



LOUISVILLE WAREHOUSE
LEASE REQUEST PROPOSAL
VA249-16-R-0082
DEPARTMENT OF VETERANS AFFAIRS
VA MEDICAL CENTER, LOUISVILLE, KY
Agency Specific Requirements

The Agency Specific Requirements (ASRs) do not reduce the minimum requirements contained within the Lease. These ASRs provides specific agency requirements, which may be complementary, more specific, or more stringent than those of the Lease minimum requirements.

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SECTION 1 ROOM SCHEDULE AND DETAILS

1.01 ROOM SCHEDULE

AGENCY SPECIAL REQUIREMENTS

1. FUNCTION, SPACE AND FINISH SCHEDULE:

The offered building and/or location must have the following features:

Functional Area	Dept. Unit Area	Dept. Net Area	Floor Covering	Wall Finish
Louisville Warehouse, Louisville VAMC				
Open bay storage space	14,500	14,500	Concrete	Finished or unfinished
Office, section	100	100	Concrete or tile	Finished
Toilet, unisex	100	100	Concrete or tile	Finished
HAC Closet	40	40	Concrete or tile	Finished or unfinished
Data closet	100	100	Concrete or tile	Finished or unfinished
TOTAL		14,840 NUSF		

2. ROOM DESCRIPTIONS:

Room Name	Room Description
Open bay storage space	This area must accommodate 88 sections of shelving. Shelving is 102 inches long, 14 feet high, and 42 inches deep. Aisle width between shelves must be a minimum of 9 ½ feet. Shelving storage height must be a minimum of 25 feet. Must have a minimum of 1 delivery dock capable of accepting 85 foot tractor and trailer. Space must also be climate controlled and maintain a temperature between 67 and 78 degrees.
Office, section	Offices to be segregated by walls and accommodate a minimum of one work station.
Toilet, unisex	Must be handicapped accessible
HAC Closet	Room with securable door and wall storage to accommodate cleaning supplies
Data Closet	Dedicated IT Communications Room. The room will have a steel frame and door, minimum 36" width. The door will have a primary lock, and a deadbolt (this can be one combined unit). If separate the locks will be keyed the same. The door will have a 1' X 1' vent installed in the door. There will be no signage for the room other than a room number if required. There will be a contractor supplied 10 LB Dry Chemical ABC fire extinguisher mounted on the inside wall of the IT Room. The door will have the hinges on the inside of the Communications Room, or if on the outside the pins will be spot welded for security.

*Room Description is provided for design intent purposes. Any furniture/equipment that is to be provided as part of shell or tenant improvements is clearly defined in the lease documents.

AGENCY SPECIFIC REQUIREMENTS

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1.02 SPACE DETAILS

Please refer to the Lease document for the constructions standards applicable to the interior tenant area build-out. These standards provide a general outline of the interior build-out requirements. For a complete list of requirements refer to the Lease document.

Open bay storage space

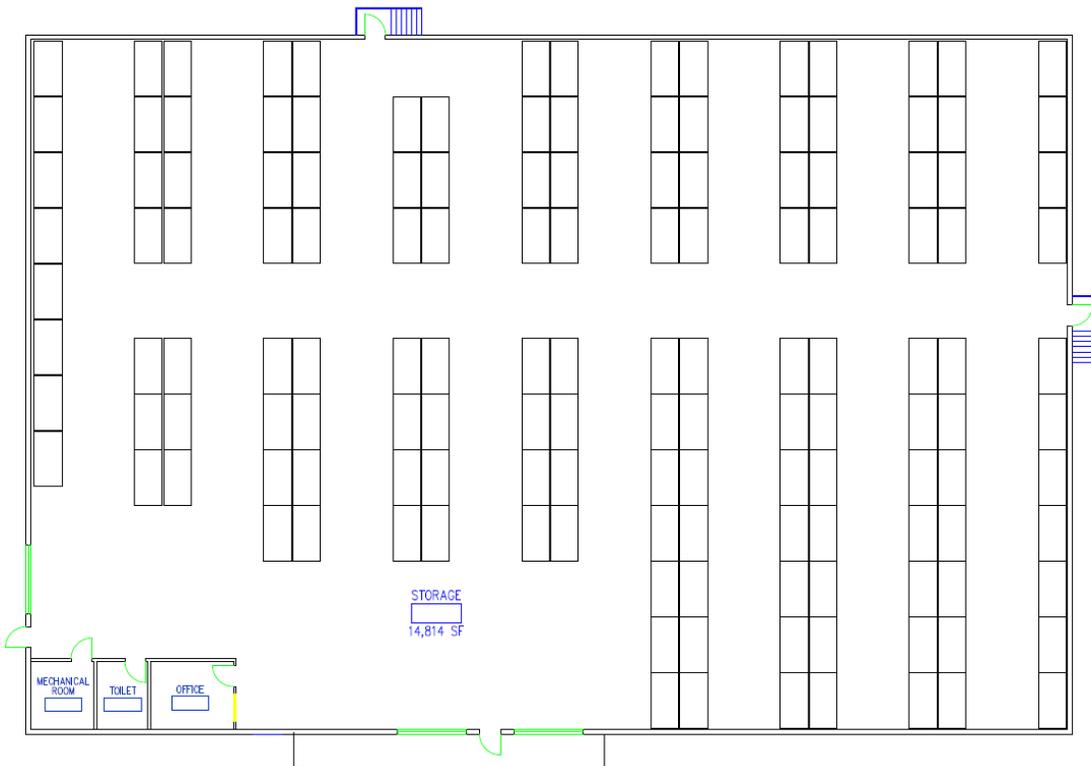
- Flooring – Concrete
- Walls – Per Lease paragraph: Finished or unfinished
- Doors – Per Lease paragraph DOORS: INTERIOR with hardware per Lease paragraph DOORS: HARDWARE
- Ceiling – Per Lease paragraph CEILINGS
- Lighting – Per Lease paragraph LIGHTING: INTERIOR AND PARKING – SHELL and LIGHTING: INTERIOR AND PARKING
- 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
- HVAC - Independent HVAC zone on thermostat in this area.

SECTION 2 DESIGN SCHEMATIC LAYOUT

2.01 DESIGN SCHEMATIC

The schematic below is representative of the layout required for this Space. The Lessor is responsible for using the room schedule in section 1.01 and this layout to adapt the Government’s requirements to the Space. Specific questions regarding the layout should be directed to the Lease Contracting Officer for resolution. The Government shall not be responsible for errors, omissions, or assumptions made by the Lessor in the adaption of the Government’s requirements to the Lessor’s Space.

2.02 ADJACENCY DIAGRAMS



SECTION 3 ADDITIONAL SPECIAL REQUIREMENTS AND DETAILS

3.01 ROOM LAYOUTS

These room layouts indicate the required layout for the room listed. For all rooms not listed, the final layout will be determined during the creation of the Design Intent Drawings.

3.02 ADDITIONAL CONSTRUCTION DETAILS

These construction details indicate required construction standards for the items listed. These standards may be more stringent than those listed in the Lease document. Where specified, these standards shall take precedence.

SECTION 4 GENERAL REQUIREMENTS

4.01 SECURITY

The following security standards are listed in addition to those listed in the Lease document and the building specific security attachment.

Data Closet. All windows must contain security mesh. Walls must be of brick or masonry construction. Doors must contain two lock set to include day lock and dead bolt. There must be no up and over access leading into the room. This area must be special key controlled.

Utilities – If there are utilities on the outside of the facility, there must be barriers surrounding it. Per 0730/4 – barriers are defined as concrete bollards; concrete filled steel bollards; or concrete planters. Appropriate fencing may also be a perimeter barrier, depending on the application. Barriers must be of sufficient strength/weight to stop a passenger-car sized vehicle from breaching the protected space. If a fence is used, a minimum 7 foot height vinyl coated 6 gauge core steel fence is required.

Within the space itself, there must be CCTV, motion detectors, and panic alarms for the staff. These panic alarms must ring into an outside agency, not here. It is recommended that it ring into the Louisville Metro 911.