

AGENCY SPECIFIC REQUIREMENTS

A. Clinic Areas	Rooms	NSF	Total NSF
Exam Room, Primary Care	24	100	2400
Cognitive Evaluation	6	120	720
Cognitive Evaluation Team Room	1	220	220
Group Appointment	1	240	240
Testing Room	2	100	200
Telehealth	2	100	200
GYN Exam Room	4	140	560
Office, Family Discussion Room	1	180	180
Rehab Treatment Area	1	350	350
Nurse Station	5	100	500
Office	10	100	1000
Office Shared	7	120	840
Workroom, Administrative	1	300	300
PCC Social Work Office	1	120	120
Mental Health Providers	7	120	840
Ultrasound/Procedure	1	160	160
Imaging	2	120	240
Dressing Area	1	60	60
B. Support Areas			
Reception	1	150	150
Waiting Room	5	250	1250
Sub-waiting Room	2	100	200
Nursing Mother Room	1	75	75
Patient Toilet	8	50	400
Staff Lounge	1	200	200
Staff Toilets	4	50	200
MAS Workstation/Reception	3	120	360
Nurse Triage Room	2	100	200
Computer/Phone	2	100	200
Multipurpose Conference Room	2	300	600
Phlebotomy	3	75	225
C. Storage Areas			
Storage	4	50	200
Storage/Linen/Stretcher	2	60	120
Clean Utility	4	55	220
Soiled Utility	4	60	240
Medication Room	3	60	180
Crash Cart Storage	2	36	72
TOTAL NSF			14222
Lease NUSF (Net Usable Square Feet)			18916

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 NUSF 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

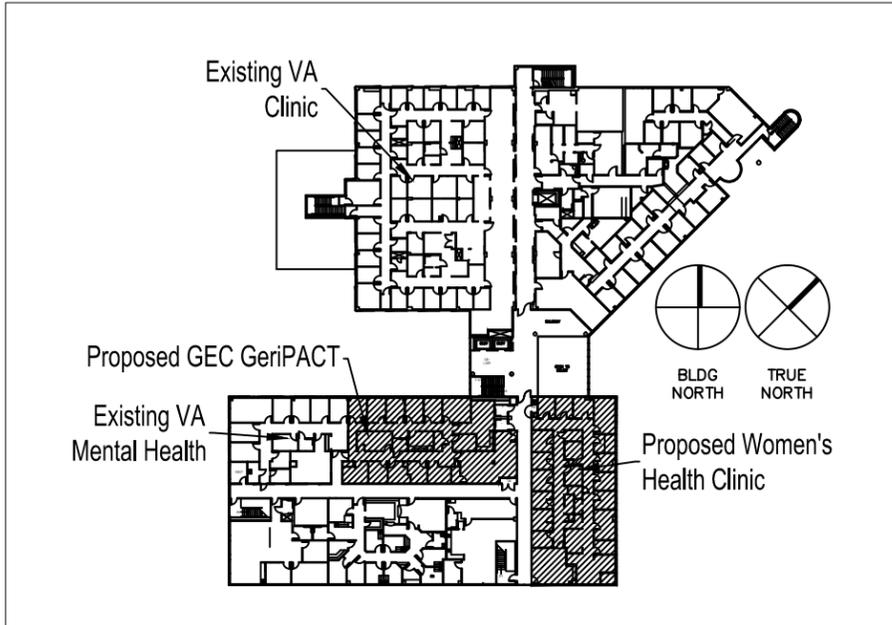
- Dedicated IT and Security closets shall have separate, dedicated AC units in each room to provide additional cooling capability year round;
- Doors shall be 36" width and solid core.
- For dual-tenant buildings an extended demarcation point to the VA IT closet shall be required;
- Both rooms shall 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, including design criteria of the VA Fire Protection Design Manual. 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 and VA Fire Protection Design Manual criteria. Certificate of installed and inspected work required upon completion and any modifications thereafter;
- Compliance with Architectural Barriers Act Accessibility Standards (ABAAS) as supplemented by VA Barrier Free Design Guide (PG-18-13).
- 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;
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- Landlord shall provide lighted external signage for identifying the facility as well as an awning leading to the main entrance, as appropriate;

- Landlord shall provide and be responsible for utility service to the facility. Utilities are defined as natural gas service (as appropriate), electric, water, sewage, and cable television. Landlord shall maintain and be able to provide to VA copies of utility bills on an annual basis to justify cost increases;
- 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 be responsible for maintaining and replenishing 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 ensure that front entrance to the facility is ADA compliant and as such, install a remote electro-mechanical door opening device.

Newburg CBOC Program for Design and Sample Layouts



Location Plan, 2nd Floor
N.T.S.

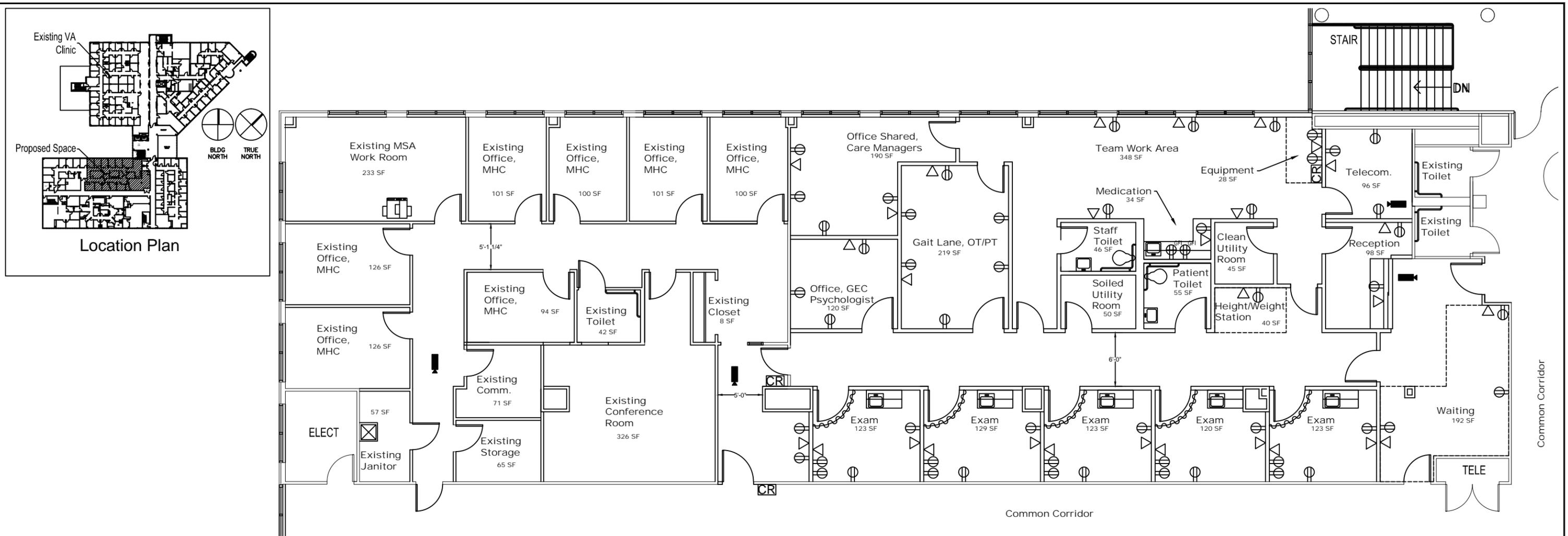
Imaging Equipment and Protections: The Women's Health Clinic is planned to include imaging equipment. This equipment is not currently under contract, but will be purchased and installed by the VA through a separate contract. The lessor shall perform all design and site preparation agreed to in the contract. This is anticipated to include but is not limited to specific electrical power requirements, conduit for wireways, analysis by physicists to determine protection requirements, lead lining of rooms as determined by the physicists, support structures for equipment and appurtenances, and structural analysis. This will require working with the manufacturer to determine requirements. The VA Medical Center can provide the proposed equipment to the landlord if requested. However, the final equipment will be selected through the government procurement process and may not match the equipment proposed by the Medical Center. Planned imaging equipment includes ultrasound, mammography, and bone density.

Newburg CBOC Expansion Program for Design (PFD)					VA Provided Sample Floor Plan		
Room/Space Description	Room Code	Unit Area	Qty	Total Net Area	Qty	Total Net Area	Difference
Women's Health Clinic							
Waiting, WH Clinic	WRC01	180	1	180			
Waiting, Family	WRF01	40	1	40	1	200	-60
Kiosk, Patient Check-In	RECP4	20	1	20			
Workstation, MyHealthVet	CLSC1	20	1	20			
Reception	RECP1	80	1	80	1	86	-14
Alcove, Copier/Printer	RPRO1	20	1	20			
Lactation Room	LAC01	75	1	75	1	74	-1
Height / Weight Accessible Station	PEHW1	40	1	40	1	20	-20
Blood Draw	LBVP1	120	1	120	1	102	-18
Toilet, Specimen Collection	TLTU1	60	1	60	1	57	-3
Exam Room, Multipurpose	EXW01	120	4	480	4	480	0
Toilet, Exam Room Patient	TLTU1	60	2	120	2	140	20
Group Room	CLSC4	230	1	230	0	0	-230
Sub-Waiting, Imaging Patient	WRC01	45	1	45	1	38	-7
Dressing Area, Imaging Patient	DR001	40	2	80	2	74	-6
Toilet, Imaging Patient	TLTU1	55	1	55	0	0	-55
Procedure Room/Ultrasound/GYN Exam	XDUS1	180	1	180	1	180	0
Toilet, GYN Exam	TLTU1	55	1	55	1	60	5
Procedure Room, Mammography	XDM01	150	1	150	1	122	-28
Procedure Room, Bone Densitometry	XDBD1	120	1	120	1	100	-20
Viewing Room, PACS	XVC01	100	1	100	1	63	-37
Alcove, Clean Linen	LCCL3	40	1	40	0	0	-40
Utility Room, Clean	UCCL1	80	1	80	1	23	-57
Utility Room, Soiled	USCL1	60	1	60	1	44	-16
Medication Room	MEDP1	60	1	60	1	22	-38
Storage, Medical Equipment	SRE01	60	1	60	0	0	-60
Alcove, Wheelchair/Stretcher/Lift	SRLW1	50	1	50	0	0	-50
Shared Documentation Work Area	WRTM1	160	2	320	1	359	39
Team Work Room/Small Conference	CRA01	120	1	120	1	79	-41
Office, Women Veterans Program Manager	OFA09	100	2	200	1	95	-105
Toilet, Clinical Staff	TLTU1	55	1	55	0	0	-55
Subtotal Net Square Feet (NSF):				3,315		2,418	-897
Subtotal (DGSF) using 1.5:				4,973			
GEC GeriPACT							
Waiting, PACT	WRC01	180	1	180	1	192	-18
Kiosk, Patient Check-In	RECP4	30	1	30			
Reception	RECP1	60	1	60	1	98	38
Height / Weight Accessible Station	PEHW1	40	1	40	1	40	0
Exam Room, PACT	EXPA1	120	6	720	5	618	-102
Toilet, Patient	TLTU1	60	1	60	1	55	-5
Office, Psychologist	OFDC1	120	1	120	1	120	0
Gait Lane/OT/PT	PTGL1	200	1	200	1	219	19
Alcove, Medication	RCA02	20	1	20	1	34	14
Storage, Medical Equipment	SRE01	60	1	60	1	28	-32
Utility Room, Clean	UCCL1	60	1	60	1	45	-15
Utility Room, Soiled	USCL1	60	1	60	1	50	-10
Workstation, Teamlet	OFA07	56	6	336	NA	348	12
Team Work Room	WRTM1	100	1	100	0	0	-100
Office, Care Manager	OFA09	100	2	200	1	190	-10
Telecommunications Room	TETR1	100	1	100	1	96	-4
Subtotal Net Square Feet (NSF):				2,346		2,133	-213
Subtotal (DGSF) using 1.5:				3,519			
TOTAL ESTIMATED DGSF:				8,492			

Notes:

- The design and construction shall comply with the requirements of the VA Technical Information library located at <http://www.cfm.va.gov/ti/index.asp>. In particular the design shall comply with the Community Based Outpatient Clinic (CBOC) Prototype located at <http://www.cfm.va.gov/ti/spclRqmts.asp#CBOC>.
- All doors used by patients and visitors shall be a minimum of 42" in width unless agreed to otherwise. Doors used exclusively by staff shall be a minimum of 36" in width.
- All doors to exams room shall have locking capability.
- Patient corridors shall be a minimum of 6' in width. Primary staff corridors/circulation pathways shall be a minimum of 5' in width. The lessor must ensure that egress routes meet code requirements.
- Sample floor plans are based on provided AutoCAD drawings that have not been confirmed for accuracy. The lessor is responsible for confirming that proposed configurations are accurate and take into account building elements that may be unknown to the VA. Sample floor plans are considered a starting point that meets the general VA requirements; however, the lessor is responsible for providing a proposal that will meet VA design requirements, and federal, state, and local codes and regulations.
- The sample floor plans are based on the understanding that the lessor has approximately 6,500 square feet of additional space available in the building locations shown. However, the Medical Center has approval to obtain an additional 8,500 DGSF for a total lease of 18,916 NUSF. The lessor is encouraged to propose additional space that could meet the VA requirements and approved square footage if the space is available. The Program for Design (PFD) on this spreadsheet provides net square feet to use in the development of the proposal. A comparison of the PDF to the VA sample floor plans is also provided.
- In addition, to build-out for the new space the VA would like the proposal to include replacement of finishes in the existing space and conversion of two portions of the exam area shown on sheet 4.
- The VAMC is planning on using VoIP to provide voice communications. However, the CBOC is required to have one traditional Plain Old Telephone (POTS) Voice System line which is likely existing.
- Mechanical or Electrical rooms/closets necessary to support the space are not included in the Net Useable Square Foot (NUSF) totals used to calculate the rent.
- Room Square Foot (SF) shown on the VA sample floor plans is Net Square Foot (NSF).
- The plan shows data and power requirements to meet anticipated space needs. The plan does not show all outlets required for janitorial and maintenance.
- The security system for the existing space and new space shall be fully integrated into the Louisville VAMC's Electronic Security System by a certified technician. All security system component shall be FIPS-201 and HSPD-12 compliant, and fully compatible with Louisville VAMC's system.
- Each cubicle space shall have access to one dedicated data line and two dedicated power outlets.
- Typical data telecommunications outlets includes 2 Category 5e cables, 2 Category 5e Jacks, and 1 - 4 Port Flush Mount Faceplate.
- Patient waiting shall be provided with cable television and power service capable of supporting two televisions in each room. The Lactation Room shall be able to support one television.

Architect/Engineers:	Drawing Title	Project Title	Project Number	Louisville VA Medical Center Department of Veterans Affairs
		Expand Newburg CBOC		
	Approved: VA Project Manager	Location	Building Number	
		3430 Newburg Road Louisville, KY 40218		
		Date	Checked	Drawn
		03/22/16		JMD
			Drawing Number	
			Dwg. 1 of 4	

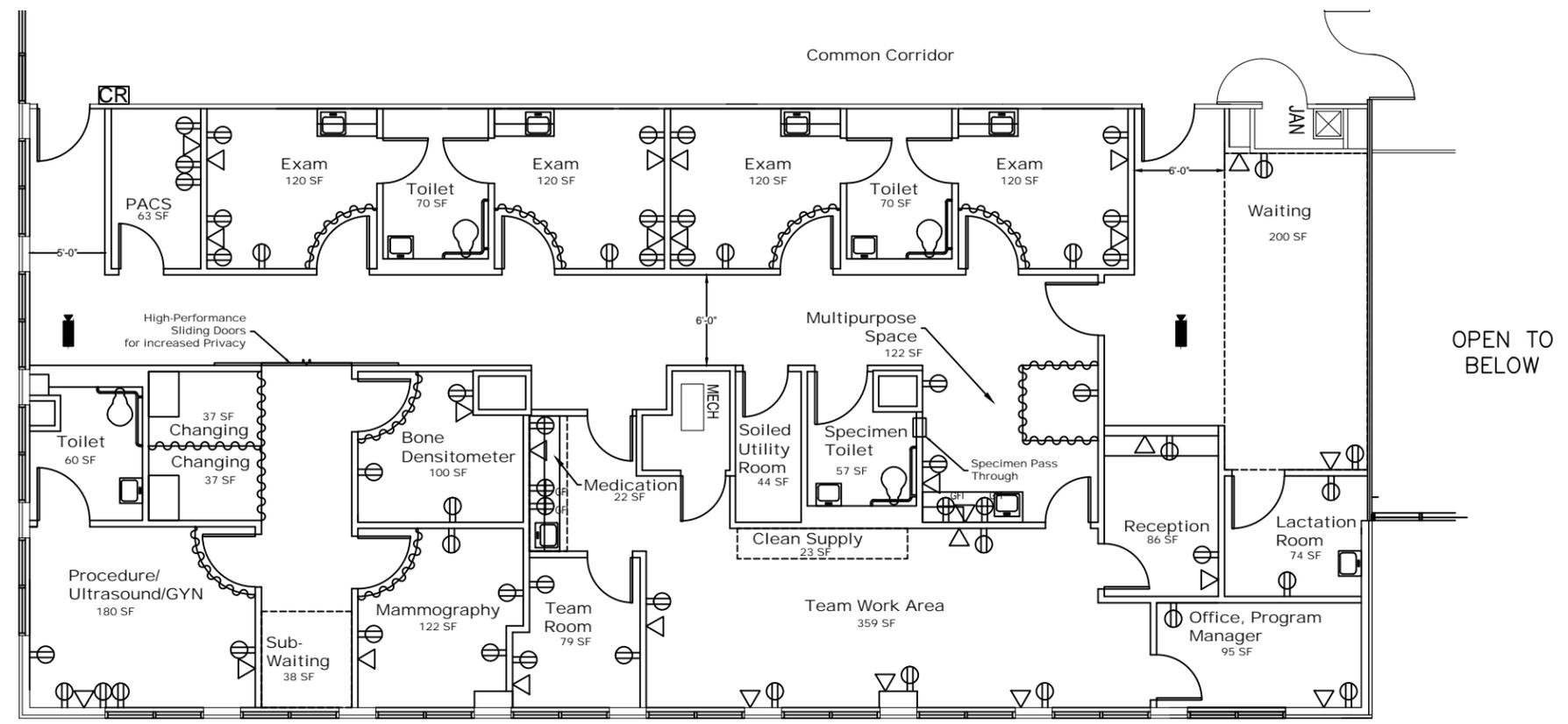
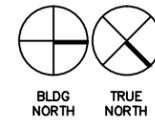
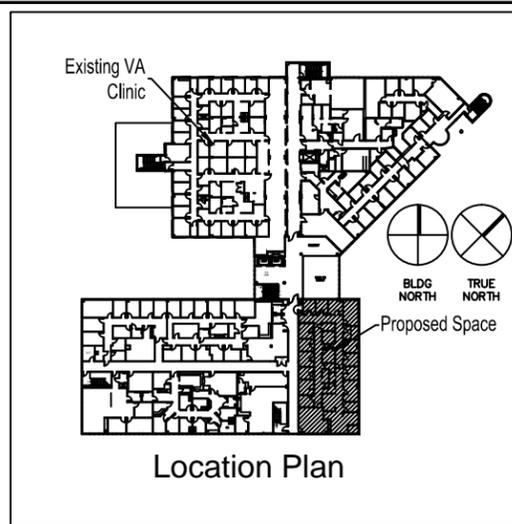


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 - Each cubicle space shall have access to one dedicated data line and two dedicated power outlets.
 - Typical data telecommunications outlets includes 2 Category 5e cables, 2 Category 5e Jacks, and 1 - 4 Port Flush Mount Faceplate.
 - Patient waiting shall be provided with cable television and power service capable of supporting two televisions in each room. The Lactation Room shall be able to support one television.

- SYMBOLS
- Outlet, Data Telecommunications, Wall Mounted
 - Receptacle, Duplex
 - Receptacle, Duplex with GFI
 - Connections for Cubicles, One Data and Two Power
 - Security surveillance television camera, Motion Detection
 - Card Reader, Compatible with VA PIV Card

Scale: 3/32" = 1'-0"

Architect/Engineers:	Drawing Title Sample Floor Plan GEC GeriPACT Clinic West Available Area	Project Title Expand Newburg CBOC		Project Number	Louisville VA Medical Center
	Approved: VA Project Manager	Location 3430 Newburg Road Louisville, KY 40218		Building Number	
	Date 03/22/16	Checked	Drawn JMD	Drawing Number Dwg. 2 of 4	Department of Veterans Affairs



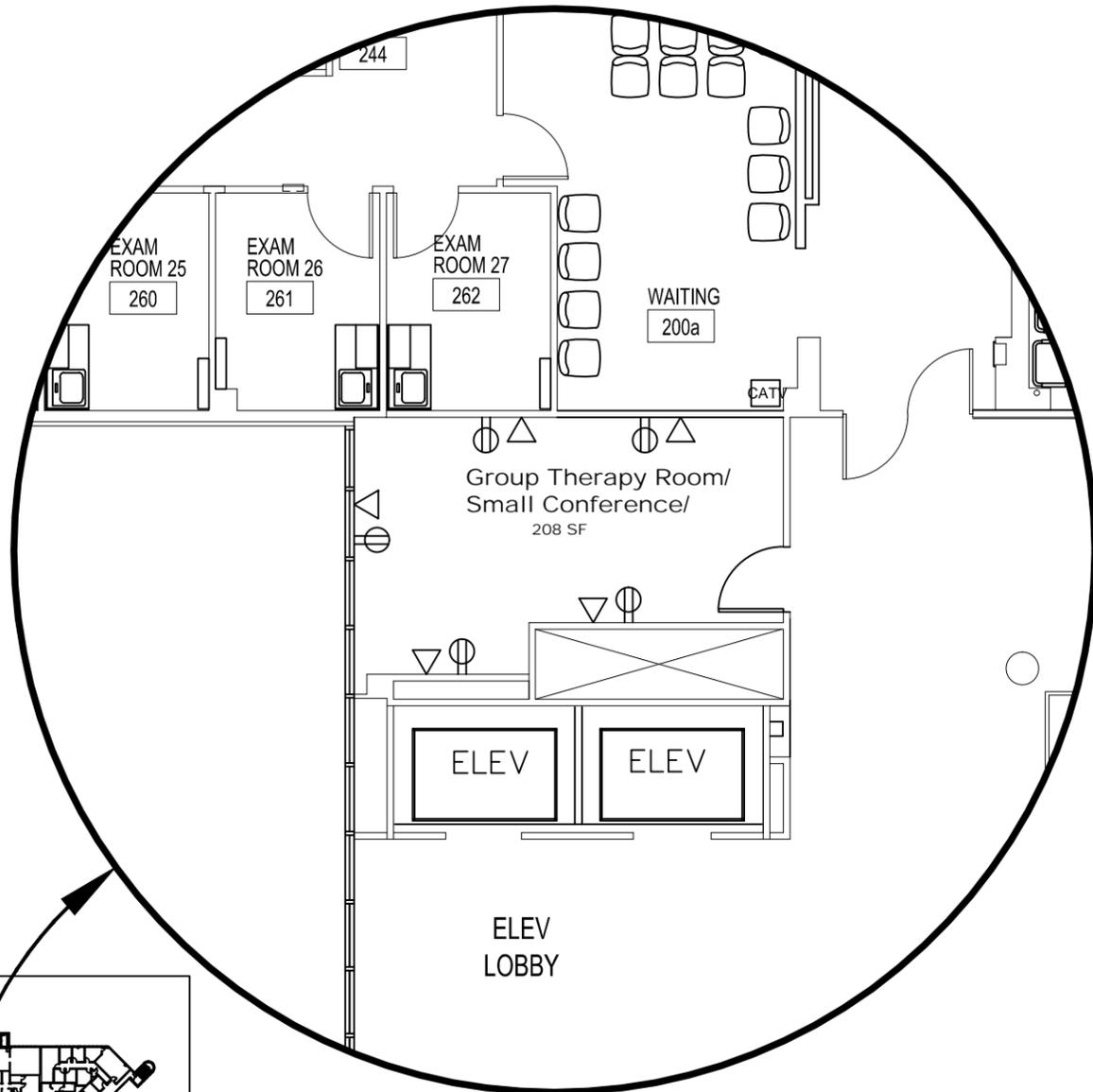
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SYMBOLS

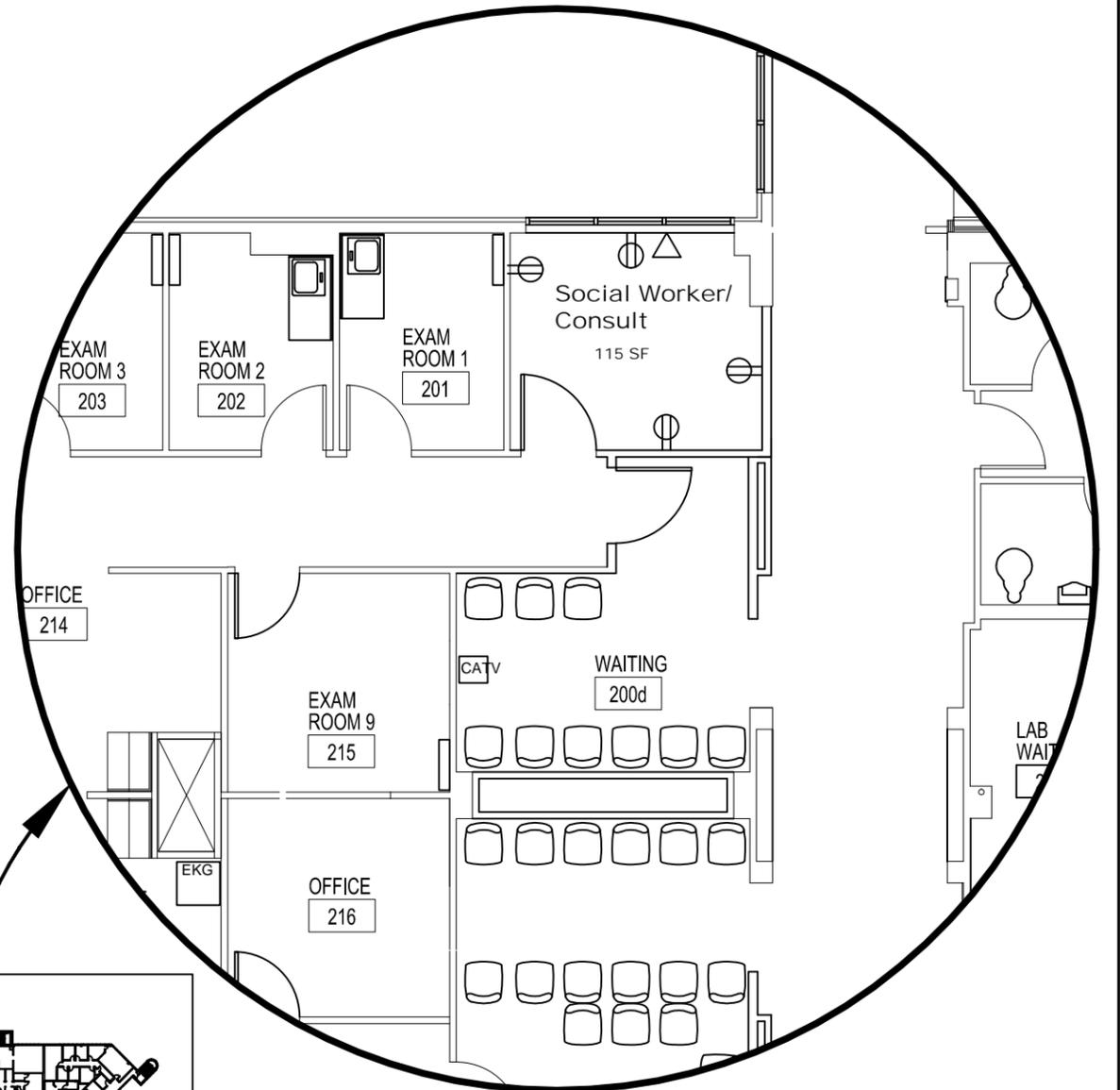
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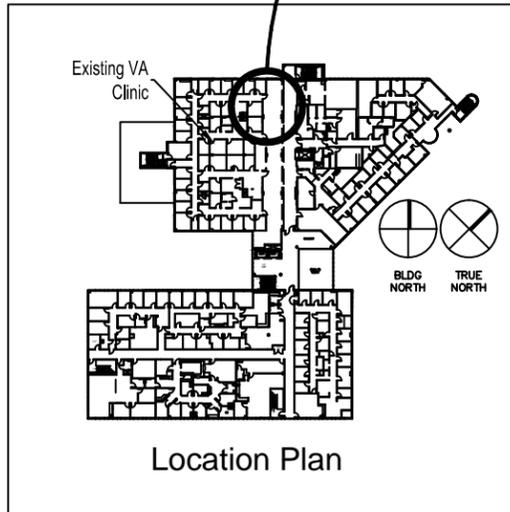
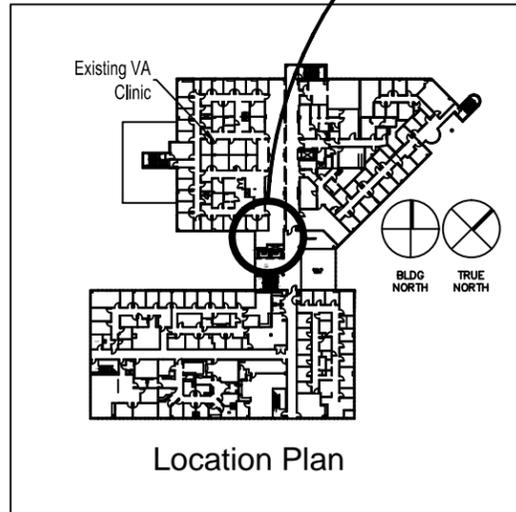
	Architect/Engineers:	Drawing Title Sample Floor Plan Women's Health Clinic East Available Area	Project Title Expand Newburg CBOC		Project Number
		Approved: VA Project Manager	Location 3430 Newburg Road Louisville, KY 40218		Building Number
			Date 3/22/16	Checked	Drawn JMD
					Drawing Number Dwg. 3 of 4
					Louisville VA Medical Center



Area 1
Scale: $\frac{1}{8}'' = 1'$



Area 2
Scale: $\frac{1}{8}'' = 1'$



Architect/Engineers:

Drawing Title

Reconfiguration of Existing
Waiting Area

Approved: VA Project Manager

Project Title

Expand Newburg CBOC

Location

3430 Newburg Road
Louisville, KY 40218

Date

03/22/16

Checked

Drawn

JMD

Project Number

Building Number

Drawing Number

Dwg. 4 of 4

Louisville VA
Medical
Center



Department of
Veterans Affairs