0.00
34	CT- Ceramic Tile, Wall	square foot			\$0.00
35	CT-Ceramic Tile, Floor	square foot			\$0.00
36	QT- Quarry Tile	square foot			\$0.00
37	P- Paint, Interior Alkyd	square foot			\$0.00
38	P- Paint, Interior Latex	square foot			\$0.00
39	EPY- Epoxy Coatings	square foot			\$0.00
40	SC- High-Build Glazed Coating (Special Coating)	square foot			\$0.00
41	RB- Resilient Base	linear foot			\$0.00
42	RF- Raised Rubber Flooring	square foot			\$0.00
43	RSL- Resilient Sheet Flooring	square foot			\$0.00
44	WSL- Welded seam sheet flooring	square foot			\$0.00
45	W- Wallcovering, Vinyl Coated Fabric	square yard			\$0.00
46	W- Wallcovering, Vinyl Coated Fabric	square yard			\$0.00
47	WB- Wall Border, Vinyl Coated Paper, 10"	linear foot			\$0.00
Specialties					
48	Wallcovering, PVC, Protective (WP)	square yard			\$0.00
49	Armor plate, door, 2' - 6" W X 3' -0" H, nominal	each			\$0.00
50	Armor plate, door, 3' - 0" W X 3' - 0" H, nominal	each			\$0.00
51	Armor plate, door, 3' - 6" W X 3' - 0" H, nominal	each			\$0.00
52	Armor plate, door, 4' - 0" W X 3' - 0" H, nominal	each			\$0.00

Item	Description	Unit of Measurement	Cost of Materials	Number of Labor Hours	Cost/ Labor Hour	Total Price for Labor & Materials
49	Armor plate, door, 2' - 6' W X 3' - 0' H, nominal	each			\$0.00	
50	Armor plate, door, 3' - 0' W X 3' - 0' H, nominal	each			\$0.00	
51	Armor plate, door, 3' - 6' W X 3' - 0' H, nominal	each			\$0.00	
52	Armor plate, door, 4' - 0' W X 3' - 0' H, nominal	each			\$0.00	
53	Chairrail	each			\$0.00	
54	Handrail	linear foot			\$0.00	
55	Corner Guard, flush, bullnose, 3' wing X 8' H	linear foot			\$0.00	
56	Track, Curtain, Cubicle, Ceiling Type, Surface Mounted.	linear foot			\$0.00	
57	Door, accordion, 3-0 X 7-0	each			\$0.00	
58	Door, accordion, bi-parting, 30-0 X 10-0	each			\$0.00	
59	Signs, directional	each			\$0.00	
60	Signs, room identification	each			\$0.00	
Furnishings						
61	Blinds, Window	per window			\$0.00	
62	Computer Keyboard Tray (Radiology - Keyboard Nominal Size 8' X 24')	each			\$0.00	
63	Computer Keyboard Trays (Key Board Nominal Size 7' X 18.5')	each			\$0.00	
Electrical						
64	Outlet, 208V, 40 Amp, wall-mounted	each			\$0.00	
65	Outlet, duplex, dedicated, wall-mounted	each			\$0.00	
66	Outlet, duplex, floor-mounted	each			\$0.00	
67	Outlet, duplex, wall-mounted	each			\$0.00	
68	Outlet, GFI, duplex, wall-mounted	each			\$0.00	
69	Outlet, quadraplex (double	each			\$0.00	

70	duplex), wall-mounted Outlet, telephone/data, wall- mounted	each	\$0.00
71	Electronic Door Entrance	each	\$0.00
72	Central Equipment for Panic Buttons	each	\$0.00
73	Annunciation Panels	each	\$0.00
74	Panic Buttons	each	\$0.00

These prices will be submitted as a part of the initial offer and negotiated during the course of the solicitation period. After prices have been mutually agreed to by the Offeror and Contracting Officer or designee, these prices will not be subject to change at the time of Best and Final Offers.

PART V: SCHEDULE C SPACE PROGRAM, FINISH, DOORS & HARDWARE

Schedule C is a combined Space Program and Room Finish, Door and Hardware Schedule. A project specific Space Program is required to prepare Schedule C.

1. SPACE PROGRAM, ROOM FINISH, DOOR AND HARDWARE SCHEDULE — GENERAL:

Schedule C lists each type of space or room required in the outpatient clinic. The following information is listed for each space in the Schedule:

- Department, Area and Function
- Net Area (Program)
- Floor, Wall and Ceiling Finishes
- Door Symbol and Hardware Set

If the Lessor believes that there are spaces or conditions not included in this Schedule, the question shall be referred to the Contracting Officer.

1.1 SPACE PROGRAM – GENERAL:

The Lessor shall use the program net areas in Schedule C and the conceptual floor plans provided in Part VII of this solicitation as the basis for the space planning and functional layout of the facility. The final layout, design development and construction documents shall be developed in accordance with Paragraphs 3.22 and 3.23 of Part I of this solicitation. The completed building shall accommodate the space program and interior functional requirements of the VA Outpatient Clinic.

The Schedule C indicates the required room size (net area) for each functional space in the outpatient clinic. In addition to the functional spaces listed in Schedule C, the Lessor shall allow for circulation systems (see Paragraph 7.1.3 in Part I of the SFO) and mechanical and electrical equipment serving the building (see Section 6 in Part I of the SFO). The Lessor shall use the information provided in this solicitation to develop the finished design and construction documents for the outpatient clinic. Final room sizes and the arrangement of spaces shall be approved by the Contracting Officer.

Net Area, Net Square Feet (NSF): is the functional floor area in a room or space that can be used by people, furnishings or equipment, **this is the area listed in Schedule C.**

Net Usable Space is the area for which VA will pay a square foot rate. It is determined as defined in Paragraph 3.14 of Part I of this solicitation. Some functional spaces in Schedule C are excluded from the net usable area. In those cases, the programmed area is indicated in the column "Excluded from Net Usable Space."

Rentable Area and method of computing **inside gross area** are defined in Paragraph 3.14 in Part I of the SFO.

1.2 ROOM FINISHES, DOOR AND HARDWARE SCHEDULE – General:

1.2.1 USE OF SCHEDULE C:

The requirements in this Schedule apply to new outpatient clinic construction and to renovation where the existing type finishes and door openings are not suitable for the intended use of the space involved. Lessor shall provide materials, finishes, doors, frames, and hardware in accordance with applicable sections of VA Master Construction Specifications (VA MCS). See Part VI for information on obtaining and using VA MCS and Standard Details.

Lessor shall provide each space with door(s) of the type and size as listed in Schedule C with hardware as noted. Doors and hardware requirements are indicated by their respective door symbols and hardware set numbers in this Schedule. Additional requirements are defined in Paragraph 1.3, "Doors and Hardware". The Lessor shall provide room finishes in each room in accordance with Schedule C. Finishes are shown in the schedule for the floor, base, wainscot, wall, and ceiling surfaces for each room or space. The following are abbreviations used for materials and codes throughout the room finishes, door, and hardware schedule. The Lessor shall coordinate abbreviations with the construction documents.

ADO Automatic Door Operator
AF Access Flooring
AT Acoustical Ceiling (Tile)
AT(SP) Acoustical Ceiling (with Sprayed Plastic Finish)
AT(TG) Acoustical Ceiling (with Tegular Edge)
AWF Acoustical Wall Fabric (Tackable)
AWP Acoustical Wall Panel
BP Brick Pavers (Unit Pavers)
BR Brick (Unit Masonry)
C Concrete
CC Color Code
CEF Conductive Elastomeric (Liquid) Flooring
CMU Concrete Masonry Units (Unit Masonry)
CP Carpet (without Cushion Broadloom)
CPT Carpet Tile
CT Ceramic Tile (Floor, Base, and Wall)
EFTR Existing Finish to Remain
EPY Epoxy (Coatings)
ERF Epoxy Resinous Flooring
EX Existing
EXP Exposed
GL Glass (Glazing)
GWB Gypsum Wallboard Systems
HW Hardware Set (Finish or Builders Hardware)
LM Latex Mastic Flooring
MAT Material
MC Multi-Color Coating
NF Natural Finish
NO Number
P Paint (Exterior, Interior, Transparent Finishes)
PC Precast (Architectural Precast Concrete Panels)
PCP Portland Cement Plaster
PFW Polypropylene Fabric Wallcovering
PL Plaster

PUT Polyurethane
QT Quarry Tile
RAF Resilient Athletic Flooring
RB Resilient Base (Rubber, Vinyl)
RF Raised Rubber Flooring
RSF Resilient Sheet Flooring
SC High Build Glazed Coating (Special Coating)
SP Special Faced
SPEC Special (Architect's Choice)
ST Stone (Cast)
TT Terrazzo Tile (Plastic Matrix)
VCT Resilient Tile Flooring (Vinyl Composition Tile)
VP Veneer Plaster
W Wallcovering (Vinyl Coated Fabric)
WB Wall Border
WD Wood
WP Wallcovering Protective (Rigid PVC Sheet)
WSF Welded Seam Sheet Flooring

1.2.2 OTHER REQUIREMENTS:

1.2.2.1 SAFETY GLASS:

The following three (3) types of safety glass that may be required in interior spaces:

Wire Glass ("W") in steel frames shall be used in the following areas:

Observation Windows in fire rated partitions and smoke partitions.

Vision panels in fire rated doors and smoke doors.

Laminated Fire Glass may be substituted for wire glass in fire rated assemblies. Laminated fire glass is preferred for glass over 0.065 m² (100 square inches).

Tempered Glass ("T") shall be used in all other Observations Windows and Doors with vision panels, including sidelights.

1.2.2.2 WALL PROTECTION AT DRINKING FOUNTAINS AND LAVATORIES:

Provide vinyl wall covering behind Drinking Fountain Alcoves where wallboard or plaster finish occur and behind lavatories and end walls in examination rooms, treatment rooms, etc. at a minimum 50 inches wide (or terminating at the nearest inside corner).

1.2.2.4 STAIRWAYS:

In stairways, use Molded Rubber Treads on stairs and Resilient Tile (VCT) on floor landings and rubber tile on intermediate landings except for stairs exposed to the weather or those in strictly utilitarian areas such as shops, building service equipment rooms, etc.

1.3 DOORS AND HARDWARE:

1.3.1 DOORS:

1. For basic types and sizes of doors, refer to Architectural Standard Details 08100-1 and 08100-2. For common doorframe types and partition framing at doors, see Standard Details 08110-1, 08110-2 and 08110-3. The standard door and frame details shall be used, except where uncommon conditions occur.

2. The Door Symbols identify the type, size and special features of doors for use in a room or space. The number and letters used for the Door Symbol have the following meaning; the first number (or numbers) indicate door type and door material (odd nos. wood and even nos. steel), i.e. "1/2, 4, etc." Where

combinations appear such as "1/2, 9/10, etc." either type may be used (subject to requirements in Sections 6 and 8 of Part I of the SFO). The first letter (or letters) indicate door size i.e. "M, MM, V, etc." The letter after a dash i.e. "-A" indicate a modification to a door. Use these symbols and designations at door openings on floor plan drawings.

3. Refrigerator, Elevator, Chute and Access Doors are specific doors covered under the relevant VA Master Specification Sections (VA MCS).

4. For additional door requirements, see Architectural Criteria in Sections 6 and 7 in Part I of the SFO.

5. Wood doors, in lieu of steel doors, shall be specified in humid areas or where it is the local practice to use wood doors. Do not use wood doors where high impact conditions are anticipated nor for fire doors. Select a suitable door type for these conditions.

6. Door Swing: Doors to Housekeeping Aids Closets (HAC) shall open out. HAC doors shall swing out 180° where possible.

1.3.2 FINISH HARDWARE:

HARDWARE RESPONSIBILITY: The Builders (Finish) Hardware Schedule must be prepared by a Hardware Consultant or Specialist.

HARDWARE SETS:

General: Hardware for door openings from corridors to rooms and spaces is listed under column headings "HARDWARE." in this program guide, except as otherwise shown below. These hardware sets correspond to sets of hardware specified in VA MCS 08 71 00, BUILDERS HARDWARE.

Exceptions: Hardware sets for the following conditions and door openings must be properly selected by a Hardware Consultant from the appropriate hardware sets listed in VA MCS 08 71 00 or new sets must be developed to suit the project conditions and door openings.

Communicating Doors: Generally, for doors in partitions that separate offices, specify a passage hardware set where no security is necessary, or a lock hardware set if security is needed.

Doors in Fire Partitions: Generally, the hardware sets listed under the column heading "HARDWARE." are for non-fire resistance rated partitions. Where fire resistance rated partitions occur, substitute a hardware set which corresponds to the set listed in this handbook for the space, but is self-closing and self-latching. In cases where it is important for a fire door to remain open under normal conditions, select a hardware set that has a combination electro-magnetic closer-holder instead of a closer only. Electro-magnetic closer-holders must be connected to the fire alarm system.

Lead Lined Doors: Coordinate the hardware sets with the lead lined door and frame details shown on the Standard Detail drawings and the project drawings.

Existing Doors or Frames to Remain in Place: Select and coordinate the hardware requirements for these conditions to insure that suitable/compatible hardware is provided for the intended use of the space.

1.4 CEILING HEIGHTS:

Minimum clear ceiling heights from finished floor to finished ceiling shall be 9' - 0" except for areas listed below.

Mechanical equipment rooms ceiling heights shall accommodate the equipment and associated piping, ducts and conduits.

Additional 8 inches of accessible space must be available above the ceiling to accommodate ceiling-mounted operating microscopes: Otherwise, ceiling height must be 10' - 2".

Life Safety Code, NFPA-1 01, requires a means of egress to have minimum headroom of 7' - 6" and any projection from the ceiling to be at least 6' - 8" from the floor.

Some manufacturers' equipment for and special procedures rooms may require more than 9' - 6". Verify specific requirements with VA before establishing a firm ceiling height in these spaces.

Color Schedule - Warren CBOC

Room #	Room	Location / Manufacturer	Color / Comments
100 / 101	Vestibule / Wheelchair Alcove	Floor - Entrance Carpet - Mannington	Recoarse II 8413 Traverse Tan
		Base - Vinyl - Johnsonite	RWDC-29 Moon Rock
		Walls - Paint - Sherwin Williams	SW6141 Softer Tan
102	Lobby	Floor - Tile - Daltile	CS55 Moroccan Brown
		Floor - Accent Tile - Daltile	CS56 Tuscan Blue Mosaic
		Base - Tile - Daltile	CS56 Tuscan Blue
		Walls - Paint - Sherwin Williams	SW6141 Softer Tan
102, 103, 103A	Waiting Room	Floor - Carpet - Mannington	Carmenere 719 Chablis
		Base - Vinyl - Johnsonite	RWDC-29 Moon Rock
		Walls - Paint - Sherwin Williams	SW6141 Softer Tan
		Counters - Laminate - Wilsonart	4588K-07 Kalahari Topaz
104	Mens Toilet	Floor - Tile - Daltile	CS55 Moroccan Brown
		Base / Wainscot - Tile - Daltile	CS50 Egyptian Beige (12x12, 3x3 and Bullnose)
		Wainscot accent- Tile - Daltile	CW14 Twighlight Blue (1x1 accent)
		Walls - Paint - Sherwin Williams	SW6141 Softer Tan
		Sink Counter - Solid Surface - Wilsonart	9047ML Chicory Cream Melange
		Sink - Solid Surface - Wilsonart	1573SL Frosty White
		Toilet Partitions - HDPE - General Partitions	228 Linen
105	Womens Toilet	Floor - Tile - Daltile	CS55 Moroccan Brown
		Base / Wainscot - Tile - Daltile	CS50 Egyptian Beige (12x12, 3x3 and Bullnose)
		Wainscot accent- Tile - Daltile	CW14 Twighlight Blue (1x1 accent)
		Walls - Paint - Sherwin Williams	SW6141 Softer Tan
		Sink Counter - Solid Surface - Wilsonart	9047ML Chicory Cream Melange
		Sink - Solid Surface - Wilsonart	1573SL Frosty White
		Toilet Partitions - HDPE - General Partitions	228 Linen
106		Floor - Carpet - Mannington	Carmenere 719 Chablis

	Education /	Base - Vinyl - Johnsonite	RWDC-29 Moon Rock
		Walls - Paint - Sherwin Williams	SW6141 Softer Tan
107	Mechanical Room	Floor - VCT - Mannington	133 Almondine
		Base - Vinyl - Johnsonite	RWDC-29 Moon Rock
		Walls - Paint - Sherwin Williams	SW6141 Softer Tan
107A	Janitors Closet	Floor - VCT - Mannington	133 Almondine
		Base - Vinyl - Johnsonite	RWDC-29 Moon Rock
		Base - Tile - Daltile	4x4 or 6x6 white glazed at wet walls only
		Wainscot - Tile - Daltile	4x4 or 6x6 white glazed at wet walls only
		Walls - Paint - Sherwin Williams	SW6141 Softer Tan

PART VI

STANDARD DETAILS AND SPECIFICATIONS

Upon request the VA Engineering Svc – Project Section can provide the following documents as applicable. Requests for documents shall stipulate the exact document applicable to the task.

- [PG-18-1](#) Master Construction Specifications
- [PG-18-3](#) Design and Construction Procedures
- [PG-18-4](#) Standard Details and CAD Standards
- [PG-18-5](#) Equipment Guide List
- [H-18-8](#) Seismic Design Handbook
- [PG-18-10](#) Design Manuals (by discipline)
- [PG-18-12](#) Design Guides (graphical, by function)
- [PG-18-13](#) Barrier Free Design Guides
- [PG-18-14](#) Room Finishes, Door, and Hardware Schedules
- [PG-18-15](#) Minimum Requirements for A/E Submissions
- [PG-18-17](#) Environmental Compliance Manual
- [H-7545](#) VA Cultural Resource Management

PART VII CONCEPTUAL PLANS

Amount and Type of Space ... Refer to Part I Section 1.1

Functional Room Listings ... Refer to Part III Section IV

Upon request the VA Engineering Svc – Project Section can provide the following documents as applicable

Space Planning Criteria -

<http://capital.vssc.med.va.gov/Facility%20Planning/Master%20Planning%20Documents/PACT%20DESIGN-GUIDE%20Final%20Draft%2011062014.pdf>

Requests for documents shall stipulate the exact document applicable to the task.

PART VIII SITE SPECIFIC INFORMATION

Site minimum characteristics ... Refer to Part I Section 1.10

<u>Room Name</u>	<u>Quantity</u>	<u>Size</u>	<u>Area</u>
<u>Support Spaces</u>			
Reception	1	10x12	120
Wheelchair Alcove	1	5x6	30
Interview Alcove	1	12x10	120
V-TEL Rooms	2	10x10	200
Break Room	1	20x10	200
Staff Toilets	1	6x8	48
Public Toilets - Male	1	8x17	136
Public Toilets - Female	1	8x17	136
Telecomm Room	1	10x12	120
Lobby/Waiting Area	1	20x20	400
Education/Conference	1	15x20	300
<u>Primary Care Clinical Space</u>			
Exam Rooms	8	10x12	960
Treatment Room	1	15x12	180
Tele-retinal Camera Room	1	13x10	130
Communication Room	1	14x16	224

Storage (Equip & Linen)	1	10x10	100
Clean Utility Room	1	8x10	80
Soiled Utility Room	1	8x10	80
Nurses Station	1	10x10	100
Staff Toilet	1	6x8	48
Medication Room	1	8x12	96
Lab/Blooddraw	1	10x12	120
Lab Storage	1	6x8	48
Patient Toilet Room	1	6x8	48
Total Net Square Feet:		4004	
Corridors & Circulation:		2412	
<u>Total Rentable Square Footage:</u>		<u>6412</u>	

PART IX

ACCESSIBILITY STANDARDS

PART IX ACCESSIBILITY STANDARDS

The design, construction, and alteration of facilities shall comply with local codes and ordinances, and the requirements contained in the ADA Standards for Accessible Design (28 CFR Part 36). In addition, all VA facilities must comply with the Uniform Federal Accessibility Standards (UFAS) and VA Program Guide PG-18-13, "Barrier Free Design Guide" which are part of this Solicitation by reference. Provide offer that complies with the stricter of these standards for each requirement.

UFAS may be downloaded from <http://www.access-board.gov/guidelines-and-standards> or be obtained from

...

The Access Board –

1331 F Street, NW, Suite 1000

Washington, DC 20004-1111

E-mail: info@access-board.gov

Voice: 800.872.2253

202.272.5434

TTY 800.993.2822

202.272.5449

Fax 202.272.5447

ADA Standards for Accessible Design may be downloaded from <http://www.usdoj.gov/crt/ada/adahom1.htm> or can be obtained in other formats from the Department of Justice.

The U.S. Department of Justice provides free ADA materials. Printed materials may be ordered by calling the ADA Information Line (1 -800-51 4-0301 (Voice) or 1 -800-51 4-0383 (TDD)). Automated service is available 24-hours a day for recorded information and to order publications. Many of these materials are available from an automated fax system that is available 24-hours a day. To order a publication by fax, call the ADA Information Line and follow the directions for placing a fax order.

The VA "Barrier Free Design Guide," PG-18-13 may be downloaded using FM's Technical Information Library at <http://www.cfm.va.gov/TIL/accessibility.asp>

PART X

LABOR STANDARDS PROVISION

FAR/VAAR LABOR STANDARDS PROVISION

FAR

852.252-70 Solicitation provisions or clauses incorporated by reference.

As prescribed in [852.102\(a\)](#), insert the following provision:

SOLICITATION PROVISIONS OR CLAUSES INCORPORATED BY REFERENCE (JAN 2008)

The following provisions or clauses incorporated by reference in this solicitation must be completed by the offeror or prospective contractor and submitted with the quotation or offer. Copies of these provisions or clauses are available on the Internet at the web sites provided in the provision at [FAR 52.252-1, Solicitation Provisions Incorporated by Reference](#), or the clause at [FAR 52.252-2, Clauses Incorporated by Reference](#). Copies may also be obtained from the contracting officer.

[Contracting officer shall list all FAR and 48 CFR Chapter 8 (VAAR) provisions and clauses incorporated by reference that must be completed by the offeror or prospective contractor and submitted with the quotation or offer.]

(End of provision)

852.270-1 Representatives of contracting officers.

As prescribed in [801.603-70\(d\)](#), insert the following provision:

REPRESENTATIVES OF CONTRACTING OFFICERS (JAN 2008)

The contracting officer reserves the right to designate representatives to act for him/her in furnishing technical guidance and advice or generally monitor the work to be performed under this contract. Such designation will be in writing and will define the scope and limitation of the designee's authority. A copy of the designation shall be furnished to the contractor.

(End of Provision)

VAAR**VA Acquisition Regulation (VAAR)****Title 48—Federal Acquisition Regulation System
Chapter 8—Department of Veterans Affairs****SUBCHAPTER A—GENERAL**

PART 801	Department of Veterans Affairs Acquisition Regulation Systems.
PART 802	Definitions of words and terms.
PART 803	Improper business practices and personal conflicts of interest.
PART 804	Administrative matters.

SUBCHAPTER B—COMPETITION AND ACQUISITION PLANNING

PART 805	Publicizing contract actions.
PART 806	Competition requirements.
PART 807	Acquisition planning.
PART 808	Required sources of supplies and services.
PART 809	Contractor qualifications.
PART 810	Market Research.
PART 811	Describing agency needs.
PART 812	Acquisition of commercial items.

SUBCHAPTER C—CONTRACTING METHODS AND CONTRACT TYPES

PART 813	Simplified acquisition procedures.
PART 814	Sealed bidding.
PART 815	Contracting by negotiation.
PART 816	Types of contracts.
PART 817	Special contracting methods.

SUBCHAPTER D—SOCIOECONOMIC PROGRAMS

PART 819	Small business programs.
PART 822	Application of labor laws to Government acquisitions.
PART 823	[Reserved].
PART 824	Protection of privacy and freedom of information.
PART 825	Foreign acquisition.
PART 826	[Reserved].

SUBCHAPTER E—GENERAL CONTRACTING REQUIREMENTS

PART 828	Bonds and insurance.
PART 829	Taxes.
PART 830	[Reserved].
PART 831	Contract cost principles and procedures.
PART 832	Contract financing.
PART 833	Protests, disputes, and appeals.

SUBCHAPTER F—SPECIAL CATEGORIES OF CONTRACTING

- PART 836 Construction and architect-engineer contracts.
- PART 837 Service contracting.
- PART 839 [Reserved].
- PART 841 Acquisition of utility services.

SUBCHAPTER G—CONTRACT MANAGEMENT

- PART 842 Contract administration and audit services.
- PART 844 [Reserved].
- PART 846 Quality assurance.
- PART 847 Transportation.
- PART 849 Termination of contracts.

SUBCHAPTER H—CLAUSES AND FORMS

- PART 852 Solicitation provisions and contract clauses.
- PART 853 Forms.

SUBCHAPTER I—DEPARTMENT SUPPLEMENTARY REGULATIONS

- PART 870 Special procurement controls.
- PART 871 Loan guaranty and vocational rehabilitation and employment programs.
- PART 872 [Reserved]
- PART 873 Simplified acquisition procedures for health-care resources.

CURRENT WAGE RATES

General Decision Number: PA140002 09/19/2014 PA2

Superseded General Decision Number: PA20130002

State: Pennsylvania

Construction Type: Building

Counties: Armstrong, Cameron, Clarion, Clearfield, Clinton, Crawford, Elk, Forest, Indiana, Jefferson, McKean, Potter, Venango and Warren Counties in Pennsylvania.

BUILDING ERECTION AND FOUNDATION EXCAVATION PROJECTS (does not include residential construction consisting of single family homes and apartments up to and including 4 stories), EXCLUDING SEWAGE AND WATER TREATMENT PLANT PROJECTS

Modification Number	Publication Date
0	01/03/2014

- 1 01/24/2014
- 2 02/07/2014
- 3 02/14/2014
- 4 05/09/2014
- 5 06/06/2014
- 6 06/13/2014
- 7 06/20/2014
- 8 06/27/2014
- 9 07/04/2014
- 10 07/11/2014
- 11 07/18/2014
- 12 07/25/2014
- 13 08/22/2014
- 14 09/19/2014

BOIL0013-002 01/01/2011

WARREN COUNTIES

	Rates	Fringes
BOILERMAKER.....	\$ 36.17	24.99

BOIL0744-002 07/01/2008		

CLARION (Except Brady, Madison, Perry,Tobe, Porter, Redbank Twps), CLEARFIELD, FOREST, JEFFERSON, AND VENANGO COUNTIES

	Rates	Fringes
BRICKLAYER.....	\$ 28.85	16.09
CAULKER.....	\$ 28.71	15.47
TILE SETTER.....	\$ 29.64	15.70

BRPA0009-007 06/01/2014		

WARREN COUNTIES

	Rates	Fringes
Bricklayer, Cement Mason, Plasterer.....	\$ 26.62	15.41
CAULKER.....	\$ 28.71	15.47
TILE SETTER.....	\$ 29.64	15.70

BRPA0009-037 06/01/2014		

	Rates	Fringes
CARPENTER.....	\$ 30.28	14.15

CARP0900-001 06/01/2014		

WARREN COUNTIES

	Rates	Fringes
Carpenter & Soft Floor Layer.....	\$ 26.17	11.76

CARP1759-005 06/01/2014		

ARMSTRONG COUNTY

	Rates	Fringes
FLOOR LAYER: Carpet.....	\$ 30.28	14.06

ELEC0005-003 12/20/2013		

WARREN COUNTIES

	Rates	Fringes
ELECTRICIAN.....	\$ 31.89	22.42

ELEC0712-001 12/31/2012		

WARREN

	Rates	Fringes
Power equipment operators:		
Breakman, Deckhand.....	\$ 23.35	15.66
CLASS 1.....	\$ 28.37	15.66
CLASS 2.....	\$ 25.20	15.66
Helicopter, Oiler, Mechanic Helper/Fireman, Oiler on Tr.Cr. 50-ton up to but not including 100- ton.....	\$ 23.10	14.01
Oiler on Tr.Cr. 100-ton and over.....	\$ 23.85	14.01

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

CLASS I

Asphalt Paver, Asphalt Roller, Asphalt Plant Operator, Athey Loader, Auger (Truck or Tractor Mounted), Auto Grader (C.M.I. and similar), Backhoe (180' and 360' swing), Back-Filling Machine, Batch Plant, Bulldozer, Cable Layer, Cableway, Caisson Drill, Central Mix Plant, Compactor with Blade, Concrete Pump (all types), Over-Head Crane, Crane (Crawler or Truck Mounted)*, Tower Crane (Stationary or Climbing Type), Rough Terrain Crane**, Wagon Crane, Crushing and/or Screening Plant, Derrick Traveler, Derrick (all types)(when assistance is needed it will be an oiler or apprentice), Derrick Boats, Dragline, Drill (Davey or similar), Dredge, Drill (Well and Core)(Truck or Skid Mounted), Elevator, Excavating Equipment (all other), Fork Lift (Lull or similar), Franki Pile Machine (or similar), Guard Post Driver, Gradall (all types), Grader, Elevating Grader, Equipment Greaser, Helicopter, Helicopter Hoist Operators, Front End Loader, Hoist, Hydraulic Boom Truck, Jumbo Operator, Kocal, Koehring Scooper, Locomotive, Metro Chip Harvester (or similar), Mix Mobile, Mixer - Paver, Mucking Machine, Multiple Bowl Machines, Pile Driver (Sonic or similar), Scrapers, Shovels (powered), Slip Form Paver (C.M.I. and similar), Spreader (Concrete, Asphalt, or Stone), Tire Repairman (when assigned to a jobsite), Tower Mobile, Tractors (all types), Trencher, Tug Boat, Vermeer Saw, Welder (repairman), Whirley

* Cranes with Boom or Mast length (including jib) 100 ft or over shall be paid an additional \$.50 per hour for each 50-foot increment of additional boom and/or jib length)

** Rough Terrain Cranes with Boom or Mast length (including jib) 101 ft or over shall be paid an Additional \$.50 per hour for each 50-foot increment of additional boom and/or jib length)

Note: An additional \$1.25 per hour (not counting boom pay) shall be paid for any crane (excluding overhead cranes) rated 100 ton or over.

CLASS II

Ballast Regulator, Boat (material or personnel)(powered), Boiler, Boring Machine, Compressor (combined with Air Tugger, Air Pump, Gunit Machine, or Sand Blaster), Concrete Belt Placer, Concrete Saw, Conveyor, Carry Crane, Crushing/Screening Plants, Curb Builder (self-propelled), Forklifts (ridden or self-propelled), Form Line Machine, Generator (over 5KW), Grout Pump, Heaters, Hoist (monorail, roof, one drum-regardless of power used), Huck Machine (or similar), Hydraulic Jack (single or multiple)(power driven), Ladavator, Mortar Mixer, Mulching Machine, Pavement Breaker (self-propelled or ridden), Pin Puller (powered), Pipe Cleaning Machine, Pipe Dream, Power Broom (except push type), Pulverizer, Pumps (regardless of power used), Roller/Compactor (Dirt), Refrigeration Plant, Ross

Carrier (or similar), Seeding Machine, Skid Steer Loader (or similar), Slab Lifting Machine (hydraulic), Soil Stabilizer (pump type), Spray Cure Machine (power driven), Side Delivery Shoulder Spreader (attachment), Steam Jenny (or similar), Stone Crusher, Stone Spreader (self-propelled), Siphon (steam or air), Tie Tamper (multiple heads), Tractor (when used for landscaping, snaking, or hauling), Truck (Winch)(when hoisting and placing), Tube Finisher (C.M.I. and similar), Tugger, Water Blaster, Welding Machine, Well Point System

General Note: Hazardous Material Sites Level C & D receive \$1.00 per hour premium for all classifications and Levels A & B receive \$2.50 premium for all classifications

* ENGI0066-008 06/01/2014

WARREN COUNTIES

SCRAPER.....\$ 28.36 18.10

IRON0003-003 06/01/2014

WARREN COUNTIES

Rates Fringes

IRONWORKER.....\$ 28.04 25.08

IRON0207-003 06/01/2013

WARREN COUNTIES

Rates Fringes

Laborers:

GROUP 1.....\$ 18.46 11.96
GROUP 2.....\$ 18.71 11.96
GROUP 3.....\$ 19.26 11.96

LABORERS CLASSIFICATIONS

GROUP 1 - Common laborer, carpenter tender, flagman, spotter equipment, scaffold builder for masons, window cleaner, form stripper and mover, scaffold and runways, building materials handlers (loading and unloading) concrete pitman, puddler, mason tender

GROUP 2 - Mechanical tampers (power) powered wheelbarrows and buggies and worklifts, sweepers and similar, mortar mixer,

bell bottom man on furnances and stacks, jackhammer man, concrete buster, sheeters and shorers, vibrator operators, power tamper operators y-gun, burnercutting torch and carrable pumps, chain saw operator, pipe layers, all material conveyors and elevators, signal man, west brick buggies or similar, scaffold builder for plasterers' regardless of height, hod carriers, plasterer tender, form cleaning machine operator, plasterer applicating and/or pump machine operator, paving creaker, asphalt raker, lancer, berfix cutting tool, gunnite potman blacksmith, tool dresser (cable tools)

GROUP 3 - Blasters, wagon drill operator(air trac) drill runner, nozzle man, grout machine operator, walk behind power roller and temper, welder, driller (cable tools) multiplate pipe aligning and securing

LABO0964-001 06/01/2014

WARREN (excluding Freehold and Columbus townships) COUNTIES

	Rates	Fringes
Painters:		
Brush and Roller.....	\$ 23.39	14.97
Brush & Roller		

PAIN0057-018 06/01/2014

	Rates	Fringes
DRYWALL FINISHER/TAPER (ARMSTRONG AND INDIANA COUNTIES).....	\$ 26.71	16.30
DRYWALL FINISHER/TAPER (CAMERON, CLARION, CLEARFIELD, ELK, FOREST, JEFFERSON, AND VENANGO COUNTIES).....	\$ 26.21	15.47
DRYWALL FINISHER/TAPER (CRAWFORD, McKEAN, POTTER, AND WARREN COUNTIES).....	\$ 23.71	13.82

PAIN0057-025 05/01/2014

McKean and Warren Counties (Including Columbus and Freehold Townships)

Rates Fringes

PAINTER

Brush and Roller.....\$ 21.34 15.45

PLAS0024-001 06/01/2013

ELK, MCKEAN, POTTER AND WARREN COUNTIES:

Rates Fringes

PLASTERER.....\$ 27.37 12.76

PLAS0031-002 06/01/2013

WARREN COUNTIES

Rates Fringes

Plumbers and Pipefitters.....\$ 35.42 18.66

PLUM0354-002 06/01/2012

WARREN COUNTIES

Rates Fringes

ROOFER.....\$ 26.31 13.35

SUPA2000-001 06/22/2000

Rates Fringes

Power equipment operators:

Bulldozers.....\$ 19.23 8.46
Excavators.....\$ 12.00
Forklift.....\$ 17.72 8.46
Loader.....\$ 18.91 8.46
Mechanics.....\$ 14.08 5.62
Pavers.....\$ 19.06 8.39
Rollers.....\$ 14.88 8.46

Sheet metal worker.....\$ 20.10 6.10

TRUCK DRIVER.....\$ 9.00

WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is union or non-union.

Union Identifiers

An identifier enclosed in dotted lines beginning with characters other than "SU" denotes that the union classification and rate have found to be prevailing for that classification. Example: PLUM0198-005 07/01/2011. The first four letters , PLUM, indicate the international union and the four-digit number, 0198, that follows indicates the local union number or district council number where applicable , i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2011, following these characters is the effective date of the most current negotiated rate/collective bargaining agreement which would be July 1, 2011 in the above example.

Union prevailing wage rates will be updated to reflect any changes in the collective bargaining agreements governing the rates.

0000/9999: weighted union wage rates will be published annually each January.

Non-Union Identifiers

Classifications listed under an "SU" identifier were derived from survey data by computing average rates and are not union rates; however, the data used in computing these rates may include both union and non-union data. Example: SULA2004-007 5/13/2010. SU indicates the rates are not union majority rates, LA indicates the State of Louisiana; 2004 is the year of the survey; and 007 is an internal number used in producing the wage determination. A 1993 or later date, 5/13/2010, indicates

the classifications and rates under that identifier were issued as a General Wage Determination on that date.

Survey wage rates will remain in effect and will not change until a new survey is conducted.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an

interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

PART XI FORMS

VA Revised GSA Form R101C (6/12)
Proposal to Lease Space (Form 1364)
Lessor's Annual Cost Statement (Form 1217)
Solicitation Provisions (Form 3516A)
General Clauses (Form 3517B)
Representations and Certifications (Form 3518- SAM)
U.S. Government Lease Form (SF 2)
Architect-Engineer Qualifications (SF 330)
Contractor's Qualifications and Financial Information (Form 527)
Past Performance Survey Form
Bid Bond (SF 24)
Performance Bond (SF25)
Supplemental Lease Agreement (SF 276)
Certificate of Current Cost or Pricing Data
Certificate of Building Energy Performance