

Agency Specific Requirements

Room Type	Quantity	Square Footage	Total Square Footage	Guide Plates	Notes
General Exam	9	120	1080	4-14 thru 4-17	
General Exam	1	138	138	4-14 thru 4-17	
Med Dispensing (PYXIS)	1	120	120	4-22 thru 4-25	
Mental Health Office	1	138	138	4-34 thru 4-37	Offices to be insulated in partition walls for additional sound deadening for client privacy; Ceilings should also sound deaden space as to not carry voices to other rooms. Floor to deck partitions will be needed to stop conversations from traveling or double sheetrock. It is desired that offices include windows to be aligned with the recovery model for therapeutic purposes.
EKG /Phlebotomy	1	138	138	4-2 thru 4-5	
Optometry	1	130	130	4-152 thru 4-155	
Visual Fields	1	78	78	4-160 thru 4-163	
Mean Interview	1	162	162	4-34 thru 4-37	Office to be insulated in partition walls for additional sound deadening for client privacy; Ceilings should also sound deaden space as to not carry voices to other rooms. Floor to deck partitions will be needed to stop conversations from traveling or double sheetrock.
Conference	1	361	361	N/A	SVT (Solid Vinyl Tile) flooring with 6 inch 6" rubber base, acoustical ceilings, painted walls. Power and data outlets on all four walls with one of the four capable of providing V-Tel and CVT hook-ups. Room temps and lighting requirements to meet VA standards for conference rooms.
Swing Office	1	200	200	N/A	SVT (Solid Vinyl Tile) flooring with 6 inch 6" rubber

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					base, hard ceiling, painted walls. Minimum of 6 Power and 4 data outlets as necessary to accommodate 3 - 4 PC Desktop workstations and printer(s). Room temps and lighting requirements to meet VA standards.
General Office - CVT	1	80	80	4-34 thru 4-37	Office to be insulated in partition walls for additional sound deadening for client privacy; Ceilings should also sound deaden space as to not carry voices to other rooms. Floor to deck partitions will be needed to stop conversations from traveling or double sheetrock.
Waiting / Lobby	1	1035	1035	N/A	Area should be immediate to main entrance, must be protected from excessive cold drafts in winter, must accommodate at least 15 clients at one time; space to contain wall-mounted working potable water fountain and space for information board and television. At Designers discretion with facility input and concurrence.
Staff Lounge / Break Area	1	144	144	N/A	Sink, Refrigerator, Microwave, Coffee Pot, Cabinets, Counter Space, Tables, Chairs, able to hold 5 people at a time
ADA lavatory (waiting area)	1	64	64	4-54 thru 4-57	One unisex ADA compliant bathroom adjoining waiting room for patients
ADA Lavatory (Clinic area)	1	68	68	4-54 thru 4-57	Must meet ADA compliance standards
Women's ADA Lavatory (Clinic area)	1	58	58	4-54 thru 4-57	Must meet ADA compliance standards
Men's ADA Lavatory (Clinic area)	1	85	85	4-54 thru 4-57	Must meet ADA compliance standards
Mechanical Closet	1	82	82	N/A	Constructed as necessary by the lessor to support the functional lease space and building systems operations.
Data Closet	1	45	45	N/A	SVT (Solid Vinyl Tile) flooring with 6 inch 6" rubber base, hard ceiling, painted walls. Power and data outlets as necessary to accommodate main IT server equipment. Lessor to provide Extra CAT6

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					Wire drops for Tanberg (V-Tel) and CVT equipment. Room temps and lighting requirements to meet VA standards including independent cooling unit to serve this space. Room to be secure so that no access can be gained to the room other than through the door into the room.
Haz Mat	1	40	40	N/A	SVT (Solid Vinyl Tile) flooring with 6 inch 6" rubber base, acoustical ceilings, painted walls. Room temps and lighting requirements to meet VA standards.
Office Supply	1	40	40	N/A	SVT (Solid Vinyl Tile) flooring with 6 inch 6" rubber base, acoustical ceilings, painted walls. Power and data outlets on one wall only. Room temps and lighting requirements to meet VA standards.
General Storage	1	94	94	N/A	SVT (Solid Vinyl Tile) flooring with 6 inch 6" rubber base, acoustical ceilings, painted walls. Power and data outlets on two walls. Room temps and lighting requirements to meet VA standards.
Housekeeping Closet	1	50	50	4-18 thru 4-20	
Reception	1	245	245	4-42 thru 4-45	4 receptions Windows with V-shape (saw tooth) design
Copy Area	1	82	82	N/A	Power and data outlets on all four walls
Standard Closet	1	16	16	N/A	SVT (Solid Vinyl Tile) flooring with 6 inch 6" rubber base, hard ceiling, painted walls.
General					All finishes for corridors, waiting room and entrance are to have 6" rubber base, painted wall surfaces and acoustical ceilings. Floor at main entrance should be upgraded such as low-slip ceramic or other type tile. Flooring in all other corridor areas must be SVT. Main facility entrance needs two sets of doors, both on ADOs, to minimize amount of cold air blowing into the facility during the colder times of year.
			4773		Estimated total net square footage. Does not include circulation or corridor space.

B. Agency Specific Requirements

All Case work to be completed by Lessor

ADA compliant bathrooms and entry ways

Room Descriptions are provided for design intent purposes. Please refer to Scope of Work for specific details. Any furniture/equipment that is to be provided as part of shell or tenant improvements is clearly defined in the RLP documents