

**SPACE REQUIREMENTS PLAN**TYPE OF REQUEST: Medical Office Space for a Clarksville Community Based Outpatient ClinicTERM OF OCCUPANCY: Five (5) years firm with five (5) years non-firmSPACE REQUIREMENTS:

ROOM NAME	NET AREA	QTY	GROSS AREA
Waiting Room (50 seats with 15% bariatric minimum)	1000	1	1000
Wheelchair Alcove	50	1	50
Police Operations Room	80	1	80
Police Holding Room	55	1	55
Family Toilet (Adjacent to Waiting)	75	1	75
Patient Toilet (Adjacent to Waiting)	55	0	0
Vending (if not available in building)	30	0	0
Check in	180	1	180
Check In Kiosks	30	2	60
Clerk Work Area (secured printing area)	60	1	60
Group Room (Primary Care and Mental Health)	250	1	250
Group Room (Primary Care and Mental Health)	200	1	200
Group Room Storage	20	2	40
Phlebotomy/ Specimen Collection	160	1	160
Specimen Toilet	55	1	55
Pyxis	35	1	35
Patient bathroom	55	1	55
AED Alcove	0	0	0
EKG Alcove	0	0	0
Height/Weight Alcove	40	1	40
Nurse Triage Exam Room	0	0	0
Exam Room 80 NUSF Min and 120 NUSF Requested 1 of 12 exam rooms shall be an Isolation Exam Room.	80	12	960
PACT Team Workstations (6 PACT Teams x 3)	50	18	900
Primary Care Social Work/ Nutritionist Team Work Stations	50	3	150
Anti- Coag Flex Room	80	1	80
Pharm D Flex Room	80	1	80
Soiled Utility (Biohazard)	60	1	60
Clean Utility	60	1	60
Clean Equipment Storage	60	1	60
Logistics Storage for Deliveries	60	1	60
Storage (Office Supplies, Literature)	50	1	50
Tele-Health Room	0	0	0
Women's/ Procedure/ Bariatric Exam Room	140	2	280
Dedicated Toilet for Women's Exam Room	55	2	110

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PCMHI Provider Consult Rooms (APRN, Psychiatrist/ Psychologist, Social Worker)	80	4	320
BHIP Provider Rooms (may be located in the same building as the main clinic but not necessarily within the main clinic)	120	0	0
Break room	120	1	120
Staff Toilet	55	2	110
Janitor Closet	60	1	60
Tele-Retinal	0	0	0
Nurse Manager/ CMO Office	80	1	80
IT Data Room	60	1	60
NSF			5995
NSF Factor (1.9 maximum)			1.6
Total NUSF			9592
			<b>9600</b>

PARKING:

- Provide 100 Parking Spaces. 10 of total spaces will meet ABAAS parking requirements.

TYPICAL FINISHES:

- All interior finishes to be approved by VA. Guidance is provided per the TVHS CBOC Interior Finish Standards.

TYPICAL INTERIOR SIGNAGE:

- Interior signage requirements will be provided by TVHS to match the TVHS CBOC standards.

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 with hospital grade soap. Lessor is also responsible for supplying all gel hand sanitizer dispensers and refilling those dispensers with hospital grade hand gel sanitizers. 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 wastebasket liners in the facility.

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- 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;
- For dual-tenant buildings, network cabling from the demarcation point to the VA IT closet shall be required;
- VA IT closet shall be 80 NUSF minimum, with drywall extending full height to the deck and PIV security system;

### LANDLORD/BUILDING REQUIREMENTS

- Doors shall be 36" width and solid core. 25% of the exam doors shall be 40".
- All exam rooms shall have a hand wash sink.
- Fire Alarm System with monitoring and reporting provided by landlord;
- All door hardware locks will be compatible with Best Locks lock key cores.
- All electric will be serviceable and sufficient to accommodate dedicated circuits for medical equipment and copier/ printers.
- Provide at least one full size refrigerator, and one microwave at the break room.
- After hour and weekend access for VA will be required and permissible.
- 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, toilet seat cover dispensers and feminine product dispensers and receptacles.
- Lessor shall provide interior and exterior signage.

## **CRITERIA FOR VA FACILITIES**

### **VA ADOPTED CODES, STANDARDS, AND EXECUTIVE ORDERS**

- The Public Buildings Amendment Act of 1988, Public Law (Pub. L.) 100-678 requires Federal agencies to follow national recognized "model" building codes. The Federal Participation in the Development and Use of Voluntary Standards, Office of Management and Budget (OMB) Circular A-119, requires all

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executive agencies to rely on voluntary standards, both domestic and international, whenever feasible, and to participate in voluntary standard bodies. As a Federal agency, VA is required to comply with Executive Orders.

- VA has adopted the following codes and standards as a minimum for all projects performed in the modernization, alteration, addition, or improvement of its real property and the construction of new structures. Existing facilities which require light to moderate renovations, do not have to adhere to all MPE and seismic requirements.

<b>CODES / STANDARDS</b>	<b>EDITION</b>
FGI (Facility Guidelines Institute): Guidelines for Design and Construction of Healthcare Facilities	2014
ANSI/ASHRAE Standard 62.1 – Ventilation for Acceptable Indoor Air Quality	2013
ANSI/ASHRAE Standard 90.1 – Energy Standard for Buildings except Low-Rise Residential Buildings (Use ASHRAE Standard 90.1 – 2004 for computing energy benchmark.)	2013
ANSI/ASHRAE Standard 15 – Safety Standard for Refrigeration Systems	2013
ANSI/ASHRAE Standard 170 – Ventilation of Healthcare Facilities	2013
Architectural Barriers Act Accessibility Standards (ABAAS, 36 CFR Part 1191)	2004
ASHRAE Handbook of Fundamentals	2013
ASHRAE Handbook of Refrigeration	2014
ASHRAE Handbook of Applications	2015
ASHRAE Handbook of Systems and Equipment	2012
ASME Boiler and Pressure Vessel Code	2013
ASME Code for Pressure Piping	2007
ASPE Data Book, Volume 1: Fundamentals of Plumbing Engineering	2013
ASPE Data Book, Volume 2: Plumbing Systems	2014
ASPE Data Book, Volume 3: Special Plumbing Systems	2013
Building Code Requirements for Reinforced Concrete, American Concrete Institute and Commentary (ACI 318)	2011
International Building Code (IBC), with the exception of Chapter 10, unless locally adopted	2012
International Energy Conservation Code (IECC)	2015
International Fuel Gas Code (IFGC)	2015
International Mechanical Code (IMC)	2015
International Plumbing Code (IPC)	2015
NFPA 70 – National Electrical Code	2015
Manual of Steel Construction, Load and Resistance Factor Design Specifications for Structural Steel Buildings, American Institute of Steel Construction (AISC)	2010
NFPA 101 – Life Safety Code	2015
All Remaining NFPA National Fire Codes with the	Current as published in

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<b>CODES / STANDARDS</b>	<b>EDITION</b>
exception of NFPA 5000 and NFPA 900	May 2009
National Standard Plumbing Code (NSPC)	2015
Occupational Safety & Health Administration (OSHA) Standards (Healthcare)	
Safety Code for Elevators and Escalators, American Society of Mechanical Engineers (ASME) A 17.1	2010
Safety Standard for Refrigeration Systems – ASHRAE Standard 15	2010
SMACNA – HVAC Duct Construction Standards: Metal & Flexible	2005, 3 <sup>rd</sup> Edition
SMACNA – HVAC Air Duct Leakage Test Manual	2012, 2nd Edition
VA Barrier Free Design Guide, PG-18-13	2011
US Pharmacopeia (USP) Revised General Chapter <797> Pharmaceutical Compounding-Sterile Preparations	2008
VA Physical Security Design Manual – Life-Safety Protected	2015
Security and Law Enforcement VA Handbook 0730/04, Appendix B Physical Security Requirements and Options	2013
VA Prototype for Standardized Design and Construction of Community Based Outpatient Clinics	
<a href="#">Lease Based Outpatient Clinic</a>	2016
VA Signage Guide	2012
TVHS Lease Finish Standards	2016
TVHS Lease Security Standards	2016

TVHS LEASE SECURITY SYSTEMS

Background

Homeland Security Presidential Directive 12 (HSPD-12) requires federal agencies to issue secure and reliable identification to all employees and contractors. FIPS Publication 201-1 -Personal Identify Verification (PIV) of Federal Employees and Contractors, issued by NIST, establishes the technical specifications for the smart cards that respond to this requirement.

HSPD-12 requires Federal agencies to provide a common ID credential system for all federal employees and contractors. PIV badges are electronically verifiable and protected by digital certificates, biometric data, and a PIN code. These credentials are issued, tracked, and revoked from a central management system and require applicant background checks.

On February 3, 2011, the Office of Management and Budget (OMB) released Memorandum 11-11, Continued Identification of Homeland Security Presidential Directive (HSPD) 12 that requires all federal agency systems be enabled to use PIV credentials in accordance with NIST guidelines. OMB directs agencies to use PIV badges in daily operations and integrate centrally managed PIV badge systems with the physical access control systems . PACS readers must, at a minimum, extract unique token identifier information from the PIV badge and by FY 2012 the existing federal physical and logical access control systems must be upgraded to use PIV credentials.

2013 to present, the TVHS has been upgrading facility wide to meet the HSPD-12 system and infrastructure requirements. This has manifested itself through Department of Veterans Affairs Central Office, OSP/HSPD-12 PMO/PACS funded projects. The HSPD-12 compliance upgrade /replacement project is currently in phase II; upgrading Video systems and fully integrating security systems. To this end, the HSPD-12 requirements also extend to all ancillary TVHS facilities and properties.

OSP/HSPD-12 PMO/PACS has standardized TVHS Security system Components.

All Security Systems Shall conform to the following requirements:

1. VA Directive 0735 Homeland Security Presidential Directive 12 (HSPD-12)
2. All PACS components shall be procured in compliance with HSPD-12 requirements in current Federal Acquisition Regulations (FAR) and, where applicable, are on the General Services Administration (GSA) Approved Products List.
3. VA handbook 0730 latest edition.

The lessor shall design, install, and maintain all Security Systems covered in these sections to and in conformance with Government design guides, regulations and directives.

Contractors, contractor personnel, subcontractors, and subcontractor personnel shall be subject to the same Federal laws, regulations, standards, and VA Directives and Handbooks as VA and VA personnel regarding information and information system security

Technical review shall be coordinated with the Government security representative, at the direction of the Contracting Officer, prior to installation. System testing and acceptance shall be conducted by the Government prior to occupancy. This system shall comply with the Architectural Barriers Act, section F230.0.

## **PHYSICAL ACCESS CONTROL SYSTEM (PACS) VA PIV**

### **LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE**

The Physical Access Control System (PACS) shall include, but not be limited to: PIV card readers, keypads, biometrics, electromagnetic locks and strikes, and electronic security management system (SMS). PACS devices shall be used for the purpose of controlling access and monitoring building entrances, sensitive areas, mission critical asset areas, and alarm conditions from an access control perspective. This includes maintaining control over defined areas such as site access points, parking lot areas, building perimeter, and interior areas that are monitored from a centralized SCC. PACS shall be able to be fully integrated with other security subsystems using direct hardware or computer interface.

All new systems must be capable of Seamless integration and interoperability with TVHS existing Software House C-cure 9000 PACS system. Tyco IS is the TVHS PACS installer and they also have a current, in-place, on-site maintenance contract for all things connected to the TVHS PACS. The HSPD-12 system is the integration point for all other Physical Security systems (ex: IP Video Security Surveillance System, IDS, emergency warning/evacuation, etc....) on campus, CBOCs and external facilities. The systems were installed by Tyco IS and are currently under maintenance contracts. Any and all components of the Security System shall be functionally identical or identical when product name is specified with the existing security systems and shall be coordinated with Tyco IS for seamless integration. All Software Service Agreements (SSA) shall be provided.

Approved system components:

a. System and Software: Software House CCURE 9000 iStar Pro

b. Card Readers: HID pivClass PR 40 and RPK 40 reader's 75 bit readers.

Preferred vendor: Tyco IS is the TVHS Physical Access Control System (PACS) installer and who also has a current, in place, on-site maintenance contract for all things connected to the TVHS PACS. Warranties must be observed.

Security System Maintenance Criteria: The Lessor, in consultation and coordination with a security provider, either internal or external, as determined by the Lease Contracting Officer, and the Government security representative, shall implement a preventive maintenance program for all security systems the Lessor has installed. Any critical component that becomes inoperable must be replaced or repaired by the Lessor within 2 business days with an 8 hour call back after being notified. Critical components are those required to provide security (IDS, CCTV, access control, etc.) for a perimeter access point or critical area. "Replacement" may include implementing other temporary measures in instances where the replacement or repair is not achievable within the specified time frame (e.g. a temporary barrier to replace an inoperable pop-up vehicle barrier, etc.). Failure by the Lessor to provide sufficient replacement measures within the timeframe identified above may result in the Government's providing guard service, the cost of which must be reimbursed by the Lessor.

### **Electronic Security Management System (SMS):**

The SMS shall allow the configuration of an enrollment and badging, alarm monitoring, administrative, asset management, digital video management, intrusion detection, visitor enrollment, remote access level management, and integrated security workstations or any combination thereof. Entry control software shall allow for programming of the PACS via a CPU. All software shall be updated per manufacturer's instructions. Network interface devices shall consist of all hardware and software required to allow for full interface with other security subsystems via a CPU. All Software Service Agreements (SSA) shall be provided.

### **CLOSED CIRCUIT TELEVISION SYSTEM (CCTV)**

#### **LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE**

The lessor shall design, install, and maintain a Closed Circuit Television (CCTV) system as described in this section. The CCTV system will support the entry control system (at entrances and exits to the space), with time lapse video recording, that will allow Government employees to view and communicate remotely with visitors before allowing access to the Space. As determined by the Government the CCTV system shall provide unobstructed coverage of designated pedestrian entrances and exits. Technical review of the proposed system shall be coordinated with the Government security representative, at the direction of the Contracting Officer prior to installation. CCTV system testing and acceptance shall be conducted by the Government prior to occupancy. The CCTV system shall comply with the Architectural Barriers Act, section F230.0. Government specifications are available from the Lease Contracting Officer. CCTV system components which fail or require maintenance or which fail during testing should be serviced in accordance with the Security System Maintenance Criteria listed below. The Lessor will provide Time-lapse video recordings (digital storage). The Government will centrally monitor the CCTV Surveillance System. System shall be provided to monitor building entrances, restricted areas, mission critical asset areas, and alarm conditions. CCTV system shall be used for surveillance and observations of defined exterior areas, such as site and roadway access points, parking lots, and building perimeter, and interior areas from a centralized police operations room or security control center. The design, installation, and use of CCTV cameras shall support the visual identification and surveillance of persons, vehicles, assets, incidents, and defined locations. All Software Service Agreements (SSA) shall be provided.

Approved system components:

- a. Camera specifications: American Dynamics, Illustra 610 Indoor HD 1080p minidome, TDN, WDR, 3-9mm varifocal, PoE, white, clear dome and Outdoor/Indoor HD1080p minidome,TDN,WDR,9-40mm lens, vandal resistant, PoE heater. Or equal.
- b. Wiring/Cable specifications: 24-4P UTP-CMP SOL BC CAT5E FRPO/FEP/FRLSPVC GRAY (plenum rated) .
- c. Digital Video Recorder (DVR) American Dynamics. DVR will be rack mountable and will reside in existing standard 19" IT Network Rack by others.
- d. UPS information: SMART-UPS 1500VA RACKMOUNT 2U LINE-INTERACTIVE BLACK USB.

All systems must be capable of Seamless integration and operation with TVHS existing Software House Cure 9000 PACS system.

Security System Maintenance Criteria: The Lessor, in consultation and coordination with a security provider, either internal or external, as determined by the Lease Contracting Officer, and the Government security representative, shall implement a preventive maintenance program for all security systems the Lessor has installed. Any critical component that becomes inoperable must be replaced or repaired by the Lessor within 2 business days with an 8 hour call back after being notified. Critical components are those required to provide security (IDS, CCTV, access control, etc.) for a perimeter access point or critical area. "Replacement" may include implementing other temporary measures in instances where the replacement or repair is not achievable within the specified time frame (e .g. a temporary barrier to replace an inoperable pop-up vehicle barrier, etc.). Failure by the Lessor to provide sufficient replacement measures within the timeframe identified above may result in the Government's providing guard service, the cost of which must be reimbursed by the Lessor.

## **INTRUSION DETECTION SYSTEM (IDS)**

### **LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE**

The IDS shall include motion detection, glass break, and door contact sensors, among other devices. These devices provide alternative methods to detect actual or attempted intrusion into protected areas through the use of alarm components, monitoring, and reporting systems. The IDS shall have the capability of being integrated with DSPI, PACS, and SSTV systems. All IDS shall meet UL 639 Intrusion Detection Standard. IDS shall be used to monitor the site perimeter, building envelope and entrances, and interior building areas where access is restricted or controlled.

The Lessor shall design, install, and maintain an Intrusion Detection System (IDS) as described in this section. The IDS system may be integral to the PACS. The Government requires an IDS, which will cover perimeter entry and exit doors, and operable ground-floor windows. Basic Security-in-Depth IDS components include : magnetic door switch(s), alarm system keypad, passive infrared sensor(s) (PIR), an alarm panel (to designated monitoring center) and appropriate communication method i.e. telephone and/or Internet connection, glass-break detector, magnetic window switches or shock sensors. Technical review of the proposed system shall be coordinated with the Government security representative, at the direction of the Lease Contracting Officer, prior to installation. System testing and acceptance shall be conducted by the Government prior to occupancy. Basic Security-in-Depth IDS shall be connected to local monitoring company who has the responsibility of notifying the local law enforcement, fire department, EMS, etc.. Monitoring shall be 24/7, 365. Emergency notification lists shall be coordinated with the monitoring station to include all applicable Government and lessor points of contact. Monitoring shall be designed to facilitate a real-time detection of an incident, and to coordinate an active response to an incident. Components which fail or require maintenance or which fail during testing shall be serviced in accordance with the Security System Maintenance Criteria listed below.



Security System Maintenance Criteria: The Lessor, in consultation and coordination with a security provider, either internal or external, as determined by the Lease Contracting Officer, and the Government security representative, shall implement a preventive maintenance program for all security systems the Lessor has installed. Any critical component that becomes inoperable must be replaced or repaired by the Lessor within 2 business days with an 8 hour call back after being notified. Critical components are those required to provide security (IDS, CCTV, access control, etc.) for a perimeter access point or critical area. "Replacement" may include implementing other temporary measures in instances where the replacement or repair is not achievable within the specified time frame (e .g. a temporary barrier to replace an inoperable pop-up vehicle barrier, etc.). Failure by the Lessor to provide sufficient replacement measures within the timeframe identified above may result in the Government's providing guard service, the cost of which must be reimbursed by the Lessor.

## **PANIC/DURESS ALARM (LYNX VA TVHS COMPUTER NETWORKED SYSTEM)**

### **LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE**

Duress, Security Phones, and Intercom System (DSPI): The DSPI system is used to provide security intercommunications for access control, emergency assistance, and identification of locations where persons under duress request a security response. All components of the DSPI shall be fully compatible and shall not require the addition of interface equipment or software upgrades to ensure a fully operational system. DSPI shall be fully integrated with other security subsystems. All Software Service Agreements (SSA) shall be provided.

The Lessor shall design, install, and maintain a Panic/Duress alarm system as described in this section. TVHS has recently deployed a Micro Technology Services, Inc. LYNX networked based panic alarm systems connecting TVHS primary facilities located in Nashville and Murfreesboro, Tennessee with Community Based Outpatient clinics and community centers. It is the intent of this section to continue this system initiative by providing LYNX systems for this facility.

LYNX Systems, Micro Technology Services, Inc. System is currently tied into the TVHS Computer network. Software on TVHS computers allows each Personal Computer to be connected to the LYNX system and in turn also connected to the Police Service PACS. The PACS is a Software House/ Tyco CCure 9000 iStar Pro system. All systems must be capable of Seamless integration and operation with TVHS existing Software House C-cure 9000 PACS system. Tyco IS is the TVHS PACS installer and they also have a current, in- place, on-site maintenance contract for all things connected to the TVHS PACS. The LYNX system must be capable of providing duress alarm activation notification via computer, telephone, pager, and portable radio systems. The LYNX system must provide the capability for alarms to be deactivated/reset both remotely and with a key at the site of the alarm. Specific alarm sites located at facilities with VA Police Officer presence must be equipped with a key reset system. Specific alarm sites located at facilities without VA Police presence must be capable of remote or local computer reset. Warranties must be observed.

The lessor in consultation and coordination with the security provider and Government shall conduct security system performance testing semi-annually. Testing must be based on established, consistent agency-specific protocols, documented and furnished to the Contracting Officer. Components which fail or require maintenance or which fail during testing should be serviced in accordance with the Security System Maintenance Criteria listed below.

Security System Maintenance Criteria: The Lessor in consultation and coordination with a security provider, either internal or external, as determined by the Lease Contracting Officer, and the Government security representative shall implement a preventive maintenance program for all security systems they have installed. Any critical component that becomes inoperable must be replaced or repaired within 2 business days with an 8 hour call back after being notified. Critical components are those required to provide security (IDS, CCTV.

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access control, etc.) for a perimeter access point or critical area. "Replacement" may include implementing other temporary measures in instances where the replacement or repair is not achievable within the specified time frame (e.g. a temporary barrier to replace an inoperable popup vehicle barrier, etc.). Failure by the Lessor to provide sufficient replacement measures within the timeframe identified above may result in the Government's providing guard service, the cost of which must be reimbursed by the Lessor.

### UNINTERRUPTABLE POWER SUPPLY (UPS)

#### LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE

Size, provide, install and maintain Uninterruptable Power Supply (UPS's) Per Department of Veterans Affairs Physical Security Design Manual (PSDM) 9.2.2 Uninterruptible Power Supply (UPS) for the furnished Security Systems/devices. Rack mount where applicable and free standing as required.

#### General Requirements:

All work shall be performed in full accordance with applicable local and Federal regulations. All equipment and installation shall conform to the VA master specifications. All equipment and installation shall conform to the recommendations of the National Fire Protection Association (NFPA), including the National Electrical Code (NEC). No departures from specification requirements will be permitted without written approval. The Supplier shall use good safety practices while working. All hardware should be installed in such a manner to minimize damage and maximize patient and employee safety. All equipment and procedures shall conform to OSHA, NEMA, and ANSI Standards and conform to the Standard Building Code and the Standard Mechanical Code. All installations for the TVHS shall conform to VARR and FAR standards. The contractor shall demonstrate the following:

- GSA Schedule 84 – with all products and services (including on-site emergency maintenance) being proposed.
- Specific past performance work at TVHS VA Medical Center facilities for a computerized duress alarm system to ensure consistency at all proposed sites.
- Specific past performance work with TVHS VAMC's Software House CCURE 9000 PACs to ensure seamless integration.
- Past performance of VAMC electronic security system Assessments, Design, Installation, Training, and Maintenance.
- Certification and dealership in all products and services being proposed.
- Company owned and fully certified staff facility to maintain and support on all products proposed.
- Proven 24/7/365 – 4 hour emergency on-site maintenance support for the main campuses and CBOCs.
- GSA HSPD-12 certified systems integrator certification for Software House CCURE 9000 system.
- Certified under the DHS Safety Act for Electronic Security Services

#### Systems Design:

Approved Products link (FICAM):

<https://gsageo.force.com/IDM/IDMFicamProductSearchPage>

Department of Veterans Affairs Physical Security Design Manual (PSDM) January 2015

<http://www.cfm.va.gov/til/spclRgmts.asp#PHS>

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Security Door Opening Matrix in Appendix A should be consulted for VA PIV PACS and IDS requirements. Where there is a choice for using Electric Strikes vs Magnetic Locks: The Electric Strike shall be used.

Applicable technical references:

VA Handbook 0730 (latest edition)

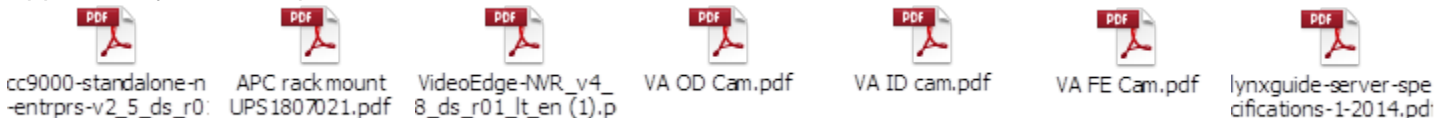
US Department of Veterans Affairs Office of Construction & Facilities Management Standards for construction.

<http://www.cfm.va.gov/til/>

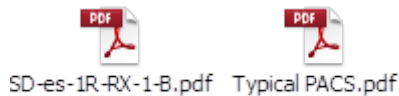
The TIA/EIA Standard (latest edition)

Any Questions should be directed in writing to project contracting officer's representative (COR)

## Approved system components



## Typical installation drawings



## Police Service Security Contact

Mr. Hall Jenkins, Electronics Engineer, Police Service (07), Tennessee Valley Healthcare System,  
[l.jenkins@va.gov](mailto:l.jenkins@va.gov), Cell: (615) 456-9840

## Preferred Vendor/ Installer:

Tyco IS is the TVHS PACS installer and who also has a current, in place, on-site maintenance contract for all things connected to the TVHS PACS. Warranties must be observed. Contacts available upon request.