

## **AE / DESIGN SERVICES FOR RENOVATE OPERATING ROOMS**

### **Project Location:**

Building 100, 3<sup>rd</sup> Floor, VA Palo Alto Health Care System, Palo Alto, CA (VAPAHCS)

### **Project Schedule:**

Design is scheduled to be awarded before the end of the fiscal year; September 30, 2012. Construction is anticipated to start before end of fiscal year 2013. Construction is anticipated to take between one and four years.

### **Project Size:**

Project shall include approximately 44,000 square feet of the third floor building 100, and other support areas such roof top mechanical systems.

### **Estimated Budget:**

\$15-25 million (depending on construction schedule) includes design and construction costs

### **Background:**

The hospital administration has made it a priority to update and modernize the operating rooms to bring the medical equipment up to present day standards. In addition, upgrades to the adjacent areas to include interior finishes are also planned. A feasibility study has been completed which includes the development of a Med-model and long range OR planning. This feasibility study outlines a schematic design for OR and has been approved by VA planning as the basis for future design.

### **Design Services:**

Provide medical planning, interior design, architectural, structural, mechanical, plumbing, cost estimating and fire protection services to redesign the existing operating rooms and associated support and ancillary spaces within the entire surgical program. AE will complete construction documents along with an associated cost estimate developed by a professional estimating firm. Provide VAPAHCS with the most efficient and effective operating rooms for the next 10 year planning horizon. Provide a comprehensive medical equipment program and design services to include interior design for the Palo Alto Division Surgical Program.

Services shall include:

- a. Programming:
  - i. Refine project scope and work with OR Staff to create a feasible program.

- b. Medical Planning:
  - i. The selection of lights, booms, and video integration in existing OR rooms, in addition to the design of three new ORs.
- c. Engineering System Design:
  - i. New HVAC system design to include replacing one unit, and adding a second.
  - ii. Upgrading OR electrical systems
  - iii. Coordination with equipment manufacturers for medical equipment, lights, booms, and video integration.
  - iv. Redesign of the fire protection system for the 3<sup>rd</sup> floor of building 100 may be required.
- d. Construction Phasing:
  - i. Construction phasing shall be designed by the AE firm to allow the OR to have continuous operation throughout construction.
  - ii. A/E will create construction document sets based on phasing.
  - iii. Phasing shall be determined by construction feasibility, and project funding.
- e. Cost Analysis:
  - i. For each phase and for project total.
- f. Schematic Design:
  - i. Three options shall be developed based on VA funding, program, and feasibility of construction.
- g. Design Development
  - i. A/E shall develop working drawings showing all systems and components.
- h. Interiors:
  - i. Coordinate all interior elements and finishes.
  - ii. Work with the VA interior designer in selection of furniture, finishes, and equipment.
- i. Construction Documents:
  - i. Construction documents shall be created by phase.
- j. Services During Construction:
  - i. A/E shall provide complete professional services during the full length of construction.

**Performance Standards:**

LEED Silver for Healthcare  
VA Design Standards ( See VA Website )  
NFPA 99, 2012  
IBC (Latest Version)