

December 19, 2014

VA CARIBBEAN HEALTHCARE SYSTEM **WAREHOUSE**

I. WAREHOUSE HISTORY

A. Business Justification

The New Warehouse Lease will consolidate three existing warehouse leases and eliminate a storage and delivery contract into one New Distribution Center. The three existing warehouse leases total 29,000 nulf, but the requested new lease will only require 26,263 nulf. In April 2007, VA Caribbean submitted a request for a new 51,200 square foot warehouse lease due to additional workload demands, GIP implementation requirements, hurricane preparedness expectations, and pandemic flu provisions. It was approved by the Chief Real Property Service (00CFM3C) via memo on October 3, 2007 pending notification and approval of Congress. The procurement process started but was canceled when the offers that were received were significantly higher than the government estimate. The new lease being proposed is to continue and complete the unfinished procurement process. Square footage is being reduced to 26,263 nulf because the volume was increased with a 30' ceiling clearance (please refer to the attached space program.) It must be noted that the VA Space Criteria (Chapter 291, dated March 2008) specifies that the "ceiling height in the general storage area shall be 15 feet high, allowing for a stack height of 12 feet". VA Caribbean HCS prefers the 30' clearance in order to reduce the square footage by increasing the volume.

II. Space Program in Net Usable Square Feet (NUSF) based

**General note: This Space program was Generated with SEPS
It was adjusted for a 30' heigh ceiling facility.**

<u>Room Name</u>	<u>Qty</u>	<u>Default NSF</u>	<u>NSF</u>
Training Worstations	2	64	128
PPM clerk	1	64	64
Locker Room, Staff	1	80	80
Lounge, Staff	1	230	230
Supervisor	1	100	100
Office, Storekeeper	1	100	100
Conference/Training room	1	200	200
Receiving area	1	900	900
Shipping/Issue area	1	900	900
Receiving Dock	1	898	898
Receiving Clerk workstations	5	64	320
Shipping Clerk workstations	2	64	128
Storage, Equipment	1	4810	3179
Storage, Flammable	1	50	50
Storage, Forms (Office Supplies)	1	250	250
Storage, General and Medical	1	24052	15898
Storage, Secured	1	225	225
Toilet, Staff Male	1	50	80
Toilet, Staff Female	1	50	65
Communication Closet	1	80	80

Net Square Feet	23875
Conversion Factor	1.1
Net Usable Square Feet	26263

III. Special requirements needed in terms of the space

- A. Comply with VA CHAPTER 291: VETERANS HEALTH ADMINISTRATION - ACQUISITION AND MATERIEL MANAGEMENT SERVICE (AMMS) – WAREHOUSE
- B. Comply with VA Barrier Free Design Guide PG-18-13
- C. Comply with VA Physical Security Design Manual for VA Facilities July 2007
- D. The new warehouse will require a CAT-6A line to establish connectivity back to the parent facility. This CAT-6A line will support connectivity for all necessary applications including Internet, Outlook, IP telephony, VISTA, monitoring of security cameras, wireless antennas, etc. In addition, the facility will require dedicated analog phone lines to provide fax capability. The facility will require desktop computers, network printers and other office automation equipment. A designated air conditioned and lockable space will have to be identified to serve as a communications closet. A site survey will have to be done to identify internal cabling requirements and costs.
- E. Provide 30' minimum clearance height in all storage areas.
- F. Provide Air Conditioning throughout the facility. A flexible partition system shall be provided to separate areas into different zones. VA Caribbean will provide conceptual layout design.
- G. Provide Loading area for 8 trailers (10' x 60')
- H. Provide Space for dumpsters, a 20 ft a 5 ft and a 30 ft electrical dumpster for cardboard.
- I. Trucks up to 60 feet long should be able to enter and turn in the loading area. The roads leading to the warehouse site need to be ample and comfortable for a truck of up to 60 feet long.
- J. Contiguous on one floor; two floors could be considered but only if it is mezzanine space and just a partial space, not the entire facility.
- K. Accessible via good roads in non-floodable zones.

- L. Scrap yard.
- M. Provide fire sprinkler system for the entire facility.
- N. Base Lease Term: 20 years, 10 years firm with Options Lease Term: 2 of 5 years each.
- O. Number of parking spaces requirements: The parking to square foot ratio available on site shall meet current local code requirements, or in the absence of a local code requirement, on-site parking shall be available for 28 vehicles as follows: 18 employees, 6 trucks (size 10' x 35'), 1 van, 1 official car and 2 visitors (one of which shall be an accessible parking).
- P. Provide Fire Protection Sprinkler throughout the facility.
- Q. Provide Fire Protection Water Tank (100,000 gals.) for the facility.
- R. Provide Domestic Water Cistern (25,000 gals.) for the facility.
- S. Provide Generator / Transfer switch 200KVA for the facility.