

Scope of Work

The potential lease space selected must be built out for the VA Hospital to occupy and open a clinic. The Lessor shall procure an Architect/Engineer to perform a design build for approximately 6500 Net Usable Square Feet for the potential space to be leased. The Lessor and Architect/Engineer shall ensure that the space will meet or exceed the most stringent of the NYS Building Code, NFPA 101 Life Safety Code, NEC and any local applicable building codes.

The Lessor shall:

1. Ensure that the Architect/Engineer (NE) performs a design build of the space per the approved VA supplied layout.
 - a. The NE shall supply 75%, 90% and 100% submission to the VA COR for VA approval of work.
 - b. NE shall provide submittals of all construction materials to be used within the build out of the space.
 - c. NE shall incorporate the VA proposed layout and avoid leaving exposed columns
2. Apply and obtain all required building permits.
3. The space shall be built out to include the following areas;
 - a. 1 Reception Area
 - i. Including sliding windows for patient communication both sides of angled windows
 - ii. Counter space for patients and employees at window
 - iii. One of the windows shall be at an ADA approved height counter
 - b. 1 Waiting Area
 - c. 1 Staff Room with kitchenette
 - i. Including Stainless steel sink and faucet
 - ii. Cabinetry
 - d. 3 ADA restrooms
 - i. Restrooms shall have mirrors installed above sink
 - ii. Exhaust fans shall be installed in restrooms that activate with lights
 - e. 1 Optometry exam room
 - i. Including 2 x 2 Fluorescent light fixtures with bulbs
 - ii. Including High hat light fixtures with dimming capabilities
 - f. 1 Visual Fields room
 - i. Including 2 x 2 Fluorescent light fixtures with bulbs
 - ii. Including High hat light fixtures with dimming capabilities
 - g. 1 Medical Storage Room
 - h. Laboratory

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- i. With internal privacy wall
 - ii. Including sliding windows for patient communication both sides of windows
 - i. 1 Conference room
 - i. Conference room shall have plumbing roughed in for future sink installations.
 - ii. Build sheetrock wall enclosing the back side of the mail boxes on existing wall in front conference room.
 - j. 1 Office area
 - k. 1 Data/Phone Room
 - i. Install dedicated room air conditioner to cool communication equipment maintaining a year round temperature between 68 - 72 degrees F. Room requires cooling year round due to sensitive equipment.
 - ii. Shall have a 1 hour fire rated construction rating
 - iii. Shall have a ¾ hour fire rated door with self-closer and self-latching hardware
 - l. 1 Hazardous material storage area
 - m. 1 Janitorial closets
 - i. Closets shall have floor mounted service/mop sink
 - ii. Shall have a wall mounted janitorial faucet installed
 - iii. Shall have a 1 hour fire rated construction rating
 - iv. Shall have a ¾ hour fire rated door with self-closer and self-latching hardware
 - n. 10 Medical Exam Rooms
 - o. 1 Coat closet with sliding door
4. All flooring shall be Solid Vinyl Tile (SVT). There shall be cove base meeting the SVT to the finished wall.
 5. All walls shall be covered with one coat of primer and two coats of latex finish paint. The color of the paint is to be approved by the VA COR prior to any paint being applied to walls.
 6. All walls are not required to run deck to ceiling, walls are required to extend above the drop ceiling to provide a smoke barrier unless otherwise specified.
 7. Contractor shall also install conduit for all data and telecommunication cable pulls from the Utility room to data room closet. All wiring shall conform to the building codes listed above.
 - a. Install and wire all electrical outlets per VA proposed layout.
 - b. Install and wire all phone and data outlets per VA proposed layout, all wiring shall be CAT 6. A triple connection shall be pulled to each location.
 - i. Terminate data line in all rooms and leave a 12 - 15ft non-terminated cable coil in the data room. All cables to be labeled on both ends of wire pull

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- c. All outlets shall be hospital grade 20 Amp circuits unless otherwise specified
- 8. All safety violations cited by VA safety engineer shall be correct prior to occupancy.
- 9. All rooms being constructed shall be built with sound proofing materials to ensure patient privacy within the room.
- 10. Contractor shall install drop ceiling to a determined height approved by the VA COR.
 - a. Contractor shall install fire sprinkler system as per the NFPA 13 and life- safety devices.
 - b. Shall use soundproofing ceiling tiles
- 11. Hallway doors shall have a glass window in upper section to allow a line of sight while opening door
- 12. Door locks and key sets as follows:
 - a. Emergency exit door located off stair well shall have suite push button lock and key set installed
 - b. All single occupancy restrooms shall have lock and key set.
 - c. Hazardous, Phone and EMS closets shall have lock and key set
 - d. All locks shall work off same key set.
 - e. All locks set shall be single motion egress compliant
- 13. Door hardware shall be ADA complaint
- 14. All doors shall be solid sound construction
 - a. Hazmat Storage, EMS closets, Phone/Data closet and Mechanical/Electrical rooms shall have solid core door with self-latching and closing hardware installed
 - b. All corridor doors shall be constructed to resist the passage of smoke, with clearance not exceeding 1 inch from bottom of door to the floor.
- 15. Contractor shall have a burglar alarm system installed for the occupied space
 - a. Detect entry on either front or rear entry/exit doors
 - b. Detect broken window on areas were relatively accessible
- 16. Emergency station shall be installed in each restroom and shall activate an alarm at the reception desk and a strobe light with the words "HELP" outside the restroom
- 17. All areas not previously mentioned shall have 2ft x 2ft light fixtures with fluorescent U-bulbs installed and wired.
 - a. Light fixtures located near front and rear door shall be hard wired to a dedicated circuit ensuring entry and exiting passage lighting is always on
- 18. Supply the VA with a complete Certificate of Occupancy upon acceptance of space.
- 19. Sprinkler system throughout the space shall be installed per NFPA 13 code.
- 20. Provide and install chilled drinking water fountain outside lab area

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21. Contractor shall purchase, deliver and install Counters and Cabinets with integral sink with wrist blade faucet controls. Casework shall be Midmark modular casework or equivalent equipped with wrist blade gooseneck sink faucets. VA COR shall approve all color, patterns and casework configurations. All drawers and cabinet doors shall have key locks installed
22. Shall provide and install battery backup (90 minutes minimum) emergency egress lighting
23. Shall provide and install illuminated emergency exit signs with 90 minutes battery backup
24. Shall provide and install Approved Fire Extinguishers in cabinets
25. All penetrations from mechanical rooms, storages, janitorial and/or Suite to Suite shall be properly fire sealed
26. Shall provide and hang fire extinguishers per VA COR locations
27. Shall provide and install signage for VA on road side tenant listing

Architectural Notes

BUILD-OUT SHALL BE COMPLIANT WITH ALL NYS BUILDING AND LOCAL MUNICIPAL CODES, NFPA 101 AND NEC.

ALL WALL FRAMING SHALL BE 3 5/8" METAL STUDS.

INSTALL MINIMUM 5/8" GYPSUM BOARD SHEATHING AT STUDS.

SOUND BAFFLING MATERIAL SHALL BE INSTALLED IN ALL NEW WALLS TO STC 40 MINIMUM.

WALLS ARE NOT REQUIRED TO EXTEND FROM FLOOR TO DECK. EXTEND WALLS 8" MINIMUM ABOVE DROP CEILING HEIGHT.

ALL WALLS SHALL HAVE ONE COAT PRIMER AND TWO COATS OF LATEX FINISH PAINT.

ALL DOORS SHALL BE SOLID WOOD CONSTRUCTION UNLESS OTHERWISE SPECIFIED.

ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT AND SINGLE MOTION UNLESS OTHERWISE SPECIFIED.

ALL SINGLE OCCUPANCY REST ROOMS SHALL HAVE AN ADA COMPLIANT PUSH BUTTON LOCK AND KEY SET INSTALLED.

ALL HALLWAY DOORS SHALL HAVE A PUSH BUTTON LOCK AND KEY SET INSTALLED WITH A DOOR CLOSER AND SELF LATCHING HARDWARE. DOOR CLOSERS SHALL HAVE A TWO POSITION SETTING TO ALLOW DOOR TO HOLD OPEN AND/OR AUTOMATICALLY CLOSE.

ALL DOOR LOCKS SHALL WORK ON A COMMON KEY.

HALLWAY DOORS SHALL HAVE A GLASS WINDOW IN UPPER SECTION TO ALLOW A LINE OF SIGHT WHILE OPENING DOOR.

RECEPTION AREA SHALL HAVE WINDOWS INSTALLED ON BOTH SIDES OF "V" SHAPED WALLS. WINDOWS SHALL BE A SLIDING WINDOW WITH COUNTERTOP FOR THE RECEPTIONIST AND PATIENT. ONE OF THE WINDOWS SHALL HAVE THE COUNTERTOP AT AN ADA HEIGHT.

ALL OPEN PENETRATIONS FROM STORAGE, MECHANICAL AND SUITE TO SUITE SHALL BE FIRE STOPPED.

Plumbing / HVAC Notes

UNLESS OTHERWISE SPECIFIED, ALL SINKS SHALL WRIST BLADE CONTROL HANDLES, HOT AND COLD WATER SUPPLY AND PROPER DRAINAGE.

SINKS LOCATED WITHIN RESTROOMS SHALL BE ADA COMPLIANT. FAUCET HARDWARE SHALL BE ADA COMPLIANT. FOOT PEDALS ARE NOT REQUIRED. ALL TOILETS INSTALLED SHALL BE OF PROPER ADA HEIGHT.

SINK LOCATED IN THE STAFF ROOM SHALL BE A DOUBLE STAINLESS STEEL SINK WITH KITCHEN FAUCET AND SPRAY HOSE. FOOT PEDALS ARE NOT REQUIRED.

INSTALL CHILLED DRINKING WATER FOUNTAIN OUTSIDE LAB AREA, WITH COLD WATER SUPPLY AND DRAINAGE.

JANITORIAL CLOSET SHALL HAVE A FLOOR MOUNTED MOP SINK INSTALLED CONNECTED TO DRAINAGE SYSTEM. THERE SHALL BE A WALL MOUNTED JANITORIAL FAUCET INSTALLED WITH HOT AND COLD WATER SERVICE.

ALL ROOMS OF THE SUITE SHALL HAVE HVAC DIFFUSERS AND RETURNS PROPERLY SIZED FOR THE ROOM.