

## Scope of Work

### 402-315 Construct Community Living Center

This project will create a state of the art long term care environment for Maine's aging Veteran population who are in need of institutional care. The population that is being served by this project is Veterans with moderate to advanced dementia who requires a secure environment. Specifically, the proposed construction would create two 12-bed residences. The total size of the two buildings will be 16,500 square feet and the site work would include the replacement of 40 parking spots being displaced due to construction. The location would be adjacent to the existing Community Living Center at VA Maine.

The structure will offer a homelike environment, appropriate supervision, access to the outdoors in a secure courtyard, and common area for families and friends to spend quality time with the Veteran. The ability to relocate the CLC residents will enhance the delivery of care of Veterans, reduce the congestion currently experienced by these and many other specialties in the current space configuration.

Built in smaller modules that accommodate 12 residents each, these residences feature open, inviting common living and cooking areas that encourage socialization and a sense of community. Easy access to therapeutic outdoor spaces is also a hallmark of these new standards. The standards also call for the elimination of centralized "nurses' stations" that keep nurses separated and distant from the residents.

The design firm must provide a space for the functions above as detailed in the Program for Design document attached that includes the Space Plan for the project, and a site concept showing a future build out of 4 additional residences on the lot. Sizing of the individual rooms may change slightly during the Design Development however the quantities and room functions are to be maintained. The design will utilize natural light to the maximum extent possible for interior spaces and provide a home like environment while meeting the needs for residents with dementia. Room finishes will meet the VISN 1 color palette and be of materials that have been standardized on site.

The design firm must follow all required building codes, standards, and guidelines. This is to include but is not limited to VA Space Planning Guides, VA Master Specifications, and VA Sustainability Design. All design guides for the types of spaces must be followed to the maximum extent possible. Design firm must include a consultant either directly or through hiring an independent firm that has experience with small house and/or green house concept design methods and models. This consultant will help steer the design phase and provide feedback on the details of transitioning from the current model to the new model under this project.

After the A/E design is completed it is expected to be construction ready, and include all necessary details, drawings, and specifications to construct an energy efficient, state of the art Community Living Center.

# PROGRAM FOR DESIGN

## CONSTRUCT CLC PH 1

### CONSTRUCT NEW GREEN HOUSE CONCEPT CLC PHASE 1 TOGUS VAMC CAMPUS

Projected Year: 2016    Midpoint Year: 2018

VISN: 1    State: ME    Station ID: 402  
Station: Togus  
Installation: VAM&ROC

Project POC: Tyler Watson  
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Augusta, ME 04330

Project Created: 24 Sep 2015 10:20AM ET by Tyler Watson  
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**Program For Design (30 Sep 2016 12:38PM)**

**CONSTRUCT CLC PH 1  
CONSTRUCT NEW GREEN HOUSE CONCEPT CLC PHASE 1  
TOGUS VAMC CAMPUS**

**Department: 1 - COMMUNITY LIVING CENTER (CLC) (106)**

**Functional Area: 2 - CLC HOME**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
22	BRNP1	Bedroom, Resident	225	4,950	1	0
2	BRBA1	Bedroom, Special Care	280	560	1	0
2	DAYR1	Den	140 (160)	280	1	0
<i>Use as family gathering area, consults.</i>						
2	FSCD1	Dining Room	260 (360)	520	1	0
<i>Smaller size due to open concept.</i>						
2	OFA04	Home Office (Exam Room Location)	120	240	1	0
<i>Use as exam room location as needed.</i>						
2	JANC1	Housekeeping Aides Closet - HAC	60	120	1	0
2	IPK01	Kitchen / Servery	240 (360)	480	1	0
<i>Modify size for open concept</i>						
2	LAUN1	Laundry	100 (120)	200	1	0
<i>Modified for residential sizing.</i>						
2	DAYR1	Living Room	300 (400)	600	1	0
<i>Modified to residential size and open concept.</i>						
2	SRS01	Pantry	60	120	1	0
2	UCCL1	Storage, Clean Linen (Med Rooms)	40	80	1	0

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**Department: 1 - COMMUNITY LIVING CENTER (CLC) (106)**

**Functional Area: 2 - CLC HOME**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
<i>Use for Med Rooms, linen stored in rooms.</i>						
2	SRPB1	Storage, Home	60	120	1	0
22	TLTS2	Toilet / Shower, Resident Bedroom Patient	70	1,540	1	0
2	TLTS2	Toilet / Shower, Special Care Bedroom Patient	100	200	1	0
2	TLTU1	Toilet, Resident / Staff / Visitor	60	120	1	0
2	USCL1	Utility Room, Soiled	60	120	1	0
2	LOB02	Vestibule / Foyer	80	160	1	0

**FA Totals: Room Qty: 74 Net Area: 10,410 Gross Area: 16,136**

**Department: 1 - COMMUNITY LIVING CENTER (CLC) (106)**

**Functional Area: 5 - STAFF AND ADMINISTRATIVE AREA**

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	WKTM1	Workroom, Team	120 (240)	240	1	0
<i>Made two rooms @ 120SF, one in each home.</i>						

**FA Totals: Room Qty: 2 Net Area: 240 Gross Area: 372**

**Dept Totals: Room Qty: 76 Net Area: 10,650 Gross Area: 16,508**

**Bldg Totals: Room Qty: 76 Net Area: 10,650 Sum of Dept Gross Area: 16,508 Gross Area: 22,286**

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**Department Area Summary (GSF) - Current and Standard Gross Comparison**

Department	Current
1 - COMMUNITY LIVING CENTER (CLC) (106) (Curr NTG Factor: 1.55 / Std NTG Factor: 1.55)	16,500
<b>Totals:</b>	16,500

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**Building Area Summary And Net to Gross Factor Breakdown**

Current Building Factor applied to this Project: 1.35

Standard Building Factor: 1.35

	<b>Building GSF</b>
<b>Current</b>	22,285
<b>Standard</b>	22,285

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**Report Parameters**

Sorted By: Compressed to Dept position, FA position, Room Name

**(END OF REPORT)**