

SPACE REQUIREMENTS PLAN

TYPE OF REQUEST: Medical Office Space for a Clarksville Community Based Outpatient Clinic

AMOUNT OF SPACE: Minimum of 29,000 to a maximum of 34,000 of Net Usable Square Feet (NUSF) of contiguous clinical space.

TERM OF OCCUPANCY: Ten (10) years firm with ten (10) years non-firm.

SPACE REQUIREMENTS:

6	Multipurpose Conference/Group Rooms
2	Dressing Rooms
2	Exam/Office (Speech Therapist)
27	Multipurpose Exam Rooms
3	Exam Rooms (GYN)
1	Fitting/Dispensing Room (EYE)
1	Tele retinal Room
2	Janitorial Closets
1	Lab: Clinical Chemistry
2	Locker Rooms (1male/1female each)
1	Medication Room
8	Office, Administrative
17	Office, Support Staff
33	Workstations
26	Office, Counseling (MH)
5	Group Therapy Room (ADM)
2	Physical Eval Rooms (Audiology)
3	Reception Areas
1	Staff Lounge
2	Storage, Linen, Stretcher and Medical Equipment
1	IT Closet
21	Toilets
2	Exam/Treatment Rooms
2	Clean Utility Rooms
2	Soiled Utility Rooms
1	Vestibule/Lobby
4	Waiting Area
1	Radiology Room
2	Operations/Holding Rooms
22	Standard Office (Mental Health)
4	Podded Work Stations (Mental Health)
3	Mental Health Group Rooms
1	Reception/Waiting Area (Mental Health)
10	HBPC Cubes
1	HBPC Team Office
1	HBPC Team room
2	Public Restrooms

- 2 Staff Restrooms
- 1 Admin Storage
- 1 Housekeeping Aid

TYPICAL FINISHES:

Open Office Area

- Flooring – Carpet tile, LVT, MCT, or sheet vinyl flooring per Lease paragraph FLOOR COVERINGS AND PERIMETERS
 - Walls – Per Lease paragraph PARTITIONS: SUBDIVIDING with finishes according to Lease paragraph PAINTING – TI. Walls in all rooms shall be full height or equipped with insulation for sound absorption for privacy
 - Doors – Per Lease paragraph DOORS: INTERIOR with hardware per Lease paragraph DOORS: HARDWARE. All doors shall be solid core doors with min. 36” width (unless otherwise specified)
 - Ceiling – Per Lease paragraph CEILINGS
 - Lighting – Per Lease paragraph LIGHTING: INTERIOR AND PARKING – SHELL and LIGHTING: INTERIOR AND PARKING- TI. All areas shall have appropriate lighting; no parabolic troffers shall be permitted
 - Electrical, Data, Voice – One duplex electrical receptacles and one combination data/voice jack per 80 ABOA SF on walls per Lease paragraph ELECTRICAL: DISTRIBUTION and TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT. All electrical outlets installed per code and at least one empty data/communication conduit on each wall (total 4) for use by VA.
 - Window Coverings – Mini-blinds per Lease paragraph WINDOW COVERINGS for all windows
- Enclosed Rooms
- HVAC (Only if enclosed room) - Independent HVAC zone on thermostat in this room and provide means to ensure negative pressure for this room to avoid odors from escaping this room. Provide filters to remove odors from any air being mixed back into the supply air for the remainder of the building or exhaust directly to the outside.
 - All building finishes approved by VA

SPECIAL REQUIREMENTS AND SERVICES:

Refer to specific architectural, mechanical, electrical, structural, and other special requirements related to each of the types of space requested. These include security, electrical, HVAC, floor loading, sound conditioning, fire and safety, need for after hour access, utilities, and cleaning services, etc.

For new construction, VA reserves right to review, comment, and make modifications to design as it progresses.

Full maintenance of the facility shall be included in contract. This includes, but is not limited to:

- Replacement of light bulbs, broken or improperly operating electrical fixtures or outlets;
- Proper and continuous operation of mechanical, plumbing, HVAC and electrical systems which includes appropriate maintenance on all service
- Janitorial services for the leased space, public areas, entrances and all other common areas shall be provided by the Lessor. All janitorial staff shall be educated and trained on the requirements relating to cleaning and maintaining medical office space, including basic bacteriological concepts and the proper use of all chemicals, cleaners and supplies. Janitorial services include all cleaning supplies, equipment and supervision to provide aseptic cleaning procedures. Lessor shall be responsible for regulations and guidelines of current Joint Commission on Accreditation of Healthcare Organizations (JCAHO), OSHA, VA and/or any other pertinent federal or state references. Lessor is responsible for supplying all soap dispensers and refilling those dispensers. Lessor is also responsible for supplying

all gel hand sanitizer dispensers and refilling those dispensers. The Lessor is responsible for supplying all wall mounted paper towel dispensers, restocking all toiletry items, including toilet paper and paper towels. The Lessor is responsible for supplying all wastebaskets and wastebasket liners in the facility.

- The lessor is responsible for the installation of a PIV compliant Electronic Access Control System (PACS system) for compliance of control and monitoring entry into the Telecommunication and Data Connection Room.
- The Lessor shall ensure that an intrusion detection system is within the leased space to ensure the security of the facility and government equipment therein contained, with an audible alarm of at least 85 decibels, as well as communicating the alarm activation to the local alarm monitoring company. This system should include a mixture of intrusion, motion and shatter detection elements as appropriate to the space. Reference VA Directive 0730/4.
- The lessor is responsible for installation of a motion intrusion system inside the Telecommunication and Data Connection Room for rapid response in the event persons unauthorized entry with an audible alarm of at least 85 decibels, as well as communicating the alarm activation to the local alarm monitoring company Reference VA Directive 0730/4.

IT REQUIREMENTS

- Dedicated IT and Security closets shall have separate, dedicated AC units in each room to provide additional cooling capability year round;
- Doors shall be 36" width and solid core.
- For dual-tenant buildings an extended demarcation point to the VA IT closet shall be required;
- Both rooms shall be 40 NUSF minimum, with drywall extending full height to slab or deck above;

LANDLORD/BUILDING REQUIREMENTS

- Compliance with all local, state, and federal fire/safety regulations, including placed fire extinguishers. Occupation certificate required prior to VA occupation;
- Fire Alarm System with monitoring and reporting provided by landlord;
- Sprinkler system shall comply with local building codes. Certificate of installed and inspected work required upon completion and any modifications thereafter;
- All door hardware locks will be compatible with Best Locks lock systems;
- All electric will be serviceable and sufficient to accommodate workstations with computers. For break room area at least one full size refrigerator, and one microwave. Reception area shall have 2 workstations with a computer each and 2 fax/copier/printers;
- HVAC/plumbing fully serviceable;
- After hour and weekend access for VA will be required and permissible
- General overhead lighting – 50-75 foot candles
- Grounds maintenance provided by landlord including, but not limited to, parking lot and sidewalk entrance maintenance, including snow removal and grass cutting as seasonably appropriate;
- All entrances to the facility shall be ADA compliant, including automatic door openers on main entrance;
- Landlord shall provide lighted external signage for identifying the facility as well as an awning leading to the main entrance;
- Landlord shall provide and be responsible for utility service to the facility. Utilities are defined as natural gas service (as appropriate), electricity, water, sewage, and Cable Television services. All utilities

necessary for operation are provided and all associated costs are included as part of the established rate.

- Area is certified free and clear of asbestos and lead-based materials contained in building materials. Area is within minimum radon exposure limits and is free of mold;
- Landlord shall maintain and replenish hygiene stock and supplies. This includes, but is not limited to, medical grade liquid soap, toilet paper and hand towels, alcohol hand sanitizer and feminine product dispensers and receptacles.
- Lessor shall provide interior signage that designates rooms and a lit exterior sign per VA design.
- Lessor shall provide a water fountain in the main waiting room.
- Lessor shall ensure that front entrance to the facility is ADA compliant and as such, install a remote electro-mechanical door opening device.

Department: 1 - OUTPATIENT CLINIC (265)

Functional Area: 1 - OPC: AMBULATORY CARE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	WRC01	ETM: Waiting Area	995	995	1	0
1	TLTU1	ETM: Toilet, Public	60	60	1	0
1	RECP1	MAS: Clinic Module Reception Area	300	300	1	0
1	TLTU1	ETM: Toilet, Public	60	60	1	0
1	RECP1	MAS: Central Reception Counter and Supplemental Office Equipment	150	150	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	XXYYC	ETM: NUMBER OF EXAM / TREATMENT MODULE (CALCULATION ONLY)	0	0	1	0
1	CRA02	ETM: Multipurpose Conference / Group Room	320	320	1	0
1	SRS01	ETM: Storage, Linen, Stretcher and Medical Equipment	100	100	1	0
1	UCCL1	ETM: Clean Utility Room	100	100	1	0
1	MEDP1	NS: Medication Room	120	120	1	0
1	USCL1	ETM: Soiled Utility Room	80	80	1	0
1	EXRG8	GYN: Exam Room	120	120	1	0
1	TLTU1	GYN: Toilet, Patient	60	60	1	0
1	USCL1	ETM: Soiled Utility Room	80	80	1	0
1	UCCL1	ETM: Clean Utility Room	100	100	1	0
1	SRS01	ETM: Storage, Linen, Stretcher and Medical Equipment	100	100	1	0
1	CRA02	ETM: Multipurpose Conference / Group Room	320	320	1	0
1	XXYYC	ETM: NUMBER OF EXAM / TREATMENT MODULE (CALCULATION ONLY)	0	0	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0

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1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG3	ETM: Multipurpose Exam Room	120	120	1	0
1	EXRG8	GYN: Exam Room	120	120	1	0
1	EXRG8	GYN: Exam Room	120	120	1	0
1	TLTU1	GYN: Toilet, Patient	60	60	1	0
1	TLTU1	GYN: Toilet, Patient	60	60	1	0
1	CRA02	ETM: Multipurpose Conference / Group Room	320	320	1	0
1	CRA02	ETM: Multipurpose Conference / Group Room	320	320	1	0
1	OFA03	Workstation PCP	60	60	1	0
1	OFA03	Workstation PCP	60	60	1	0
1	OFA03	Workstation PCP	60	60	1	0
1	OFA03	Workstation PCP	60	60	1	0
1	OFA03	Workstation PCP	60	60	1	0
1	OFA03	Workstation PCP	60	60	1	0
1	OFA03	Workstation PCP	60	60	1	0
1	OFA03	Workstation PCP	60	60	1	0
1	OFA03	Workstation PCP	60	60	1	0
1	OFA03	Workstation PCP	60	60	1	0
1	OFA01	Office, CMO	120	120	1	0
1	OFA03	Workstation RN	60	60	1	0
1	OFA03	Workstation RN	60	60	1	0
1	OFA03	Workstation RN	60	60	1	0

1	OFA03	Workstation RN	60	60	1	0
1	OFA03	Workstation RN	60	60	1	0
1	OFA03	Workstation RN	60	60	1	0
1	OFA03	Workstation RN	60	60	1	0
1	OFA03	Workstation RN	60	60	1	0
1	OFA03	Workstation RN	60	60	1	0
1	OFA03	Workstation RN	60	60	1	0
1	OFA03	Workstation MSA-LPN	60	60	1	0
1	OFA03	Workstation MSA-LPN	60	60	1	0
1	OFA03	Workstation MSA-LPN	60	60	1	0
1	OFA03	Workstation MSA-LPN	60	60	1	0
1	OFA03	Workstation MSA-LPN	60	60	1	0
1	OFA03	Workstation MSA-LPN	60	60	1	0
1	OFA03	Workstation MSA-LPN	60	60	1	0
1	OFA03	Workstation MSA-LPN	60	60	1	0
1	OFA03	Workstation MSA-LPN	60	60	1	0
1	OFA03	Workstation MSA-LPN	60	60	1	0
1	TLTU1	ETM: Toilet, Public	60	60	1	0
1	TLTU1	ETM: Toilet, Public	60	60	1	0
1	OFA01	Office, PCMHI Providers (3)	120	120	1	0
1	OFA01	Office, PCMHI Providers (3)	120	120	1	0
1	OFA01	Office, PCMHI Providers (3)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, PCMH Supt (2 per Provider)	120	120	1	0
1	OFA02	Office, Other MH (3 per Provider)	120	120	1	0
1	OFA02	Office, Other MH (3 per Provider)	120	120	1	0
1	OFA02	Office, Other MH (3 per Provider)	120	120	1	0
1	OFA02	Office, Other MH (3 per Provider)	120	120	1	0
1	OFA02	Office, Other MH (3 per Provider)	120	120	1	0
1	OPMH1	Outpatient, Group Room	320	320	1	0
1	TLTU1	Toilet, Patient	60	60	1	0

1	TLTU1	Toilet, Patient	60	60	1	0
1	TLTU1	Toilet, Patient	60	60	1	0
1	TLTU1	Toilet, Patient	60	60	1	0
1	TLTU1	Toilet, Patient	60	60	1	0
1	JANC1	Janitors Closet	40	40	1	0
1	JANC1	Janitors Closet	40	40	1	0
1	TEOR1	IT Closet	120	120	1	0
1	CRA02	ETM: Multipurpose Conference / Group Room	320	320	1	0
1	CRA02	ETM: Multipurpose Conference / Group Room	320	320	1	0
1	OFA03	Shared Workstation (LPN Cross Coverage)	60	60	1	0

FA Totals: **Room Qty:** 116 **Net Area:** 13,265 **Gross Area:** 20,163

Department: 1 - OUTPATIENT CLINIC (265)
Functional Area: 2 - OPC: AUDIOLOGY AND SPEECH PATHOLOGY

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	PEHS1	Physical Evaluation, Hearing Screening, 1 Person	120	120	1	0
1	EXOS1	Exam/Office, Speech Therapist	120	120	1	0
1	EXOS1	Exam/Office, Speech Therapist	120	120	1	0
1	PEHS1	Physical Evaluation, Hearing Screening, 1 Person	120	120	1	0
1	OFA03	Workstation	60	60	1	0

FA Totals: **Room Qty:** 5 **Net Area:** 540 **Gross Area:** 821

Department: 1 - OUTPATIENT CLINIC (265)
Functional Area: 3 - OPC: CLINIC MANAGEMENT

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFA01	Office, Administrative Officer/MAS/VSO/Private Registration	120	120	1	0
1	OFA01	Office, Administrative Officer/MAS/VSO/Private Registration	120	120	1	0
1	OFA01	Office, Administrative Officer/MAS/VSO/Private Registration	120	120	1	0
1	OFA01	Office, Administrative Officer/MAS/VSO/Private Registration	120	120	1	0
1	RECP1	Reception	200	200	1	0

FA Totals: **Room Qty:** 5 **Net Area:** 680 **Gross Area:** 1,034

Department: 1 - OUTPATIENT CLINIC (265)
Functional Area: 4 - OPC: EYE CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
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1	WRC01	Waiting Area (Dilation)	60	60	1	0
1	TREY1	Exam / Treatment Room	130	130	1	0
1	EYVS1	Tele retinal Room	150	150	1	0
1	EYFD1	Fitting and Dispensing Room	120	120	1	0
1	TREY1	Exam / Treatment Room	130	130	1	0

FA Totals: **Room Qty:** 5 **Net Area:** 590 **Gross Area:** 897

Department: 1 - OUTPATIENT CLINIC (265)

Functional Area: 5 - OPC: LOBBY

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	VES01	Vestibule, Lobby	150	150	1	0

FA Totals: **Room Qty:** 1 **Net Area:** 150 **Gross Area:** 228

Department: 1 - OUTPATIENT CLINIC (265)

Functional Area: 6 - OPC: EMS: LOCKERS, LOUNGES, TOILETS AND SHOWERS (LLTS)

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	LR002	Locker Room (1 male/ 1 female)	250	250	1	0
1	LR002	Locker Room (1 male/ 1 female)	250	250	1	0
1	TLTU1	Toilet, Male Staff	60	60	1	0
1	TLTU1	Toilet, Male Staff	60	60	1	0
1	TLTU1	Toilet, Male Staff	60	60	1	0
1	TLTU1	Toilet, Male Staff	60	60	1	0
1	TLTU1	Toilet, Female Staff	60	60	1	0
1	TLTU1	Toilet, Female Staff	60	60	1	0
1	TLTU1	Toilet, Female Staff	60	60	1	0
1	TLTU1	Toilet, Female Staff	60	60	1	0
1	SL001	Staff Lounge	300	300	1	0

FA Totals: **Room Qty:** 11 **Net Area:** 1,280 **Gross Area:** 1,946

Department: 1 - OUTPATIENT CLINIC (265)

Functional Area: 7 - OPC: MENTAL HEALTH

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OPMH1	ADM: Group Therapy Room	320	320	1	0
1	OPMH1	ADM: Group Therapy Room	320	320	1	0
1	OPMH1	ADM: Group Therapy Room	320	320	1	0
1	OPMH1	ADM: Group Therapy Room	320	320	1	0

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	XXYYC	Operations Room	120	120	1	0
1	XXYYC	Holding Room	60	60	1	0

FA Totals: **Room Qty:** 2 **Net Area:** 180 **Gross Area:** 274

Department: 1 - OUTPATIENT CLINIC (265)
Functional Area: 10 - OPC: RADIOLOGY

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	DR001	BS: Dressing Room	50	50	1	0
1	DR001	BS: Dressing Room	50	50	1	0
1	OFA03	ES: Radiology Reception	60	60	1	0
1	XDR01	BS: General Purpose Radiology Room	320	320	1	0
1	WRC01	BS: Waiting Area	60	60	1	0

FA Totals: **Room Qty:** 5 **Net Area:** 540 **Gross Area:** 821

Dept Totals: **Room Qty:** 183

Bldg Totals: **Room Qty:** 183 **Net Area:** 22,145 **Gross Area:** 33,660

Net Area: 22,145 **Sum of Dept Gross Area:** 33,660 **Gross Area:** 45,441