

Myrtle Beach, SC
COMMUNITY BASED OUTPATIENT CLINIC

DEPARTMENT OF VETERANS AFFAIRS
COMMUNITY BASED OUTPATIENT CLINIC
MYRTLE BEACH, SC

84,000 NET USABLE SQUARE FEET
VETERAN-OWNED SMALL BUSINESS SET ASIDE

MR. ZEBULON FOX
CONTRACTING OFFICER

MR. JEFFREY LEIKIN
PROJECT MANAGER

Offers are solicited under Section 40 U.S.C. 490(H)(1), AS AMENDED, AND Section 1 of the Reorganization Plan of 1950 (40 U.S.C. 490 Note).

The information collection requirements contained in this Solicitation/Contract that are not required by regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

Small Business Size Standard (NAICS 531190): 38.5 Million.

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PART I

BASIC SOLICITATION REQUIREMENTS

VETERAN-OWNED SMALL BUSINESS SET ASIDE

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PART I. BASIC SOLICITATION REQUIREMENTS

SECTION 1 SUMMARY

1.1 AMOUNT AND TYPE OF SPACE

The Department of Veterans Affairs (VA) is proposing to lease **84,000 Net Usable Square Feet (NUSF)** of space for use by VA for personnel, furnishings, and equipment. Space shall be located in a quality new building, constructed of sound and substantial construction, and shall be in compliance with all of the Government's minimum requirements set forth in this Solicitation for Offers (Solicitation or SFO). Space must be adjoining and be on no more than two (2) contiguous floors.

Detailed definition of Net Usable Square Feet can be found in Paragraph 3.14 of this Solicitation. Unless otherwise noted, all references in this SFO to square feet shall mean Net Usable Square Feet. The conceptual drawing is shaded to clearly identify these areas.

1.2 SITE LOCATION

VA has conducted a market survey of sites within the following delineated area, which consisted of property within the city limits of Myrtle Beach, SC. A map of the city limits, as defined by the City of Myrtle Beach, SC, may be obtained by using the following link:

<http://www.cityofmyrtlebeach.com/PDF%20Forms/City%20Limits%20Map.pdf>

The Offeror must propose on a site that was previously approved by VA, see the following link for a list of approved sites:

<https://www.fbo.gov/spg/VA/vacoofmae/vacoofmae/VA10115N0179/listing.html>

Properties lying within the 100-year base flood plain as determined by FEMA shall **not** be considered.

Offeror must submit written evidence that Offeror either 1) has fee simple ownership of the property or 2) is authorized by the legal owner of the property to develop the site in accordance with the requirements of this solicitation.

Offeror must provide evidence of the right to ownership or control of the site during the term of the lease and all option terms for the lease. Evidence of control includes, but is not limited to, the following fully executed documents:

- An Option To Purchase;
- A Purchase and Sale Contract;
- A Fee Simple Deed;
- An Option To Lease Property For Longer Than the Duration of the Lease Term Including All Renewal Options.

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1.3 QUALITY OF SPACE

The Offeror shall design and construct a building to suit the Government's requirements. The site, site improvements, building, interior spaces and finishes, and Lessor-furnished equipment and special construction shall be provided in accordance with this SFO, all applicable Federal requirements, local Building Codes and ordinances, and applicable utility company requirements.

Site, site improvements, building, interior construction, and equipment shall comply with General Design Criteria as enumerated in SECTION 4, including Codes and Standards, criteria unique to VA, Fire, and Life Safety requirements, Environmental requirements, Accessibility Standards, OSHA requirements, and Energy Efficiency and Sustainable Design. For all design and construction requirements, the Lessor shall provide the more stringent of a) the requirements included in this SFO, and b) local codes and requirements promulgated by the authority having jurisdiction (AHJ).

1.3.1 QUALITY OF SITE DEVELOPMENT

Site development including landscaping, site amenities, utility systems, and exterior signage shall comply with the requirements enumerated in SECTION 5 of this SFO.

On-site vehicle parking spaces, paved and striped, must be provided for use by patients, staff and official Government vehicles, and must be included as part of the rental consideration. The Lessor must provide the greater of the following: the number of parking spaces required by local building or zoning regulations, or the number of parking spaces indicated in SECTION 5.

Pedestrian circulation and site amenities shall be provided as required by SECTION 5 of this SFO.

1.3.2 QUALITY OF BUILDING

The space offered shall be of shape and dimensions that will accommodate the space program and interior functional requirements of a community based outpatient clinic (CBOC).

The space offered shall be in a building of sound and substantial construction in accordance with the technical requirements of this solicitation.

The space offered shall be located in a new building with facade of stone, brick, aluminum curtain wall, or other permanent materials meeting all General Design Criteria as enumerated in SECTION 1.3.4 and SECTION 4. The exterior building materials shall be subject to technical and aesthetic review and approval of the Contracting Officer. The building shall be compatible with its surroundings. Overall, the building must project a professional and aesthetically pleasing appearance. Building systems, interior spaces and finishes, and Lessor furnished equipment and special construction shall comply with the requirements enumerated in SECTION 6 and SECTION 7; and Schedule B and Schedule E of this SFO.

1.3.3 SPECIAL REQUIREMENTS

- Physical security features shall comply with requirements for "Life Safety Protected" as described in the Physical Security Design Manual for VA Facilities, and Security

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and Law Enforcement VA Handbook 0730/4".

<http://www.cfm.va.gov/til/PhysicalSecurity/dmPhySecLS.pdf>

- Natural disasters resistive features shall comply with the requirements enumerated in this SFO.
- Sustainability and energy efficiency features shall comply with the requirements enumerated in this SFO.
- Comply with code requirements for Business occupancy.
- Comply with Centers for Disease Control (CDC) requirements for Tuberculosis.
- Comply with US Pharmacopeia Chapter <797> for sterile preparation areas as enumerated in this SFO.

1.4 TERM

Proposals shall be made based on all following scenarios:

Alternate A) 15-year firm term;

Alternate B) 15-year firm term, with five 1-year options; and

Alternate C) 20-year term.

The Contracting Officer reserves the right to award on any available alternate listed above, based on what is considered to be in the best interest to the Government. For instance, the Contracting Officer could elect to award a 20-year firm term, a 15-year firm term, or a 15-year firm term with two 1-year options.

All the terms and conditions contained herein shall prevail throughout the term of the lease, including all renewal options. Offerors are advised that they must submit pricing for all alternates listed above in order to be considered responsive. Offerors submitting different or fewer pricing alternates may be rejected as non-responsive by the Contracting Officer.

1.5 OFFER DUE

Offers are due on May 17, 2017 4:00 PM Eastern Time (ET). Offers must remain open until award and pricing must remain valid, until 60 calendar days following award date.

A pre-proposal conference will be held on April 26, 2017 at 1pm ET. The proposal conference will be held at at the Charleston County Public Library, Central Library located at 68 Calhoun Street, Charleston, SC 29401. Interested parties may submit initial questions in writing via email to the Contracting Officer and copy Carpenter/Robbins at the contact information provided in SFO Paragraph 1.7. The due time and date for initial questions is 12:00PM ET on April 17, 2017. Initial questions will be addressed at the pre-proposal conference.

Attendance at the pre-proposal conference is encouraged, but not required in order to submit an offer in response to the solicitation.

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After the pre-proposal conference, interested parties may submit any remaining questions in writing via email to the Contracting Officer, and copy Carpenter/Robbins at the contact information provided in SFO Paragraph 1.7. The final due time and date for questions submissions is 12:00PM ET on April 26, 2017.

1.6 OCCUPANCY DATE

Occupancy is preferred on or before the 540th day following the date the Contracting Officer awards the lease but in no event later than 730 days following the date of lease award.

1.7 HOW TO OFFER

*All original offers, including all required documents, must be submitted to **Carpenter/Robbins Commercial Real Estate, Inc. (1st copy), with electronic copies on compact disc to VA's Contracting Officer and Realty Specialist (2nd copy)**, at the addresses below. Documents must be properly executed and submitted no later than 4:00 PM, ET on the date specified in Paragraph 1.5 above:*

Carpenter/Robbins Commercial Real Estate, Inc.
3160 Crow Canyon Road, Suite 200
San Ramon, CA 94583
Timothy J. Pavak
Direct Phone: 925.790.2134
Main Phone: 925.866.1300
Email: tpavak@crcre.com

Department of Veterans Affairs
Contracting Officer
ATTN: Zebulon Fox
425 I Street, NW
Room 6E411C
Washington, DC 20001
Zebulon Fox
Email: Zebulon.fox@va.gov

Department of Veterans Affairs
Realty Specialist
ATTN: Jeffrey Leikin
425 I Street, NW
Room 6W208D
Washington, DC 20001
Email: Jeffrey.Leikin@va.gov

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1.7.1 DOCUMENTS TO SUBMIT WITH OFFER

Offers shall be submitted to Carpenter/Robbins Commercial Real Estate, Inc. and VA at the above referenced locations in two (2) separate Volumes. Offers shall be properly signed, initialed, converted to a PDF file and indexed with bookmarks, and submitted on compact discs. **Check each PDF file to ensure that bookmarks are working properly.**

Each CD cover/sleeve/holder as well as the actual CD shall be marked appropriately with the following information in type size and color that is clearly readable:

- Name of Offering Entity
- Offering Entity's DUNS
- SFO VA101-14-R-0328, Myrtle Beach, South Carolina, Community Based Outpatient Clinic
- Volume 1-Technical Proposal or Volume 2-Price Proposal
- Date of Submission

VA's technical reviewers cannot properly review or evaluate offers in which components are not clearly indexed or identified.

Original Hard Copy & Drawings/Specifications

In addition to the requested number of submission packages listed below, Offerors will submit one original hard copy to Carpenter/Robbins Commercial Real Estate, Inc. at the above address; the original hard copy shall be properly signed, initialed, indexed and packaged in 3-ring binders.

Offerors are required to submit one (1) hard copy of the architectural plans and drawings defined in SECTION 10.8 DRAWINGS AND SPECIFICATIONS – SUBMISSION WITH OFFER to Carpenter/Robbins Commercial Real Estate, Inc.

Offers shall consist of the following documents:

Volume 1-Technical Proposal (6 discs and 1 original hard copy to Carpenter/Robbins Commercial Real Estate, Inc., 1 disc to VA CO, 1 disc to VA PM)

- Technical Information that addresses evaluation factors and sub factors which are listed in descending order of importance in Paragraph 2.5 of the Solicitation. Please INCLUDE Offeror's financial information – See 2.5.2 (DO NOT send this financial information separately);
- Design Intent Drawings, including plans, written narratives, design concept, calculations, mechanical and electrical systems, and energy efficiency of the proposed building as described in Paragraphs 10.8, 10.9, and 10.10 of the Solicitation;
- Evidence of compliance with local zoning laws or evidence of variance, if any, approved by the proper local authority;

Proof of Site Ownership or Control in accordance with Paragraph 1.2;

- A current title report for each property or properties being offered which should include a chain of title including all deeds referenced in the chain of title. Copies of all instruments associated with the title commitment, which created rights, interests or

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encumbrances on the proposed easement property, and disclose the names of each person with the interest in the property.

- A letter/letters from the local Authority Having Jurisdiction (AHJ) and/or local utilities indicating that there are adequate public services - fire, police, emergency services – serving the subject property to support VA's proposed use.
- Documentation addressing the availability of utility services to the subject property. These would include, but are not limited to, communications (fiber optic), electricity, natural gas, water and sanitary sewer access.
- Evidence of Authority for Offeror's Signatory
- A Phase1 Environmental Assessment;
- Building Operating Plan as described in Paragraph 8.4 of the Solicitation;
- Detailed Operations and Maintenance Plan narrative and completed FMA Worksheet as described in Schedule A;
- Basic Solicitation and Amendments, if applicable;
- Labor Standards Provisions (Part VII of this SFO);
- Solicitation Provisions - Form 3516A;
- General Clauses – Form 3517B;
- Modified General Clauses – Lease Language;
- Representations and Certifications – Form 3518; and 3518-SAM;
- Architect-Engineer Qualifications – Form 330 to include experience with government properties, special emphasis on major leases and/or medical facilities that include operating rooms, procedure rooms, and sterile processing;
- Contractor's Qualifications & Financial Information – Form 527 to include experience with government properties, special emphasis on major leases and/or medical facilities that include operating rooms, procedure rooms, and sterile processing;
- Teaming Arrangements: A firm commitment of teaming arrangements with both the general contractor and the architect firm(s) on each companies letter head addressed to the Contracting Officer from the principal(s) of each of the respective firms;
- Certificate of Building Energy Performance;
- Certificate of Current Cost or Pricing Date;
- Past Performance Survey Form;

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- Past Performance Reference Check;
- GSA 12000 Fire Protection & Life Safety Evaluation for a Low-Rise Building;
- GSA Seismic Certification Form;
- IT Security Requirements;
- VA National Rules of Behavior;
- Form 3881 – Vendorizing Form;
- Reporting Executive Compensation Form;
- A proposed sustainable checklist identifying targeted solutions to meet Two Green Globes® certification requirement. Along with the proposed checklist, the Offeror shall submit a brief statement outlining how each of the Green Globes® credits proposed will be achieved.
- To receive credit for the small business evaluation criteria, small businesses must have an active registration in the System for Award Management (SAM) System, available at www.sam.gov, at the time of initial offer submission. In addition, the small business must be registered with the Small Business Administration (SBA). Provide proof of verification with offer. System for Award Management (SAM) electronic printout demonstrating applicable size standard and associated North American Industry Classification System (NAICS) code;
- To receive credit as SDVOSB or VOSB, an offeror must be registered and verified in Vendor Information Pages (VIP) database. (<http://www.va.gov/osdbu/>). Provide proof of verification with initial offer.

Volume 2-Price Proposal (1 discs and 1 original to Carpenter/Robbins Commercial Real Estate, Inc., 1 disc to VA CO and 1 disc to VA PM)

- GSA Form 1364A, Proposal to Lease Space and Summary Page;
- Attachment to Form 1364, including itemized cost of lump sum items identified in SFO;
- GSA Form 1217, Lessor's Annual Cost Statement;
- An itemized cost for all individual items in Schedule B, including Parts III, IV, and V;
- A list of Unit Costs for Adjustments (Part IV Schedule C Exhibit A), and a list of Unit Prices for Alterations (Part IV Schedule C Exhibit B). Refer to Paragraphs 3.2 and 3.3; and Certificate of Current Cost.

NOTE: Quantities and materials are listed in Schedule C for the purpose of obtaining the price which the Offeror proposes for constructing and installing such quantities and materials in the areas of the building designated as NUSF. The Offeror shall

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include in its proposed rent the costs of materials, construction and installation required to complete all areas of the building outside the NUSF area,

- Bid Summary Form (Part V Schedule D).
- Schedule A - FMA Cost Worksheet (**Note:** Schedule A narrative should be included in the Technical proposal); and
- Bid Bond (SF24);

1.7.2 INSTRUCTIONS AND ADDITIONAL INFORMATION

Instructions for preparation of the offer can be found in SECTION 10 INSTRUCTIONS AND PREPARATION of this part of the Solicitation and GSA Form 3516A, Solicitation Provisions (located in PART VII). If additional information is needed, Carpenter/Robbins Commercial Real Estate, Inc. should be contacted.

Carpenter/Robbins Commercial Real Estate, Inc.
3160 Crow Canyon Road, Suite 200
San Ramon, CA 94583
Timothy J. Pavek
Direct Phone: 925.790.2134
Main Line: 925.866.1300
Email: tpavek@crcr.com

1.7.3 OPENING OF OFFERS

There will be no public opening of the offer, and all information will be confidential until the lease has been awarded. However, the Government may release the proposal outside the Government to a Government support contractor to assist in the evaluation of the proposal. Such Government contractors shall be required to protect the data from unauthorized disclosure. If you desire to maximize protection of information in your offer, you may apply the restriction notice to your offer as prescribed in the provision entitled "552.270-1(d)(1) & (2), Instructions to Offerors" (see GSA Form 3516A, Solicitation Provisions, page 3).

1.8 PROPOSALS

1.8.1 RENTABLE SQUARE FEET

Offerors shall submit the total rentable square feet (RSF) of the building and a cost per rentable square foot. The submission of a rentable square foot cost is required for scoring purposes to determine if the proposed lease is a capital or operating lease.

NOTE: Definitions for rentable and net usable square feet are located in Paragraph 3.14 RENTABLE AND NET USABLE SQUARE FEET of this solicitation.

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1.8.2 SPECIAL EQUIPMENT

Offerors shall submit cost proposals for all special equipment requirements set forth in Schedule B.

1.8.3 NET USABLE SQUARE FEET RATES

For evaluation and negotiation purposes, the offer shall state the following on GSA Form 1364A, Proposal to Lease Space:

A NUSF rental rate that **includes** the costs of all special equipment and other requirements described in Schedule B.

A NUSF rental rate that **excludes** the costs of all special equipment and other requirements described in Schedule B.

A lump-sum payment cost for all special equipment and other requirements described in Schedule B.

Offerors shall provide cost for all methods of evaluation in order to be considered for award. VA may elect the option it deems most favorable.

NOTE: WHEN PRICING SCHEDULE B, THE OFFEROR MUST PROVIDE A SEPARATE COST FOR EACH LINE ITEM OF THE SPECIAL EQUIPMENT AND REQUIREMENTS DESCRIBED. ALSO, REPRESENTATIONAL PRICING OF EACH PROGRAM AREA MUST BE PROVIDED ON THE SCHEDULE B "SUMMARY PRICE SHEET." EACH LINE ITEM SHALL BE "FULLY LOADED" WITH OVERHEAD AND PROFIT. SUMMARY COST SHEET MUST BE SIGNED BY THE OFFEROR.

Offerors who do not offer cost proposals in accordance with Paragraphs 1.8.2 and 1.8.3 above will be rejected as unresponsive.

1.9 BONDS

All sureties must be listed in the Department of Treasury Circular 570 Approved Surety List. Standard Form 24 (Bid Bond) and Standard Form 25 (Performance Bond) must be used in accordance with FAR 28.106-1. Copies of the forms are included in PART VII of this Solicitation or forms may be acquired by visiting the GSA Forms Library Website at <http://www.gsa.gov/Portal/gsa/ep/formslibrary.do?formType=SF>. The Government shall have the right to approve or reject any and all terms and conditions of any and all bonds obtained by the Offeror pursuant to this Solicitation. In addition, the terms and conditions of the Bond(s) shall be subject to the prior approval of the Government.

1.9.1 BID BOND

To assure the faithful execution of the terms and conditions of the agreement, each Offeror shall submit a Bid Bond with their initial offer. Offers without Bid Bonds will not be considered. The Bond shall remain in effect until a Performance Bond becomes effective should the Offeror receive the lease award, or until VA has notified the Offeror that their proposal is no longer under consideration by VA. A surety company holding a certificate of authority from the Secretary of the Treasury as acceptable surety will execute the Bond. A verifax or other

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facsimile copy of the agent's authority to sign bonds for the Surety Company shall accompany the Bond. The Offeror shall furnish a proposal guarantee in the form of a Bid Bond supported by good and sufficient surety acceptable to the Government. The amount of the Bid Bond guarantee shall be in the amount of \$100,000.00. Acceptable alternate bonding protection will be in accordance with FAR 28.204-1 United States Bonds or Notes, or FAR 28.204-3 Irrevocable Letter of Credit (ILC). Invalid bonds may be grounds to render a proposal non-responsive and will not be eligible for an award. Once an award has been made all original Bid Bonds will be returned, except for the successful Offeror who's Bid Bond will be required to remain in full force until such time as a Performance Bond has been received and accepted by the Government.

1.9.2 PAYMENT / PERFORMANCE BOND

The successful Offeror shall provide a Performance Bond for 100% of the original contract price no later than 60 days from VA's final review and written approval of the completed construction documents. The Performance Bond shall remain in effect until the Government accepts the space for occupancy. The United States of America, acting through the Secretary of the Department of Veterans Affairs, shall be named as co-beneficiary on the Bond obtained by the Offeror.

(a) Definitions. As used in this clause—

“Original contract price” means the award price of the contract; or, for requirements contracts, the price payable for the estimated total quantity; or, for indefinite-quantity contracts, the price payable for the specified minimum quantity. Original contract price does not include the price of any options, except those options exercised at the time of contract award.

(b) Amount of required bonds. Unless the resulting contract price is \$100,000 or less, the successful offeror shall furnish performance and payment bonds to the Contracting Officer as follows:

(1) Payment Bonds (Standard Form 25A). To assure faithful payment to subcontractors and material suppliers, a surety bond is required by the Offeror to guaranty that his subcontractors and material suppliers on the project will be paid. The penal amount of payment bonds at the time of contract award shall be 100 percent of the original contract (construction) price no later than 60 days from VA's final review and written approval of the completed construction documents. The Payment Bond shall remain in effect until the Government accepts the space for occupancy. The United States of America, acting through the Secretary of the Department of Veterans Affairs, shall be named as co-beneficiary on the Bond obtained by the Offeror.

(2) Performance Bonds (Standard Form 25). To assure faithful execution of the contract, the successful Offeror shall provide a Performance Bond for 100% of the Total Project Cost as shown in the Offeror's Schedule D (which is incorporated into the lease by this paragraph) no later than thirty (30) days after the date of lease award. The Performance Bond shall remain in effect until it is amended or replaced as set forth in Paragraph (3) below. The United States of America, acting through the Secretary of the Department of Veterans Affairs, shall be named as co-beneficiary on the Bond obtained by the Offeror.

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(3) Performance Bonds after 100% Construction Drawings. The successful Offeror shall provide an amended or replacement Performance Bond for 100% of the actual construction cost, based on the completed construction documents, no later than 60 days of VA's final review and written approval of the completed construction documents. The amended or replacement Performance Bond shall remain in effect until the Government accepts the space for occupancy. The United States of America, acting through the Secretary of the Department of Veterans Affairs, shall be named as co-beneficiary on the Bond obtained by the Offeror.

(4) Additional bond protection.

(i) The Government may require additional performance and payment bond protection if the contract price is increased. The increase in protection generally will equal 100 percent of the increase in contract price.

(ii) The Government may secure the additional protection by directing the Contractor to obtain an additional bond for the increased amount.

(c) Furnishing executed bonds. The Contractor shall furnish all executed bonds, including any necessary reinsurance agreements, to the Contracting Officer, within the time period specified in the Bid Guarantee provision of the solicitation, or otherwise specified by the Contracting Officer, but in any event, before starting work.

(d) Surety or other security for bonds. The bonds shall be in the form of firm commitment, supported by corporate sureties whose names appear on the list contained in Treasury Department Circular 570, individual sureties, or by other acceptable security such as postal money order, certified check, cashier's check, irrevocable letter of credit, or, in accordance with Treasury Department regulations, certain bonds or notes of the United States. Treasury Circular 570 is published in the Federal Register or may be obtained from the:

U.S. Department of the Treasury
Financial Management Service
Surety Bond Branch
3700 East West Highway, Room 6F01
Hyattsville, MD 20782.

Or via the internet at <http://www.fms.treas.gov/c570/>.

(e) Notice of subcontractor waiver of protection (40 U.S.C. 3133(c)). Any waiver of the right to sue on the payment bond is void unless it is in writing, signed by the person whose right is waived, and executed after such person has first furnished labor or material for use in the performance of the contract. To assure the faithful execution of the terms and conditions of the agreement, each Offeror shall submit a Bid Bond with their initial offer. Offers submitted without Bid Bonds will not be considered. The Bond shall remain in effect until a Performance Bond becomes effective should the Offeror be successful, or until VA has notified the Offeror that his proposal is no longer under consideration by VA. A surety company holding a certificate of authority from the Secretary of the Treasury as acceptable surety will execute the Bond. A verifax or other facsimile copy of the agent's authority to sign bonds for the Surety Company shall accompany the Bond. The Offeror shall furnish a proposal guarantee in the form of a Bid Bond supported by good and sufficient surety acceptable to the Government. The amount of the Bid Bond guarantee shall be in the amount of \$100,000. Acceptable alternate bonding protection will be in accordance with FAR 28.204-1 United States Bonds or Notes, or FAR 28.204-3 Irrevocable Letter of Credit (ILC). Invalid bonds may be grounds to render your proposal non-responsive and will not be eligible for an award. Once an award has

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been made all original Bid Bonds will be returned, except for the successful Offeror whose Bid Bond will be required to remain in full force until such time as a Performance Bond has been received and accepted by the Government.

1.10 DAVIS BACON WAGES

The wages to be paid during performance under this lease contract must conform to the Department of Labor's General Wage **Decision No. SC170033 dated 01/06/2017 SC33** and as may be amended during the period of construction of the leased premises. A copy of the standards is provided in PART VII of this Solicitation. ***It is the Lessor's responsibility to obtain and maintain the most current rates.***

1.11 LEASE ACQUISITION FEE

The Lessor shall be responsible for paying a Lease Acquisition Fee due in connection with the consummation of this Lease.

For purposes of this Solicitation, the real estate firm of Carpenter/Robbins Commercial Real Estate, Inc. is the authorized representative of the US Department of Veterans Affairs (VA) and is providing Lease Acquisition Services to VA in connection with this transaction. It is understood between Lessor and VA that Carpenter/Robbins Commercial Real Estate, Inc. has provided Lease Acquisition Services on behalf of VA to assist in the completion of this transaction.

In connection with the provisions of such Lease Acquisition Services and in the event of consummation of a lease agreement between Lessor and VA, Lessor will pay a lease acquisition fee (LAF) to Carpenter/Robbins Commercial Real Estate, Inc. in the amount equal to one percent (1.0%) of the total contract value of the lease term to include, but not be limited to, base rent (including fixed rental increases or as annualized), other rental income, operating expenses (base year), real estate taxes (base year), and tenant improvement allowance (or applicable amortization). The total commission is not to exceed one million dollars (\$1,000,000.00). The total contract value that will be used to determine the one percent (1.0%) Lease Acquisition Fee will be established based on the final lease documents upon lease execution or as amended thereof. Such commission or lease acquisition fee shall be due and payable, as follows:

Seventy-five percent (75%) of the lease acquisition fee shall be paid to Carpenter/Robbins Commercial Real Estate, Inc. within thirty (30) calendar days following lease execution between Lessor and VA; and

The remaining twenty-five percent (25%) of the lease acquisition fee shall be paid to Carpenter/Robbins Commercial Real Estate, Inc. within thirty (30) calendar days following the earlier to occur of VA's acceptance of space or commencement of rent payments.

The Lessor's responsibilities to pay the LAF is independent of any other Lessor financial responsibilities of this Lease and shall not be used to negotiate or offset any credits owed VA by the Lessor. However, in the event Lessor shall fail to pay the lease acquisition fee amount owed to Carpenter/Robbins Commercial Real Estate, Inc. pursuant to the compensation schedule outlined herein, VA, at VA's sole option, shall pay the LAF on behalf of Lessor to Carpenter/Robbins Commercial Real Estate, Inc. out of rent payments and/or any lump-sum

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payments owed or to-be-owed to Lessor for reimbursement(s) of tenant improvement costs or payment(s) for services/work provided by Lessor.

1.12 SITE CRITERIA

As referenced in SFO Section 1.2, only those sites that have been approved by VA can receive consideration under this procurement. Ownership of those approved sites must have received an acceptance letter from VA stating the offered site can be submitted.

The Site offered must meet the following minimum characteristics:

- Be able to accommodate the proposed building and provide the required amount of appropriately located parking with appropriate vehicular circulation, loading dock and service vehicle access, emergency vehicle (ambulance) access and entry, building utility equipment (chillers, etc.), safe ways of passage for pedestrians, barrier-free access to public entrances, and adequate open space with landscaping to complement the architecture and create a pleasing outdoor environment.
- Topography shall be without steep grades and shall not be affected by the 100-year flood plain as mapped by FEMA, rock outcroppings, or adverse subsurface conditions.
- Be free of environmental hazards or restrictions. ***A Phase1 Environmental Assessment must be included in each offer.***
- ***Provide proof of ownership and chain of title through a current title report.*** (current within 90 days). Provide proof that all encumbrances have been addressed or identified in a current title report;
- Provide prominent visibility of the facility from major public thoroughfares.
- Main ingress/egress for on-site pedestrian and vehicular circulation shall be easily accessible from major public thoroughfares.
- Offeror must have received acceptance letter from VA stating the offered site can be submitted. A copy of the letter must be included within the offer.

1.13 OFF-SITE IMPROVEMENTS

The cost of off-site improvements will be borne by the Lessor. The Lessor is responsible for determining the cost of off-site improvements prior to lease award, and including the costs of off-site improvements in the proposed rent.

The LESSOR, at its own cost, shall perform and complete all off-site work and improvements which may consist of, but are not limited to, streets, street name signs, traffic signs, sewers, water systems, fire hydrants, curbs, gutters, sidewalks, street lighting, driveways, drainage facilities, accesses, survey monuments, etc., hereinafter referred to as off-site improvements, and said off-site improvements shall be constructed in accordance with applicable Federal, State, and local laws, regulations, standards, and specifications. Lessor is responsible for obtaining all permits and required approvals of the off-site improvement plan. Lessor is

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required to obtain all permits and approvals, prior to commencing work. Lessor is solely responsible for initiating and completing any related hazardous material abatement, remediation, removal, or other environmental cleanup actions related to the off-site work and improvements that may be necessary or required pursuant to Federal, State and local laws, regulations, ordinances, codes or other requirements.

“Hazardous materials” shall mean any substance which is or contains: (i) any “hazardous substance” as now or hereafter defined in Section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9601 et seq.) (“CERCLA”) or any regulations promulgated under CERCLA; (ii) any “hazardous waste” as now or hereafter defined the Resource Conservation and Recovery Act (42 U.S.C. Section 6901 et seq.) (“RCRA”) or regulations promulgated under RCRA; (iii) any substance regulated by the Toxic Substances Control Act (15 U.S.C. Section 2601 et. seq.); (iv) gasoline, diesel fuel or other petroleum hydrocarbons; (v) asbestos and asbestos containing materials, in any form, whether friable or non-friable; (vi) polychlorinated biphenyls; and (vii) any additional substances or materials which are now or hereafter classified or considered to be hazardous or toxic under any laws, ordinances, statutes, codes, rules, regulations, agreements, judgments, orders and decrees now or hereafter enacted, promulgated, or amended, of the United States, the state, the county, the city or any other political subdivision in which the Property is located and any other political subdivision, agency or instrumentality exercising jurisdiction over Lessor.

The Lessor is responsible for proper construction, maintenance, and compliance with all federal, state, and local laws and regulations of all required off-site improvements through the duration of the lease. At completion or termination of the lease, the Lessor, and not the Government, is responsible for any restoration or removal of the off-site improvements, including, but not limited to, the removal of any environmental, safety, and hazardous materials.

1.13.1 DUE DILIGENCE

The LESSOR acknowledges its duty to conduct reasonable site inspections for the proposed site. The LESSOR warrants that it has considered all factors which a prudent, experienced bidder customarily uses in making judgments about site conditions, quantity, quality and methods of performing the particular work. The LESSOR acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to the conformation and conditions of the ground. The LESSOR also acknowledges that it has satisfied itself as to the character, quality and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from inspection of the site. Any additional costs incurred due to unforeseen site conditions shall be the responsibility of the Lessor.

1.13.2 APPLICABLE LAW

Any provision in this Lease that purports to assign liability or require expenditure of funds to the Lessor shall be governed by the provisions of the Contract Disputes Act of 1978, 41 USC 601-613, Anti-Deficiency Act, 31 USC 1341, and the Federal Tort Claims Act, 28 USC 2671 et seq.

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1.14 WAIVER OF RESTORATION

The Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

1.15 BUDGET SCOREKEEPING; OPERATING LEASE TREATMENT

The Government will award a Lease pursuant to this SFO only if the Lease will score as an operating lease under Office of Management and Budget Circular A-11, Appendix B. Only offers that are compliant with operating lease limitations will be eligible for award. Offerors are obligated to provide supporting documentation at the request of the LCO to facilitate the Government's determination in this regard.

1.16 TEAM ARRANGEMENTS

In the initial offer and prior to award, the Offeror shall provide evidence of a firm commitment of teaming arrangements with both the general contractor and the architect firm(s) that were presented in the Lessor's proposal in the form of a letter on each company's letterhead addressed to the Contracting Officer from the principal(s) of each of the respective firms.

1.17 BRAND NAMES

Throughout the solicitation brand name equipment, finishes, and other materials are referenced. Note that brand names are provided to indicate a certain level of quality and craftsmanship. Substitution of other branded equipment, finishes, and materials may be acceptable provided concurrence by VA.

1.18 852.215-70 SERVICE-DISABLED VETERAN-OWNED AND VETERAN-OWNED SMALL BUSINESS EVALUATION FACTORS (DEC 2009)

(a) In an effort to achieve socioeconomic small business goals, depending on the evaluation factors included in the solicitation, VA shall evaluate offerors based on their service-disabled veteran-owned or veteran-owned small business status and their proposed use of eligible service-disabled veteran-owned small businesses and veteran-owned small businesses as subcontractors.

(b) Eligible service-disabled veteran-owned offerors will receive full credit, and offerors qualifying as veteran-owned small businesses will receive partial credit for the Service-Disabled Veteran-Owned and Veteran-owned Small Business Status evaluation factor. To

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receive credit, an offeror must be registered and verified in Vendor Information Pages (VIP) database. (<http://www.VetBiz.gov>).

(c) Non-veteran offerors proposing to use service-disabled veteran-owned small businesses or veteran-owned small businesses as subcontractors will receive some consideration under this evaluation factor. Offerors must state in their proposals the names of the SDVOSBs and VOSBs with whom they intend to subcontract and provide a brief description of the proposed subcontracts and the approximate dollar values of the proposed subcontracts. In addition, the proposed subcontractors must be registered and verified in the VIP database (<http://www.va.gov/osdbu>).

(End of Clause)

1.19 52.252-1 SOLICITATION PROVISIONS INCORPORATED BY REFERENCE

This solicitation incorporates one or more solicitation provisions by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. The offeror is cautioned that the listed provisions may include blocks that must be completed by the offeror and submitted with its quotation or offer. In lieu of submitting the full text of those provisions, the offeror may identify the provision by paragraph identifier and provide the appropriate information with its quotation or offer. Also, the full text of a solicitation provision may be accessed electronically at this/these address: www.acquisition.gov.

1.20 852.252-70 SOLICITATION PROVISIONS OR CLAUSES INCORPORATED BY REFERENCE

SOLICITATION PROVISIONS OR CLAUSES INCORPORATED BY REFERENCE (JAN 2008)

The following provisions or clauses incorporated by reference in this solicitation must be completed by the offeror or prospective contractor and submitted with the quotation or offer. Copies of these provisions or clauses are available on the Internet at the Web sites provided in the provision at FAR 52.252-1, Solicitation Provisions Incorporated by Reference, or the clause at FAR 52.252-2, Clauses Incorporated by Reference. Copies may also be obtained from the contracting officer.

INCORPORATED BY REFERENCE

52.204-6 -- Data Universal Numbering System Number.

52.204-8 -- Annual Representations and Certifications.

52.215-1 Instructions to Offerors –Competitive Acquisition.

52.222-24 -- Preaward On-Site Equal Opportunity Compliance Evaluation.

(End of Provision)

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1.21 552.270-1 - INSTRUCTIONS TO OFFERORS – ACQUISITION OF LEASEHOLD INTERESTS IN REAL PROPERTY (JUN 2011)

(a) *Definitions.* As used in this provision—

“Discussions” are negotiations that occur after establishment of the competitive range that may, at the Contracting Officer’s discretion, result in the offeror being allowed to revise its proposal.

“In writing, writing or written” means any worded or numbered expression that can be read, reproduced, and later communicated, and includes electronically transmitted and stored information.

“Proposal modification” is a change made to a proposal before the solicitation’s closing date and time, or made in response to an amendment, or made to correct a mistake at any time before award.

“Proposal revision” is a change to a proposal made after the solicitation closing date, at the request of or as allowed by a Contracting Officer as the result of negotiations.

“Time,” if stated as a number of days, is calculated using calendar days, unless otherwise specified, and will include Saturdays, Sundays, and legal holidays. However, if the last day falls on a Saturday, Sunday, or legal holiday, then the period shall include the next working day.

(b) *Amendments to solicitations.* If this solicitation is amended, all terms and conditions that are not amended remain unchanged. Offerors shall acknowledge receipt of any amendment to this solicitation by the date and time specified in the amendment(s).

(c) *Submission, modification, revision, and withdrawal of proposals.*

(1) Unless other methods (e.g., electronic commerce or facsimile) are permitted in the solicitation, proposals and modifications to proposals shall be submitted in paper media in sealed envelopes or packages. Offers must be:

(i) Submitted on the forms prescribed and furnished by the Government as a part of this solicitation or on copies of those forms, and

(ii) Signed. The person signing an offer must initial each erasure or change appearing on any offer form. If the offeror is a partnership, the names of the partners composing the firm must be included with the offer.

(2) *Late proposals and revisions.*

(i) The Government will not consider any proposal received at the office designated in the solicitation after the exact time specified for receipt of offers unless it is received before the Government makes award and it meets at least one of the following conditions:

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(A) It was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th).

(B) It was sent by mail (or telegram or facsimile, if authorized) or hand-carried (including delivery by a commercial carrier) if it is determined by the Government that the late receipt was due primarily to Government mishandling after receipt at the Government installation.

(C) It was sent by U.S. Postal Service Express Mail Next Day Service-Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and U.S. Federal holidays.

(D) It was transmitted through an electronic commerce method authorized by the solicitation and was received at the initial point of entry to the Government infrastructure not later than 5:00 p.m. one working day prior to the date specified for receipt of proposals.

(E) There is acceptable evidence to establish that it was received at the activity designated for receipt of offers and was under the Government's control prior to the time set for receipt of offers, and that the Contracting Officer determines that accepting the late offer would not unduly delay the procurement.

(F) It is the only proposal received.

(ii) Any modification or revision of a proposal or response to request for information, including any final proposal revision, is subject to the same conditions as in paragraphs (c)(2)(i)(A) through (c)(2)(i)(E) of this provision.

(iii) The only acceptable evidence to establish the date of mailing of a late proposal or modification or revision sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date of the proposal, response to a request for information, or modification or revision shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, offerors or respondents should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and the envelope or wrapper.

(iv) Acceptable evidence to establish the time of receipt at the Government installation includes the time/date stamp of that installation on the proposal wrapper, other documentary evidence of receipt maintained by the installation, or oral testimony or statements of Government personnel.

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(v) The only acceptable evidence to establish the date of mailing of a late offer, modification or revision, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c)(2)(iii) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, offerors or respondents should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and the envelope or wrapper.

(vi) Notwithstanding paragraph (c)(2)(i) of this provision, a late modification or revision of an otherwise successful proposal that makes its terms more favorable to the Government will be considered at any time it is received and may be accepted.

(vii) An offeror may withdraw its proposal by written notice or telegram (including mailgram) received at any time before award. If the solicitation authorizes facsimile proposals, an offeror may withdraw its proposal via facsimile received at any time before award, subject to the conditions specified in the provision entitled "Facsimile Proposals." Proposals may be withdrawn in person by an offeror or an authorized representative, if the representative's identity is made known and the representative signs a receipt for the proposal before award.

(viii) If an emergency or unanticipated event interrupts normal Government processes so that proposals cannot be received at the office designated for receipt of proposals by the exact time specified in the solicitation, and urgent Government requirements preclude amendment of the solicitation or other notice of an extension of the closing date, the time specified for receipt of proposals will be deemed to be extended to the same time of day specified in the solicitation on the first work day on which normal Government processes resume. If no time is specified in the solicitation, the time for receipt is 4:30 p.m., local time, for the designated Government office.

(3) Any information given to a prospective offeror concerning this solicitation will be furnished promptly to all other prospective offerors, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offeror.

(4) Offerors may submit modifications to their proposals at any time before the solicitation closing date and time, and may submit modifications in response to an amendment, or to correct a mistake at any time before award.

(5) Offerors may submit revised proposals only if requested or allowed by the Contracting Officer.

(6) The Government will construe an offer to be in full and complete compliance with this solicitation unless the offer describes any deviation in the offer.

(7) Offerors may submit proposals that depart from stated requirements. Such a proposal shall clearly identify why the acceptance of the proposal would be advantageous to the

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Government. The proposal must clearly identify and explicitly define any deviations from the terms and conditions of the solicitation, as well as the comparative advantage to the Government. The Government reserves the right to amend the solicitation to allow all offerors an opportunity to submit revised proposals based on the revised requirements.

(d) *Restriction on disclosure and use of data.* An offeror that includes in its proposal data that it does not want disclosed to the public for any purpose, or used by the Government except for evaluation purposes, must meet both of the following conditions:

(1) Mark the title page with the following legend:

This proposal includes data that shall not be disclosed outside the Government and shall not be duplicated, used, or disclosed—in whole or in part—for any purpose other than to evaluate this proposal. If, however, a lease is awarded to this offeror as a result of—or in connection with—the submission of this data, the Government shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Government's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets *[insert numbers or other identification of sheets]*.

(2) Mark each sheet of data it wishes to restrict with the following legend:

Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this proposal.

(e) *Lease award.*

(1) The Government intends to award a lease resulting from this solicitation to the responsible offeror whose proposal represents the best value after evaluation in accordance with the factors and subfactors in the solicitation.

(2) The Government may reject any or all proposals if such action is in the Government's interest.

(3) The Government may waive informalities and minor irregularities in proposals received.

(4) **(Alternate II)** The Government intends to evaluate proposals and award a lease without discussions with offerors (except clarifications as described in FAR [15.306\(a\)](#)). Therefore, the offeror's initial proposal should contain the offeror's best terms from a cost or price and technical standpoint. The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. If the Contracting Officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals

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(5) Exchanges with offerors after receipt of a proposal do not constitute a rejection or counteroffer by the Government.

(6) The Government may determine that a proposal is unacceptable if the prices proposed are materially unbalanced between line items or subline items. Unbalanced pricing exists when, despite an acceptable total evaluated price, the price of one or more contract line items is significantly overstated or understated as indicated by the application of cost or price analysis techniques. A proposal may be rejected if the Contracting Officer determines that the lack of balance poses an unacceptable risk to the Government.

(7) The execution and delivery of the Lease contract by the Government establishes a valid award and contract.

(8) The Government may disclose the following information in postaward debriefings to other offerors:

(i) The overall evaluated cost or price and technical rating of the successful offeror;

(ii) The overall ranking of all offerors, when any ranking was developed by the agency during source selection; and

(iii) A summary of the rationale for award.

1.22 52.233-2 -- SERVICE OF PROTEST

Service of Protest (Sep 2006)

(a) Protests, as defined in section 33.101 of the Federal Acquisition Regulation, that are filed directly with an agency, and copies of any protests that are filed with the Government Accountability Office (GAO), shall be served on the Contracting Officer (addressed as follows) by obtaining written and dated acknowledgment of receipt from:

Zebulon Fox
Contracting Officer
Department of Veterans Affairs
Office of Facilities Acquisition, (003C4)
425 I Street, NW, Room 6E408
Washington, DC 20001

(b) The copy of any protest shall be received in the office designated above within one day of filing a protest with the GAO.

(End of Provision)

1.23 52.233-3 -- PROTEST AFTER AWARD

As prescribed in 33.106(b), insert the following clause:

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Protest after Award (Aug. 1996)

(a) Upon receipt of a notice of protest (as defined in FAR 33.101) or a determination that a protest is likely (see FAR 33.102(d)), the Contracting Officer may, by written order to the Contractor, direct the Contractor to stop performance of the work called for by this contract. The order shall be specifically identified as a stop-work order issued under this clause. Upon receipt of the order, the Contractor shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage. Upon receipt of the final decision in the protest, the Contracting Officer shall either --

(1) Cancel the stop-work order; or

(2) Terminate the work covered by the order as provided in the Default, or the Termination for Convenience of the Government, clause of this contract.

(b) If a stop-work order issued under this clause is canceled either before or after a final decision in the protest, the Contractor shall resume work. The Contracting Officer shall make an equitable adjustment in the delivery schedule or contract price, or both, and the contract shall be modified, in writing, accordingly, if --

(1) The stop-work order results in an increase in the time required for, or in the Contractor's cost properly allocable to, the performance of any part of this contract; and

(2) The Contractor asserts its right to an adjustment within 30 days after the end of the period of work stoppage; provided, that if the Contracting Officer decides the facts justify the action, the Contracting Officer may receive and act upon a proposal at any time before final payment under this contract.

(c) If a stop-work order is not canceled and the work covered by the order is terminated for the convenience of the Government, the Contracting Officer shall allow reasonable costs resulting from the stop-work order in arriving at the termination settlement.

(d) If a stop-work order is not canceled and the work covered by the order is terminated for default, the Contracting Officer shall allow, by equitable adjustment or otherwise, reasonable costs resulting from the stop-work order.

(e) The Government's rights to terminate this contract at any time are not affected by action taken under this clause.

(f) If, as the result of the Contractor's intentional or negligent misstatement, misrepresentation, or miscertification, a protest related to this contract is sustained, and the Government pays costs, as provided in FAR 33.102(b)(2) or 33.104(h)(1), the Government may require the Contractor to reimburse the Government the amount of such costs. In addition to any other remedy available, and pursuant to the requirements of Subpart 32.6, the Government may collect this debt by offsetting the amount against any payment due the Contractor under any contract between the Contractor and the Government.

(End of Clause)

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SECTION 2 COMMUNICATIONS AND AWARD

2.1 ORAL PRESENTATIONS

Oral presentations may be made to augment written information. Oral presentations will not be required unless specifically requested by the Government in writing. Oral presentations may occur at any time during the acquisition process and are subject to the same restrictions as written information with regard to timing and content. Information pertaining to areas such as an Offeror's capability to perform, past performance, key personnel resources, work plan approaches, etc., may be suitable for oral presentations. Should the Government require an oral presentation, the Offeror will be provided with (1) sufficient information to prepare them, including the types of information to be presented and the associated evaluation factors that will be used; (2) the qualifications for personnel that will conduct the oral presentation; (3) the requirement for, and any limitations and/or prohibitions on, the use of written material or other media to supplement the oral presentation; (4) the location, date, and time for the oral presentation; (5) the restrictions governing the time permitted for each oral presentation; and (6) the scope and content of exchanges that may occur between the Government and the Offeror as part of the oral presentation. Oral Presentations generally will be conducted 10 days following submittal of the Best and Final Bid package for review. NOTE: Oral presentation do not constitute an opportunity for the Offeror to revise its offer or negotiate terms of the agreement.

2.2 BEST VALUE

Competitive negotiated best value trade off source selection procedures will be used to evaluate proposals and award will be made to the responsible firm offering the best value for the alternate selected by the Government after evaluation of both the total evaluated contract price and non-priced technical factors.

The Government intends to evaluate proposals and award a contract without discussions with offerors (except clarifications as described in FAR 15.306(a)). Therefore, the offeror's initial proposal should contain the offeror's best terms from a cost or price and technical standpoint. The Government reserves the right to conduct discussions if the Contracting Officer later determines them to be necessary. If the Contracting Officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals.

The technical evaluation factors other than cost or price, when combined, are approximately equal to price. Offerors are advised that if proposals are considered technically equal, price may become the determining factor. The Government may make trade-offs between price and technical merit when determining if the increased technical merit is worth the increased price.

To be considered for award, an Offeror must agree to provide a complete facility that meets all technical requirements and specifications set out in this Solicitation. The requirements and specifications contained in this Solicitation are mandatory.

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2.3 EVALUATION OF OFFERS

The Technical Evaluation Board will evaluate all responsive technical proposals. The Contracting Officer will evaluate price proposals and will make a determination as to the Offeror's ability to perform the contract successfully.

The evaluation of offers and subsequent award will be made solely on the factors and sub-factors specified in this Solicitation.

Evaluation of offers and subsequent award will be made on the basis of the following factors:

- (1) the annual price per net usable square foot, including any option period;
- (2) Technical Quality
- (3) Evidence of Capability to Perform Prior to Award
- (4) Operations and Maintenance Plan; and
- (5) Socio-Economic Status.

2.4 PRICE EVALUATION

The basic price offered will be the rate per Net Usable Square Foot (NUSF). Refer to Paragraph 3.14 of this Solicitation for a definition of NUSF. This price shall be used to determine the total annual rental to be paid, adjusted for any discrepancies in the quantity of space delivered against the amount offered and accepted, as described elsewhere in this Solicitation.

Annual CPI adjustments in operating expenses will be made if the Offeror so indicates on GSA Form 1364A. The Offeror shall be required to submit the offer with the total "gross" annual price per NUSF and a breakout of the "base" price per NUSF for services and utilities (operating expenses) to be provided by the Lessor. The net and base prices combined are the total "gross" annual per square foot price offered. The base price from which adjustments are made will be the base price for the term of the lease, including any option periods. The "gross" price shall include the "base" price.

A. Present Value Price Evaluation

Evaluation of offered prices will be on the basis of the annual price per NUSF, including any option periods. The Government will perform present value price evaluation for the 20 year firm term; the 15 year firm term with five (5) 1-year options and the 15 year firm term offers by reducing the prices per NUSF to a composite annual square foot price, as follows:

Parking and wareyard areas will be excluded from the total square footage, but not from the price.

Please note: To evaluate the real value of rent today, over the given term of the lease, the analysis will compound the amount of rent at a given discount rate based on the current discount rate available in White House Circular A-94, Appendix C. at weblink: https://www.whitehouse.gov/omb/circulars_a094/a94_appx-c. The Government will perform present value price evaluation for the 20 year firm term and 15 year firm term with five (5) 1-year options proposals using the current discount rate.

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The Government will perform present value price evaluation for the 15 year firm term proposals by using the average between the 10 and 20 year discount rates for the calendar year in which award is made.

The annual per square foot price minus the base cost of operating expenses (line 27 of GSA Form 1217) will be discounted annually at the current discount year for which award is made to yield a net present value cost (PVC) per square foot. The operating expenses will be both escalated at 2.0% compounded annually and discounted annually at 2.3%, then added to the net PVC to yield the gross PVC.

To the gross PVC will be added:

- The cost of Government-provided services not included in the rental escalated at 2.0% compounded annually and discounted annually at 2.3%.
- The annualized cost per NUSF, over the full term of the lease, including the renewal option(s), for all Schedule B items, which will be reimbursed to the Lessor by lump sum payment. (The cost of these items is present value; therefore, it will not be discounted.)
- The sum of the above will be the per NUSF present value of the offer for price evaluation purposes.

2.5 TECHNICAL EVALUATION FACTORS

The subfactors within Factor No. 1 (Technical Quality) are listed below in descending order of importance:

2.5.1 FACTOR NO. 1 – TECHNICAL QUALITY

The importance of the subfactors within Factor No. 1 (Technical Quality) is as follows: The individual subfactor A is more important than individual subfactors B-G; individual subfactors B-C are of equal importance and are more important than individual subfactors D-G; individual subfactor D is of more importance than individual subfactors E-G; individual subfactor E is of more importance than individual subfactors F-G; individual subfactors F-G are of equal importance.

SUBFACTORS:

A. Architectural Concept

This factor considers the interior functional and spatial relationships shown in the Offeror's floor plan. The space offered shall be of shape and dimensions that will accommodate the space program and interior functional requirements of the community based outpatient clinic. Consideration will be given to the number and size of floors, column placement, lateral system (braced frame or moment frame or shear wall) placement, shape of footprint, circulation systems, placement of mechanical, plumbing, and electrical service spaces, innovations and overall functionality of the conceptual plan. The Contracting Officer will reject buildings that are unsuitable in configuration for VA clinic space.

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B. Quality of Site Development & Site Physical Security

This factor considers the Offeror's development of the site to accommodate VA's conceptual building footprint including the required setbacks; setbacks for physical security requirements; the ingresses and egresses to and from the main (public), emergency, and staff entrances; and loading dock and service entrances; accessible parking lots and walkways; traffic patterns to maximize the flow of vehicles to and from the main thoroughfare; and how the landscaping design fits the surrounding areas, adheres to local landscaping codes, and provides an aesthetically pleasing atmosphere.

A physical security plan shall be provided that includes summary information used to describe safeguard and security programs and site specific vulnerability and risk assessments to the facility per the SFO requirements, VA Handbook 0730/4, Security and Law Enforcement, dated March 19, 2013, and Physical Security Design Manual for Life Safety Protected Facilities. The plan's intent is to assist with management of facility program elements and resources related to threats and risks. Provide detailed information of facility security program, equipment, and strategies. Plan should include at a minimum:

- Definition of assumed threat against which the system is providing protection
- Risk and VA assessment
- Conclusions and assumptions
- Protection strategy
- Graded postures for increased threat conditions
- Implementing requirements and evidence files.

This plan should be reviewed and modified as necessary every 12 months and submitted for management review.

C. Building Design

The exterior design shall be subject to technical and aesthetic review and approval of the Contracting Officer. The building shall be of permanent materials and shall be compatible with its surroundings. Acceptable facades include stone, marble, brick, stainless steel or aluminum curtain wall systems, precast concrete or other permanent materials acceptable to the Contracting Officer. Overall, the building must project a professional and aesthetically pleasing appearance, and meet all minimum design standards outlined in the SFO. Site and building design shall present a clear and direct entry sequence for patients and visitors.

D. Sustainable Design and Energy Efficiency

The building envelope and systems will be evaluated for compliance with the requirements of Paragraphs 4.2.1B Mandatory Provisions for Energy Conservation and 4.7 SUSTAINABLE DESIGN AND ENERGY EFFICIENCY. Drawings, specifications, calculations, and narrative(s) submitted in accordance with SECTION 10 will be evaluated for compliance with requirements for sustainable design and energy efficiency. Innovation with meaningful, positive impact on the performance of building system(s) will be looked upon favorably.

2.5.2 FACTOR NO. 2 – QUALIFICATIONS AND PAST PERFORMANCE

The subfactors within Factor No. 2 (Qualification and Past Performance) are listed in descending order of importance:.

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SUBFACTORS:

A. Past Performance

Include the following information for each contract and subcontract performed by the Offeror (only include information on Offeror contracts for this section) and key personnel during the past three (3) years, as well as those contracts and subcontracts currently in progress. A separate record must be completed for each contract and subcontract. A Past Performance Survey Form is located in the FORMS part of this SFO and includes the following:

- Name and Address of Contracting Activity
- Contract Number
- Type of Contract
- Total Contract Amount and Status
- Date of Award and Date of Completion
- Description and Location of Contract Work
- List of Major Subcontractors
- Contracting Officer or Individual Responsible for Signing Contract and Telephone/FAX Numbers
- Project Manager and Telephone/FAX Numbers
- Resident Engineer/Contracting Officer's Technical Representative or Construction Supervisor and Telephone/FAX Numbers
- Administrative Contracting Officer or Individual Responsible for Administering the Contract (if different from Contracting Officer above) and Telephone/FAX Numbers

The Offeror must provide examples of past performance and experience, as a prime contractor, in successfully building, renovating, maintaining, and leasing facilities comparable in size and complexity to the one described in this Solicitation. Consideration will be given to:

- Timeliness of Performance
- Cost Control
- Effective Management
- Customer Satisfaction
- Quality Awards
- The Technical Success of the Project
- Existing and Previous Leases

The Offeror must also provide a list of references for the Offeror, key personnel, and construction contractor. References shall be business, financial, and/or personal, and shall include letters of recommendation or commendation, awards or certifications that indicate Offeror possesses a high quality process for developing and providing the final project or service.

Relevancy: The government will place a higher level of relevancy on past performance for projects in the following order of priority:

- a. Projects performed for the Department of Veterans Affairs (VA)
- b. Health-Care Related Projects
- c. Projects performed on behalf of other Federal Government agencies
- d. Commercial & Private projects (non-healthcare related)

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The government will use the past performance information submitted, the performance surveys conducted by the government, past performance records by other federal agencies and any other information that is made available to the Contracting Officer.

The Offeror must submit the name and qualifications of the proposed Commissioning Provider. Include relevant experience and references. The Commissioning Provider must be approved by the Contracting Officer.

B. Financial Resources

Provide satisfactory evidence of at least a conditional commitment of funds in an amount necessary to prepare and/or construct the space from two banks or other financial lending firms. Such commitment must be signed by an authorized bank officer or other financial institution and, at a minimum, must state:

- Amount of Loan
- Term in Years
- Annual Percentage Rate
- Length of Loan Commitment
- Name of the Principal(s) Involved
- The Purpose of the Loan
- Type of funding (Bonds vs. Traditional)

With the initial offer, provide satisfactory evidence of financial resources sufficient to prosecute the work. Such evidence may be one of the following; note that the more evidence provided will result in a higher rating for this sub factor.

- A Statement of Financial Condition
- Personal or Business Financial Statements, including Balance Sheets, and Profit and Loss Statements
- Investment Schedule
- Note Payable Schedule
- Previous Year's Federal Tax Return
- Annual Report
- Equity sources for transaction
- Back-up equity sources (if applicable)

All information is confidential and will not be shared.

If requested, additional or updated information must be provided.

C. Design Team Qualifications

Offeror shall provide an executive summary of the Architect/Engineering team qualifications and list relevant projects, currently in progress or completed within the past five (5) years, for which it will be evaluated.

Provide a completed SF 330, "Architect-Engineer Qualifications" for each individual or firm on the Lessor's design team. Identify key personnel that are to be committed to the project. In

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Part I, Section H of SF 330, provide a description of outstanding commitments for each firm and key personnel. As a minimum, the design team shall include entities providing the following services:

- Architecture
- Structural Engineering
- Civil Engineering
- Mechanical Engineering
- Fire Protection
- Electrical Engineering
- Interior Design
- Physical Security and
- appropriate Low Voltage Engineering (Structured Telecommunications Cabling, Security, Audio Visual, and Special Systems).

Offeror shall provide references for each discipline lead.

Provide a copy of the license or certification of all A/E of Record individual(s) and/or firm(s), providing architectural and engineering design services, proving their ability to practice in the state where the facility is located. Low-voltage designers shall be BICSI-certified for structural cabling, and shall have OEM credentials for the Special Systems listed in 6.8.1.G, Special Systems Specific Requirements.

Lessor shall maintain the same design team for the duration of the design development and construction process. Design team firm and key personnel shall not be changed without prior approval by the Contracting Officer.

The Offeror must submit the name and qualifications of the proposed Commissioning Provider. Include relevant experience and references. The Commissioning Provider must be approved by the Contracting Officer.

Design teams that demonstrate greater expertise and experience in successful, comparable projects will be more highly rated.

D. Contractor Qualifications

Offeror shall provide an executive summary of the General Contractor's qualifications and list relevant projects, currently in progress or completed within the past five (5) years, for which it will be evaluated.

Provide a completed GSA Form 527, "Contractor's Qualifications and Financial Information" for the following:

- General Contractor,
- Mechanical Contractor, and
- Electrical Contractor; except Section V need not be completed.

In Section VII of Form 527, provide a description of outstanding commitments, names and qualifications of key personnel, and any other information related to experience, competency, and performance capabilities with construction projects similar in scope to that which is required herein.

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Provide a copy of the license in the state where the facility is located for the individual(s) and/or firm(s) proposed as contractors. If a license is not required to perform work in that state, please provide a statement to that effect. If the Lessor is also the Contractor, information provided in response to paragraphs Past Performance and Financial Resources above need not be duplicated.

Lessor shall maintain the same general contractor for the duration of the construction process. General contractor firm and key personnel shall not be changed without prior approval by the Contracting Officer.

Contractors that demonstrate greater expertise and experience in successful, comparable projects and that demonstrate the financial resources to successfully execute this project will be more highly rated.

E. Construction Schedule

Although Section 1.6 of the SFO states an occupancy date of “on or before the 540th day following the date the Contracting Officer awards the lease, but in no event later than 730 days following the date of lease award” the Government understands that each site is unique and therefore may be able to deliver the property sooner. Therefore the Offeror shall provide a detailed schedule which includes, but is not limited to, land due diligence including full compliance with the provisions of environmental laws, all tasks outlined in section 3.21 of the SFO, a kick-off meeting, first design submittal, second design submittal, 75% drawings, 100% construction document, 100% drawing confirmation review, permits, construction periods, commencement of build out, final completion, inspection and certificate of occupancy, acceptance of space, rent commencement and lease commencement.

The schedule will be evaluated on completeness, timing, and feasibility.

2.5.3 FACTOR NO. 3 - OPERATIONS AND MAINTENANCE PLAN

The subfactors within Factor No. 3 (Operations and Maintenance Plan) are listed in descending order of importance:

The following evaluation criteria will consider the adequacy and efficiency of the proposed Operations and Maintenance Plan to maintain standards of cleanliness, orderliness, and repair for the entire proposed facility. The maintenance plan must include preventative maintenance to include timeframes for preventative maintenance, e.g. daily, weekly, monthly, quarterly, annually. It must also include reporting of the preventative maintenance results to the agency at least quarterly. Each sub-factor must be addressed in narrative or chart format. The Plan will be evaluated as a whole and must address at a minimum:

SUBFACTORS:

- A. Interior and Exterior Maintenance of Building and Grounds
Provide a detailed narrative and chart detailing a proposed maintenance schedule for all major building systems. Additionally all exterior janitorial and upkeep shall be outlined. Refer to Section 8 of the SFO and Schedule A for details on minimum requirements.
- B. Routine and Emergency Calls - Procedures and Response Times

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Provide a detailed narrative and schedule for Routine and Emergency Maintenance Calls. Offeror shall include points of contact, lines of communication, etc.

C. Staffing Plan, Administrative Procedures, and Quality Control Plan

Provide a staffing plan for both on-site and off-site members of the maintenance team. Offeror should include history of performance and experience for those performing maintenance work. Provide a management/administrative procedures plan for staffing. Provide a quality control plan for the overall operations and maintenance of the facility.

2.5.4 FACTOR NO. 4 – SOCIO-ECONOMIC STATUS: SDVOSB, VOSB, OR SMALL BUSINESS STATUS

This factor does not have any individual subfactors.

For the purposes of this solicitation and resultant contract (lease), North American Industry Classification System (NAICS) code is 531120. The small business size standard is \$38.5 million. Under this classification, a concern is considered a small business if its average annual receipts for its preceding three (3) fiscal years do not exceed the size standard reflected. Prime and Joint Ventures submitting a proposal in response to this solicitation must meet the small business size standard.

Eligible Service-Disabled Veteran-Owned Small Businesses shall receive credit for their status. Service-Disabled Veteran-Owned Small Businesses will receive full credit for this evaluation criterion. This is a Veteran-Owned Small Business Set-Aside procurement. Veteran-Owned Small Business is a minimum requirement and will not receive additional credit.

SDVOSB and VOSB

Status as a Service-Disabled Veteran-Owned Small Business is determined in accordance with 13 CFR Parts 125.8 through 125.13. Additionally, the SDVOSB or VOSB evaluation criteria, **the offeror MUST be registered and have an active status in the Vendor Information Pages (VIP) database at www.vetbiz.gov**. Offerors must provide a copy of the Center for Veterans Enterprises (CVE) Verification letter **at initial offer and with final revised proposals**. The Offeror's DUNS must correspond to the DUNS in SAM.GOV.

The core requirements for a company to become verified are:

- The Veteran owner(s) have direct, unconditional ownership of at least 51% of the company (38 CFR 74.3) and have full decision making authority (38 CFR 74.4 (g));
- The Veteran manages the company on both a strategic policy and a day-to-day basis (38 CFR 74.4);
- The Veteran holds the highest officer position (38 CFR 74.4(c)(2));
- The Veteran should be the highest compensated employee unless there is a logical explanation otherwise submitted by the Veteran as to how taking a lower salary than other employee(s) helps the business (38 CFR 74.4 (g) (3)); and
- The Veteran has the managerial experience of the extent and complexity needed to run the company.

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JOINT VENTURES

For purposes of this solicitation a Joint Venture (JV) is a Partnership. An Offeror may submit a proposal in the form of a Joint Venture only if the existing Joint Venture has a corresponding DUNS Number in <https://www.SAM.gov> and all the proposal submission documents are in the name of the existing Joint Venture, not the individual partners of the Joint Venture. These include, but are not limited to:

- GSA Form 3518
- GSA Form 1364A
- GSA Form 1217
- Financial Resource Commitment Letters

Offerors who are an existing Joint Venture may submit a proposal under this solicitation subject to the following conditions:

1. The Joint Venture is registered in SAM.GOV and has a corresponding DUNS Number;
2. The Joint Venture meets the definition of a Joint Venture for size determination purposes (FAR 19.101(7)(i));
3. The Joint Venture must meet the requirements of 13 CFR 125.15(b);
4. The Joint Venture fills out and submits the Representations and Certifications in Section K; and,
5. The Offeror must submit a complete copy of the Joint Venture agreement that established the relationship, disclosing the legal identity of each partner of the Joint Venture, the relationship between the partners, the form of ownership of each team member, any limitations on liability or authority for each partner, and a specific statement of what resources each partner provides the teaming arrangement. In addition, the existing Joint Venture must:
 - a. Clearly identify the entities which make up the Joint Venture relationship, including disclosure of the primary point of contact for each of the partners;
 - b. Disclose the member of the Joint Venture that is designated as the "team lead," and clearly explain the specific duties/responsibilities of the "team lead" relative to the other members of the team and to the Government;
 - c. Describe the specific duties/responsibilities of each partner of the team as they relate to each other and explain the specific duties/responsibilities that each team member will have for purposes of contract performance under this contract; and,
 - d. Address the duration of the Joint Venture, including when it became effective, when it expires, and the basis for determination.
6. If the Joint Venture meets the small business size determination (FAR19.101(7)(i)), each Joint Venture partner must be registered in SAM.GOV, have a corresponding DUNS Number, and provide the SAM.GOV print out verifying each entities status for NAICS 531120.
7. A joint venture may be considered a Service-Disabled Veteran-Owned Small Business if:
 - a. The Joint Venture is registered and verified in the Vendor Information Pages (VIP) database at www.vetbiz.gov. Offerors must provide a copy of the Center for Veterans Enterprises (CVE) Verification letter. The Offeror's DUNS must correspond to the DUNS in SAM.GOV.
 - b. Each other concern is small under the size standard corresponding to the NAICS code assigned to the procurement

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- c. The Joint Venture meets the requirements of paragraph 7 of the explanation of Affiliates in 19.101; and
- d. The Joint Venture meets the requirements of 13 CFR 125.15(b)

2.6 ZONING REQUIREMENTS

Provide evidence of compliance with local zoning laws or evidence of variance, if any, approved by the proper local authority. Provide evidence of compliance with any specific zoning conditions that may be required in order to develop the property as a community based outpatient clinic. At the discretion of the Contracting Officer, other forms of documentation demonstrating the probability of receiving such variances may be acceptable.

2.6.1 CONTROL OF PROPERTY

Provide written documentation that you will comply with any covenants and declarations associated with the land.

Provide documentation proving evidence of ownership or control of the site as identified in Sections 1.2 and 1.12. Ownership or control must, at a minimum, be until the Government vacates the premises. Documentation that constitutes evidence of control includes, but is not limited to:

- An Option To Purchase
- A Sales Contract
- A Fee Simple Deed
- An Option To Lease Property For Longer Than the Duration of the Lease Term Including All Renewal Options

2.7 EVIDENCE OF CAPABILITY TO PERFORM AFTER AWARD

Within 90 calendar days after award, the successful Offeror/Lessor shall provide the Contracting Officer with evidence of the following:

A firm commitment of funds in an amount sufficient to perform the work.

Satisfactory title showing fee simple ownership of the property, or an option to lease the property for longer than the duration of the lease term, including all renewal options. Fee simple title or option to lease must be free of any encumbrances which in VA's sole judgement may adversely affect the use of the property as a medical facility.

FAILURE TO MEET ANY OR ALL OF THE REQUIREMENTS AS SET FORTH IN THIS SECTION OF THE SFO INCLUDING SUB-PARAGRAPHS, WITHIN THE SPECIFIED TIMEFRAMES SHALL BE A BASIS FOR DETERMINATION OF NON-RESPONSIBILITY OR FOR TERMINATION OF THE CONTRACT FOR DEFAULT.

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FAILURE ON THE PART OF THE GOVERNMENT TO ENFORCE ITS RIGHTS TO DECLARE A DEFAULT WILL NOT BE DEEMED A WAIVER OF ANY OF THE GOVERNMENT'S RIGHTS UNDER THIS SOLICITATION.

2.8 INITIAL OFFERS; COMMUNICATIONS WITH OFFERORS

VA may initiate action to award a contract at any point after review of the initial offers. Therefore, offers should reflect the Offeror's best terms both from a technical and cost standpoint.

After receipt and evaluation of initial proposals, the Contracting Officer may communicate with Offerors to establish the competitive range. Communications shall be limited to Offerors:

- Whose past performance information is the determining factor preventing them from being placed within the competitive range
- Whose exclusion from, or inclusion in, the competitive range is uncertain

2.9 COMPETITIVE RANGE

After evaluating all proposals in accordance with Paragraph 2 above based on the ratings of each proposal against all evaluation criteria, if the Contracting Officer cannot make an award, a competitive range comprised of all the most highly rated proposals will be established. If the Contracting Officer determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Contracting Officer may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals.

2.10 NEGOTIATIONS

VA will negotiate only with those Offerors who have been placed in the competitive range as established under procedures at Paragraph 9 above. A VA Contracting Officer will conduct negotiations on behalf of the Government in order to obtain the best value to the Government. Other VA personnel, including the Contracting Officer's Representative named on the cover of this Solicitation, may assist the Contracting Officer.

2.11 AWARD

The award by the Government occurs upon execution of the lease by VA Contracting Officer and issuance of a letter by VA Contracting Officer indicating that the Government accepts the Offeror's proposal.

If an award is not made based on the initial proposals, the following process will occur:

Each Offeror still in the competitive range will be given an opportunity to submit a "final proposal revision" to clarify and document understandings reached during negotiations. Once final proposal revisions are received, all discussions will cease.

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After the conclusion of negotiations and a review of final proposal revisions are completed, the Contracting Officer may award the lease.

The awarded Lessor and VA (Broker) shall initial and renumber (continuous numbering) each and every page of the SFO with VA Broker assistance. Upon award of the lease, the Lessor's best and final offer and narrative shall be considered and numbered as part of the solicitation for offer. The Lessor's narrative cannot weaken the SFO requirements but can only enhance the SFO.

2.12 LEASE COMPONENTS

At a minimum, the proposed lease shall consist of:

- Lessor's Annual cost Statement - Form 1217
- Solicitation Provisions - Form 3516A
- General Clauses – Form 3517B
- Modified General Clauses_ Lease Language
- Representations and Certifications – Form 3518 and 3518-SAM
- Architect-Engineer Qualifications – Form 330
- Contractor's Qualifications & Financial Information – Form 527
- Standard Form 24 - Bid Bond
- Standard Form 25 - Performance Bond
- Standard Form 25A – Payment Bond
- Certificate of Building Energy Performance
- Certificate of Current Cost or Pricing Date
- GSA Seismic Certification Form
- Labor Standards Provisions
- Small Business Subcontracting Plan (if applicable)
- Past Performance Survey Form
- Form 3881 – Vendorizing Form, including evidence that such form has been submitted via facsimile to VA's Financial Service Center
- IT Security Requirements
- Reporting Executive Compensation Form
- VA National Rules of Behavior

NOTE: For purposes of release of information under the Freedom of Information Act (FOIA) or other applicable statutes or regulations, the individual itemized costs as set forth in Schedule B and other proprietary information are considered procurement-sensitive information and **are not** subject to release.

2.13 POST-AWARD KICK-OFF MEETING

After lease award, VA plans to hold a Post-Award Kickoff Meeting with the lessor at a location, date and time to be determined by VA. The lessor will attend for the duration of the meeting in person.

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SECTION 3 MISCELLANEOUS

3.1 SUBSTITUTIONS FOR SPECIFIC BRAND NAMES

When specific equipment is cited using the brand name, model number, etc., a comparable or equal product may be provided in lieu of cited equipment in accordance with the Brand Name clause provided in Schedule B of the Solicitation. All substitutions need to be approved by the Contracting Officer or his/her designee by presenting a comparison submittal with justification for review.

3.2 UNIT COSTS FOR ADJUSTMENTS

Schedule E of this Solicitation indicates various types of materials anticipated for floors, walls, and ceilings. Additionally, several paragraphs in this Solicitation specify means for determining quantities of materials not specified in Schedule E. Government projections of these various materials have been made to assist the Offeror in cost estimating and have been included on Section 1 of Schedule C by presenting a comparison submittal with justification for review. Actual systems cost shall be included in the rental rate. Specific items supporting systems may be included in Schedule C.

Actual quantities may not be determined until after the lease is awarded and the space layout completed. To enable an equitable settlement if the final Government layout departs from the projection, the quantities specified on Section 1 of Schedule C are to be included in the per square foot rate being proposed. A unit cost for each of these materials is required. VA will use each unit cost to make a lump sum payment at time of acceptance of the building or to negotiate a rental increase if the amount of material required by the layout is more than specified. If the amount of material is less than specified, VA will take credit from the initial rental payment.

3.3 UNIT PRICES FOR ALTERATIONS OF \$100,000 OR LESS

The Offeror is required to submit a list of "Unit Prices for Alterations" for any alterations required during the first year. This list will be used, after acceptance by VA, for contracts for alterations costing \$100,000 or less. These prices may be indexed or re-negotiated to apply to subsequent years of the lease upon mutual agreement of the Lessor and Government. (Use Schedule C for this purpose.)

Prices for changes in quantities of the types or styles of finish materials requested by the Government shall be computed using the unit costs for the materials in question from Section 1 of Schedule C.

Where unit prices for alterations are not available, the Lessor may be requested to provide a price proposal for the alterations. Orders will be placed by issuance of a GSA Form 276, Supplemental Lease Agreement. The clauses entitled "GSAR 552.232-75, Prompt Payment (SEP 1999)," "GSAR 552.232-70, Invoice Requirements (Variation) (SEP 1999)," and "GSAR 552.232-76, Electronic Funds Transfer Payment (MAR 2000) (Variation)" apply to orders for alterations (See GSA Form 3517B). All orders are subject to the terms and conditions of the lease.

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Orders may be placed by the Contracting Officer or other authorized representatives when specifically authorized to do so by the Contracting Officer. The Contracting Officer will provide the Lessor with a list of agency officials authorized to place orders and will specify any limitations on the authority delegated to agency officials. The agency officials are not authorized to deal with the Lessor on any other matters.

3.4 SPECIAL WORK (INSTALLATIONS AND ALTERATIONS)

The Government may require special installations in the space, such as computer rooms, vaults, or laboratories containing special air conditioning and heating controls, flooring and various electrical, plumbing, and mechanical facilities, and equipment not otherwise specified in this Solicitation. The Government reserves the right to contract separately for such facilities, equipment and/or installations; or it may require the Offeror to perform such work. In the event the Government requires the Offeror to complete such installations, the Offeror will be required to submit a cost estimate (Paragraph 3.8.2 shall be utilized) to the Contracting Officer within 30 days after receipt of complete specifications for the special installation.

If the Government contracts with the Offeror to effect such installations, payment will be made on a lump-sum basis or through increased rental payments at the Government's option. (Increased rental payments will recognize residual values to the Owner and will include interest, if any, at a rate not in excess of the first mortgage.) In connection therewith, the successful Offeror will be required to accomplish such work on an actual cost basis, and the Government payment, therefore, will be computed on the basis of such.

The successful Offeror will be required to submit, not later than 30 days prior to the date of delivery and occupancy of the space and every year thereafter during the term of the lease, unit prices for such repetitive alteration work items such as (1) installation of electrical outlets, (2) installation of telephone/data outlets, (3) erection and/or relocation of movable partitions, (4) lighting changes, and (5) special painting.

3.5 TAX ADJUSTMENTS

3.5.1 PURPOSE

This paragraph provides for adjustment in the rent ("Tax Adjustment") to account for increases or decreases in Real Estate Taxes for the Property after the establishment of the Real Estate Tax Base, as those terms are defined herein. Tax Adjustments shall be calculated in accordance with this Clause.

3.5.2 DEFINITIONS

The following definitions apply to the use of capitalized terms within this paragraph:

"Property" is the land, buildings and other improvements of which the premises (as fully described in the U.S. Government Lease for Real Property, SF2) form all or a part.

"Real Estate Taxes" are those taxes that are levied upon the owners of real property by a Taxing Authority (as hereinafter defined) of a State or Local Government on an ad valorem basis to raise general revenue for funding the provision of government services. The term

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excludes, without limitation, special assessments for specific purposes, assessments for business improvement districts, and/or community development assessments.

"Taxing Authority" is a State, Commonwealth, Territory, County, City, Parish, or political subdivision thereof, authorized by law to levy, assess, and collect Real Estate Taxes.

"Tax Year" refers to the 12-month period adopted by a Taxing Authority as its fiscal year for the purpose of assessing Real Estate Taxes on an annual basis.

"Tax Abatement" is an authorized reduction in the Lessor's liability for Real Estate Taxes below that determined by applying the generally applicable Real Estate Tax rate to the Fully Assessed (as hereinafter defined) valuation of the Property.

"Unadjusted Real Estate Taxes" are the full amount of Real Estate Taxes that would be assessed for the Property for one full Tax Year without regard to the Lessor's entitlement to any Tax Abatements (except if such Tax Abatement came into effect after the date of award of the Lease), and not including any late charges, interest, or penalties. If a Tax Abatement comes into effect after the date of award of the Lease, "Unadjusted Real Estate Taxes" are the full amount of Real Estate Taxes assessed for the Property for one full Tax Year, less the amount of such Tax Abatement, and not including any late charges, interest, or penalties.

"Real Estate Tax Base" is the Unadjusted Real Estate Taxes for the first full Tax Year following the commencement of the Lease term. If the Real Estate Taxes for that Tax Year are not based upon a Full Assessment of the Property, then the Real Estate Tax Base shall be the Unadjusted Real Estate Taxes for the Property for the first full Tax Year for which the Real Estate Taxes are based upon a Full Assessment. Such first full Tax Year may be hereinafter referred to as the "Tax Base Year." Alternatively, the Real Estate Tax Base may be an amount negotiated by the parties that reflects an agreed-upon base for a Fully Assessed value of the property.

The Property is deemed to be "Fully Assessed" (and Real Estate Taxes are deemed to be based on a "Full Assessment") only when a Taxing Authority has, for the purpose of determining the Lessor's liability for Real Estate Taxes, determined a value for the Property, taking into account the value of all improvements contemplated for the Property pursuant to the Lease, and issued to the Lessor a tax bill or other notice of levy wherein the Real Estate Taxes for the full Tax Year are based upon such Full Assessment. At no time prior to the issuance of such a bill or notice shall the Property be deemed Fully Assessed.

"Percentage of Occupancy" refers to that portion of the Property exclusively occupied or used by the Government pursuant to the Lease. For buildings, the Percentage of Occupancy is determined by calculating the ratio of the rentable square feet occupied by the Government pursuant to the Lease to the total rentable square feet in the building or buildings so occupied, and shall not take into account the Government's ancillary rights including, but not limited to, parking or roof space for antennas (unless facilities for such ancillary rights are separately assessed). This percentage shall be subject to adjustment to take into account increases or decreases in the amount of space leased by the Government or in the amount of rentable space on the Property.

3.5.3 ADJUSTMENT FOR CHANGES IN REAL ESTATE TAXES

After the Property is Fully Assessed, the Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share

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of increases or decreases to be referred to herein as "Tax Adjustment." The amount of the Tax Adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base, less the portion of such difference not paid due to a Tax Abatement (except if a Tax Abatement comes into effect after the date of award of the Lease). If a Tax Abatement comes into effect after the date of award of the Lease, the amount of the Tax Adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base. The Government shall pay the Tax Adjustment in a single annual lump sum payment to the Lessor. In the event that this Tax Adjustment results in a credit owed to the Government, the Government may elect to receive payment in the form of a rental credit or lump sum payment.

If the Property contains more than one separately assessed parcel, then more than one Tax Adjustment shall be determined based upon the Percentage of Occupancy, Real Estate Tax Base, and Real Estate Taxes for each respective parcel.

After commencement of the Lease term, the Lessor shall provide to the Contracting Officer copies of all Real Estate Tax Bills for the Property, all documentation of Tax Abatements, credits, or refunds, if any, and all notices which may affect the assessed valuation of the Property, for the Tax Year prior to the commencement of the Lease Term, and all such documentation for every year following. Lessor acknowledges that the Contracting Officer shall rely on the completeness and accuracy of these submissions in order to establish the Real Estate Tax Base and to determine Tax Adjustments. The Contracting Officer may memorialize the establishment of the Real Estate Tax Base by issuing a unilateral administrative Supplemental Lease Agreement indicating the Base Year, the amount of the Real Estate Tax Base, and the Government's Percentage of Occupancy.

The Real Estate Tax Base is subject to adjustment when increases or decreases to Real Estate Taxes in any Tax Year are attributable to a) improvements or renovations to the Property not required by this Lease, or b) changes in net operating income for the Property not derived from this Lease. If either condition results in a change to the Real Estate Taxes, the Contracting Officer may re-establish the Real Estate Tax Base as the Unadjusted Real Estate Taxes for the Tax Year the Property is reassessed under such condition, less the amount by which the Unadjusted Real Estate Taxes for the Tax Year prior to reassessment exceeds the prior Real Estate Tax Base.

If this Lease includes any options to renew the term of the Lease, or be otherwise extended, the Real Estate Tax Base for the purpose of determining Tax Adjustments during the renewal term or extension shall be the last Real Estate Tax Base established during the base term of the Lease.

If any Real Estate Taxes for the Property are retroactively reduced by a Taxing Authority during the term of the Lease, the Government shall be entitled to a proportional share of any tax refunds to which the Lessor is entitled, calculated in accordance with this Clause.

Lessor acknowledges that it has an affirmative duty to disclose to the Government any decreases in the Real Estate Taxes paid for the Property during the term of the Lease. Lessor shall annually provide to the Contracting Officer all relevant tax records for determining whether a Tax Adjustment is due, irrespective of whether it seeks an adjustment in any Tax Year.

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If the Lease terminates before the end of a Tax Year, or if rent has been suspended, payment for the Real Estate Tax increase due as a result of this section for the Tax Year will be prorated based on the number of days that the Lease and the rent were in effect. Any credit due the Government after the expiration or earlier termination of the Lease shall be made by a lump sum payment to the Government or as a rental credit to any succeeding lease, as determined in the Contracting Officer's sole discretion. Lessor shall remit any lump sum payment to the Government within 15 calendar days of payment or credit by the Taxing Authority to Lessor or Lessor's designee. If the credit due to the Government is not paid by the due date, interest shall accrue on the late payment at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978, as amended (41 USC § 611), that is in effect on the day after the due date. The interest penalty shall accrue daily on the amount of the credit and shall be compounded in 30-day increments inclusive from the first day after the due date through the payment date. The Government shall have the right to pursue the outstanding balance of any tax credit using all such collection methods as are available to the United States to collect debts. Such collection rights shall survive the expiration of this Lease.

In order to obtain a Tax Adjustment, the Lessor shall furnish the Contracting Officer with copies of all paid tax receipts, or other similar evidence of payment acceptable to the Contracting Officer, and a proper invoice (as described in GSA Form 3517, General Clauses, 552.232-75, Prompt Payment) for the requested Tax Adjustment, including the calculation thereof. All such documents must be received by the Contracting Officer within 60 calendar days after the last date the Real Estate Tax payment is due from the Lessor to the Taxing Authority without payment of penalty or interest. FAILURE TO SUBMIT THE PROPER INVOICE AND EVIDENCE OF PAYMENT WITHIN SUCH TIME FRAME SHALL CONSTITUTE A WAIVER OF THE LESSOR'S RIGHT TO RECEIVE A TAX ADJUSTMENT PURSUANT TO THIS CLAUSE FOR THE TAX YEAR AFFECTED.

3.5.4 TAX APPEALS

If the Government occupies more than 50% of the Building by virtue of this and any other Government lease(s), the Government may, upon reasonable notice, direct the Lessor to initiate a tax appeal, or the Government may elect to contest the assessed valuation on its own behalf or jointly on behalf of Government and the Lessor. If the Government elects to contest the assessed valuation on its own behalf or on behalf of the Government and the Lessor, the Lessor shall cooperate fully with this effort, including, without limitation, furnishing to the Government information necessary to contest the assessed valuation in accordance with the filing requirements of the Taxing Authority, executing documents, providing documentary and testimonial evidence, and verifying the accuracy and completeness of records. If the Lessor initiates an appeal at the direction of the Government, the Government shall have the right to approve the selection of counsel who shall represent the Lessor with regard to such appeal, which approval shall not be unreasonably withheld, conditioned or delayed, and the Lessor shall be entitled to a credit in the amount of its reasonable expenses in pursuing the appeal.

3.6 INSURANCE ADJUSTMENTS

The Government shall 1) make a single annual lump sum payment to the Lessor for its share based on the percentage of occupancy of any increase in hazard and liability insurance premiums during the lease term over the amount established as the base year premium, or 2)

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receive a lump sum payment for its share of any annual decreases for the duration of the lease in the insurance premium established as the base year premium.

The amount of lump sum payment shall be based upon evidence of insurance policy and payment submitted by the Lessor to the Contracting Officer. The Government shall be responsible for payment of any insurance premium increase over the base year only if the proper invoice and evidence of payment is submitted by the Lessor within 90 calendar days after the date the insurance premium is due from the Lessor to the insurance company. Base year insurance premium as referred to in this paragraph is the insurance premium for the first 12-month period coincident with Government occupancy of leased space in its entirety.

The Government will not pay for any portion of "terrorism insurance" (Terrorism Risk Insurance Act of 2002) obtained by the Lessor.

3.7 OPERATING COSTS

Beginning with the second year of the lease and each year thereafter, the Government shall pay adjusted rent for changes in costs for trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy. Applicable costs listed on GSA Form 1217, Lessor's Annual Cost Statement, when negotiated and agreed upon, will be used to determine the base rate for operating costs adjustment.

The amount of adjustment will be determined by multiplying the operating cost base rate by the annual percent of change in the Cost of Living Index. The percent change will be computed by comparing the index figure published for the month prior to the lease commencement date with the index figure published for the month prior which begins each successive 12-month period. For example, a lease which commences in June 2005 would use the index published for May 2005, and that figure would be compared with the index published for May 2006, May 2007, and so on, to determine the percent change. The Cost of Living Index will be measured by the Department of Labor revised Consumer Price Index for urban wage earners and clerical workers, U.S. city average, all items figure, (1982 to 1984 = 100) published by the Bureau of Labor Statistics. Payment will be made with the monthly installment of fixed rent. Rental adjustments will be effective on the anniversary date of the lease; however, payment of the adjusted rental rate will become due on the first workday of the second month following the publication of the Cost of Living Index for the month prior to the commencement of each 12 month period.

If the Government exercises an option to extend the lease term at the same rate as that of the original term, the option price will be based on the adjustment during the original term. Annual adjustments will continue.

In the event of any decreases in the Cost of Living Index occurring during the term of the occupancy under the lease, the rental amount will be reduced accordingly. The amount of such reductions will be determined in the same manner as increases in rent provided under this paragraph.

The offer shall clearly state whether the rental is firm throughout the term of the lease or if it is subject to annual adjustment of operating costs as indicated above. If operating costs will be subject to adjustment, those costs shall be specified on GSA Form 1364A, Proposal to Lease Space, contained elsewhere in this SFO.

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The base for the operating cost adjustments will be established during negotiations based upon the Offeror's Final Cost Proposal, Line 27, of GSA Form 1217, Lessor's Annual Cost Statement. Note that the cost of electricity, gas, cable, security and fire alarm monitoring, wifi and water will be paid by the lessor. At a minimum wifi shall be provided for patients in the lobby, the patient check-in area and other communal gathering areas. Cable shall be provided for televisions listed in the equipment schedule made part of this solicitation..

3.8 CONTRACT CHANGES

At any time, the Contracting Officer may make changes within the scope of the lease by a written order pursuant to the Changes Clause set forth in Paragraph 33 of GSA Form 3517B, attached hereto and made a part hereof, and provisions as set forth below. Changes in the design or the work initiated by the Lessor or the Lessor's Design Team or Contractor do not constitute a change for cost. Any such changes must be approved by the Contracting Officer. See design and construction documents afterward. Changes in count of Schedule items do not constitute a change, only and adjustment in actual count or quantity. Any A/E design fee shall be included as part of the 10% Overhead percentage, as well as clean-up which is an OSHA requirement.

The clauses entitled "Changes" in FAR 52.243-4 and "Differing Site Conditions" in FAR 52.236-2 will be supplemented with the following two clauses. The clause in Paragraph 3.8.1 below will apply to negotiated changes exceeding \$500,000 and does not provide ceiling rates for indirect expenses. Such expenses will be included as part of the submission of certified cost and pricing data, and will be negotiated by the Contracting Officer and audited in accordance with Department of Veterans Affairs Acquisition Regulation (VAAR) 815.805-5. (A copy of this provision is available upon request.) When the negotiated change will be less than \$500,000, the clause specified in Paragraph 3.8.2 below will apply. Certificates of current cost and pricing data shall accompany proposals over \$100,000 and not exceeding \$500,000. If cost and pricing data are required by FAR for proposals of \$100,000 or less, the Contracting Officer may require that it be certified in accordance with FAR 15.403-4(a)(2). It must be emphasized that the indirect cost rates are ceiling rates only, and the Contracting Officer will negotiate the indirect expense rates within the ceiling limitations. The clauses are a result of an approved FAR deviation pursuant to Subpart 801.4.

3.8.1 APPLICABLE TO CHANGES COSTING OVER \$500,000

A. Proposals for Changes

When requested by the Contracting Officer, the contractor shall submit proposals for changes in work to the Contracting Officer or the Contracting Officer's designee. Proposals, to be submitted electronically within 30 calendar days after receipt of request; in addition to the electronic copy submittal shall include one original hard copy. The contractor shall provide cost or pricing data in accordance with the instructions in Table 15-2 of FAR 15-403-5 in the format indicated for "Modifications" or other format acceptable to the Contracting Officer. Proposals shall consist of an itemized breakdown that includes material quantities, unit prices, labor costs (separated into trades), construction equipment, etc. (Labor costs are to be identified with specific material placed or operation performed.) The contractor shall execute a Certificate of Current Cost or Pricing Data in accordance with FAR 15-406-2. The contractor must obtain and furnish with each proposal an itemized breakdown and certificate as described above, signed by each subcontractor participating in the change regardless to tier.

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B. Tentative Pricing

When the necessity to proceed with a change does not allow sufficient time to negotiate a modification, or because of failure to reach an agreement, the Contracting Officer may issue a change order instructing the contractor to proceed on the basis of a tentative price based on the best estimate available at the time, with the firm price to be determined later. Furthermore, when the change order is issued, the contractor shall submit a proposal for cost of changes in work within 30 calendar days.

C. Settlement By Determination

The Contracting Officer will consider issuing a settlement by determination to the contract, if the contractor's proposal required by Paragraphs 3.8.1A and 3.8.1B of this clause is not received within 30 calendar days or if agreement has not been reached.

3.8.2 APPLICABLE TO CHANGES COSTING \$500,000 OR LESS

A. Proposals for Changes

When requested by the Contracting Officer, the contractor shall submit proposals for changes in work to the Contracting Officer or designee. Proposals, to be submitted within 30 calendar days after receipt of request, shall be in legible form, original and two copies, with an itemized breakdown that will include material, quantities, unit prices, labor costs (separated into trades), construction equipment, etc. (Labor costs are to be identified with specific material placed or operation performed.) The contractor must obtain and furnish with a proposal an itemized breakdown as described above, signed and certified by each subcontractor participating in the change, regardless of tier. When requested by the Contracting Officer, the contractor and each subcontractor participating in the change, regardless of tier, shall execute a Certificate of Current Cost or Pricing Data in accordance with FAR 15-406-2. For proposals over \$100,000, the cost or pricing data shall be submitted in accordance with the instructions in Table 15-2 of FAR 15-403-5 in the format indicated for "Modifications" or other format acceptable to the Contracting Officer. No itemized breakdown will be required for proposals amounting to less than \$500.

B. Tentative Pricing

When the necessity to proceed with a change does not allow sufficient time to negotiate a modification or if there is a failure to reach an agreement, the Contracting Officer may issue a change order instructing the contractor to proceed on the basis of a tentative price based on the best estimate available at the time, with the firm price to be determined later. Furthermore, when the change order is issued, the contractor shall submit a proposal for cost of changes in work within 30 calendar days.

C. Settlement By Determination

The Contracting Officer will consider issuing a settlement by determination to the contract, if the contractor's proposal required by paragraphs (a) and (b) of this clause is not received within 30 calendar days, or if agreement has not been reached.

D. Allowances for Overhead and Profit

Allowances not to exceed 10% each for overhead and profit for the party performing the work will be based on the value of labor, material, and use of construction equipment required to accomplish the change. As the value of the change increases, a declining scale will be used in negotiating the percentage of overhead and profit. Allowable percentages on changes will not exceed the following:

- Up to 10% overhead and up to 10% profit on the first \$20,000

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- Up to 7-1/2% overhead and up to 7-1/2% profit on the next \$30,000 (e.g., \$20,001 to \$30,000.00)
- Up to 5% overhead and up to 5% profit on balance over \$50,000

Profit shall be computed by multiplying the profit percentage by the sum of the direct costs and computed overhead costs, not to exceed 10% and same percentage breakdown noted for overhead.

E. Allowable Fee On Changes

The prime contractor's or upper-tier subcontractor's fee on work performed by lower-tier subcontractors will be based on the net increased cost to the prime contractor or upper-tier subcontractor, as applicable. Allowable fee on changes will not exceed the following:

- Up to 10% fee on the first \$20,000
- Up to 7-1/2% fee on the next \$30,000 (e.g., \$20,001 to \$30,000); and
- Up to 5% fee on balance over \$50,000

F. Multiple Tiers

Not more than four tiers, none of which exceed the tier percentages shown above, will be allowed regardless of the number of tiers of subcontractors.

G. Credit Items

Where the contractor's or subcontractor's portion of change involves credit terms, such items must be deducted prior to adding overhead and profit for the party performing the work. The contractor's fee is limited to the net increase to contractor of subcontractors' portions of cost computed in accordance herewith.

Where a change involves credit items only, a proper measure of the amount of downward adjustment in the contract price is the reasonable cost to the contractor if he/she performed the deleted work. A reasonable allowance for overhead and profit are properly includable as part of the downward adjustment for a deductive change. The amount of such allowance is subject to negotiation.

H. Tax and Insurance

Cost of Federal Old Age Benefit (Social Security) tax and of Workmen's Compensation and Public Liability insurance appertaining to change are allowable. While no percentage will be allowed thereon for overhead or profit, prime contractor's fee will be allowed on such items in subcontractors' proposals.

I. Items Included In Overhead and Fee

Overhead and contractors fee percentages shall be considered to include insurance, other than mentioned herein; field and office supervisors and assistants; security police; use of small tools, incidental job burdens, and general home office expenses; and no separate allowance will be made therefore. Assistants to office supervisors include all clerical, stenographic, and general office help. Incidental job burdens include, but are not necessarily limited to, office equipment and supplies, temporary toilets, telephone, and conformance to OSHA requirements (clean-up). Items such as, but not necessarily limited to, review and coordination, estimating, design, and expediting relative to contract changes, are associated with field and office supervision and are considered to be included in the contractor's overhead and/or fee percentage.

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J. Bond Premium Adjustment

Bond premium adjustment, consequent upon changes ordered, will be made as elsewhere specified at the time of final settlement under the contract and will not be included in the individual change.

K. Implementation of Changes

Upon receipt of a written order from the Contracting Officer for a change(s), the Lessor shall immediately begin to implement such a change(s). Any dispute involving entitlement to additional compensation or additional time for the work performed will be resolved pursuant to the terms of the Disputes Clause, if not otherwise resolved by the parties. However, nothing in that clause shall excuse the Lessor from proceeding with the contract as changed.

Lump sum payment for changes shall be made upon completion, acceptance, and beneficial occupancy of the building.

3.9 WAIVER OF CLAIMS FOR WASTE OR DAMAGES

The Lessor will be required to waive the right to claim for waste or damages arising from the making or removing of alterations or special work (Paragraph 3.4).

The Lessor will be required to waive the right to claim for delay, waste, or damages arising from the acts, errors, or omissions of Lessor or the Lessor's Design Team or Contractor.

All property placed in, upon, or attached to the premises to be leased that is provided by the Government or for which the Government pays by means of lump-sum (Schedule B items), shall be and remain the property of the Government, and may be removed or otherwise disposed of by the Government at its sole discretion. The Lessor will be required to waive the right to claims arising from the removal or disposal of any Government property that remains in, upon, or attached to the premises at the termination of the lease.

3.10 LIQUIDATED DAMAGES

In case of failure on the part of the Lessor to complete the work within the time fixed in the lease contract, the Lessor shall, as fixed and agreed liquidated damages, provide a credit to the Government against the lump sum amount payable to the Lessor for Schedule B and Schedule C, the sum of Nine Thousand Eight Hundred and Seventy Five Dollars (\$9,875.00) for each and every calendar day that the facility delivery is delayed beyond the date specified in the Lease. This provision may be enforced unilaterally by the Government upon facility acceptance if the Lessor and the Government cannot reach a mutually agreeable resolution to the issue of delay. This remedy is not exclusive and is in addition to any other remedies which may be available under the lease or at law. This liquidated sum is not meant as a penalty, but as an approximation of actual damages that would be suffered by the Government because of the lessor's delay.

3.11 RECORDATION REQUIREMENTS

The Lessor will be required to execute and record a Memorandum of Lease in the land records of the county or other political subdivision in which the facility is located. Preparation of the Memorandum of Lease, recordation, and all expenses associated with this action are

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the responsibility of the Lessor. Acceptable evidence of recordation is a copy of the Memorandum of Lease bearing a recordation stamp, or other evidence of recordation as many be customary for the particular recordation office. This action must be accomplished within 30 calendar days after award. Evidence of such must be provided to the Contracting Officer.

3.12 ADJUSTMENT FOR VACATED PREMISES

If the Government fails to occupy any portion of the leased premises or vacates the premises in whole or in part prior to expiration of the firm term of the lease, the rental rate shall be reduced as follows: the rate shall be reduced by that portion of the cost per square foot of operating expenses not required to maintain the space. Said reduction shall occur after the Government gives 30 days prior notice to the Lessor, and shall continue in effect until the Government occupies the premises or the lease expires or is terminated.

3.13 RELOCATION ASSISTANCE ACT

If an improved site is offered and new construction will result in the displacement of individuals or businesses, the successful Offeror shall be responsible for payment of relocation costs for displaced persons in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended and 49 CFR Part 24.

3.14 RENTABLE AND NET USABLE SQUARE FEET

3.14.1 RENTABLE SPACE

Rentable Space is determined by the building owner and may vary by city or by building within the same city. The rentable space may include a share of building support/common areas such as elevator lobbies, building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telecommunications rooms, special systems rooms, fire alarm rooms, water system rooms, nurse call rooms, electrical closets, and mechanical rooms. The rentable space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts.

3.14.2 NET USABLE SPACE

Net usable space is that portion of rentable space that is available for a tenant's personnel, furnishings, and equipment. Net usable space is the area for which VA will pay a square foot rate. It is determined as follows:

- If the space is on a single tenancy floor, compute the inside gross area by measuring between the inside finish of the permanent exterior building walls or from the face of the convectors (pipes or other wall-hung fixtures) if the convector occupies at least 50% of the length of exterior walls.
- If the space is on a multiple tenancy floor, measure from the exterior building walls as above and to the room side finish of the fixed corridor and shaft walls and/or the center of tenant-separating partitions.
- Interior walls are included in the NUSF calculation.

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In all measurements, make no deductions for columns and projections enclosing the structural elements of the building. Deduct the following from the inside gross area, including the enclosing walls, to arrive at the figure for net usable square feet:

- Those housekeeping closets not contained in programmed areas. See Paragraph 4.2.3A.
- Public restrooms and lounges. See Paragraph 4.2.3B.
- Building equipment and service areas. See Paragraph 4.2.3C.
- Public corridors and entrance lobbies. See Paragraph 4.2.3D.
- Vertical circulation. See Paragraph 4.2.3E.
- Shafts and risers. See Paragraph 4.2.3F.

Conceptual drawings shall be prepared to show all spaces shaded except for net usable.

3.15 APPURTENANT AREAS

The right to use appurtenant areas and facilities is included. The Government reserves the right to post Government rules and regulations where the Government leases space.

3.16 VENDING FACILITIES

VA is required to comply with the provisions of the Randolph-Sheppard Act pertaining to Vending Facility Programs for the Blind, 34 CFR 395, on properties owned, leased, or occupied by the Government. VA will have notified the appropriate State licensing agency of intent to occupy space under this lease. The State licensing agency shall be afforded the opportunity to determine whether the building includes a satisfactory site for a vending facility and, subject to the approval by VA, shall be offered the opportunity to select the location and type of vending facility to be operated by a blind vendor prior to the completion of the final space layout.

The Lessor will have no right to control or receive income from automatic vending machines located in the vending facility of the leased premises.

3.17 DESIGN AND CONSTRUCTION DOCUMENTS AFTER AWARD

Design development after award shall be in accordance with the requirements of this Solicitation, and shall be a direct extension of the submitted design concept. The design development shall retain all the functional and basic physical characteristics of that concept. The Contracting Officer shall have the right to reject any aspect of subsequent design that varies from the concept and would adversely affect the Government's use and occupancy of the space or the Government's other interests in the building as set forth or implied in this Solicitation. Nonetheless, the Offeror may propose for the Contracting Officer's acceptance, or the Contracting Officer may propose for the Offeror's acceptance, evolutionary adaptations or changes to the concept, that improve the design. Neither party will unreasonably withhold

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such acceptance of demonstrated beneficial design adaptations of the concept which would not measurably increase the costs of construction, operation, or occupancy of the space or building and which would not decrease the utility of the space or building to either party. **Changes to planned design layout do not constitute a change for cost.**

3.17.1 RESPONSIBILITIES OF LESSOR’S DESIGN TEAM

The Lessor’s design team (A/E) shall be responsible for producing a complete set of drawings, design narrative/analysis, calculations, sample boards, and specifications in accordance with professional standard practices and the criteria contained in this SFO. Drawings and related data shall be prepared in accordance with the National CAD Standard (NCS) published by the National Institute of Building Sciences (NIBS) as amended by the VHA *National CAD Standard Application Guide* with regard to conventions in layer names, drawing organization, and plotting. Each A/E discipline shall receive a copy of VHA National CAD Standard Application Guide. The Lessor and Lessor’s A/E are responsible for obtaining the NCS (<http://www.cfm.va.gov/til/projReq.asp>).

The Lessor’s A/E shall develop and execute a Quality Assurance/Quality Control (QA/QC) program; and shall demonstrate that the project plans and specifications have gone through a rigorous review and coordination effort with each required submittal. The Lessor’s A/E shall conduct coordination meetings between A/E technical disciplines before submitting material for each VA review and provide minutes of the meetings to VA.

The Lessor and Lessor’s A/E shall utilize the software program, “Docunet” or approved equivalent for communication with all parties regarding posting of, for example, drawings, requests for information (RFI’s), posting of reports, etc. The Lessor shall provide access to Docunet for VA personnel (SRE, RE’s, VAMC coordinator and Associate Director, VACO PM and CO.) Lessor is responsible for all costs associated with the use of Docunet or an approved equivalent, and keeping all information loaded and up-to-date.

3.17.2 INDEPENDENT TECHNICAL REVIEW

The Lessor shall be responsible for paying for four independent technical and life safety reviews first at DD (Design Development), then at 2nd DD submission, then at the 75% Construction Document submission, and at 100% Construction Documents submission. The reviews shall encompass all disciplines. The reviews shall be accomplished by independent professional entities selected by VA that are registered in the appropriate fields of expertise. Lessor shall provide a document delivery schedule for the aforementioned documents to VA and the Technical Reviewing Team at least one (1) month prior to each submission package being sent to them.

NOTE: The Lessor shall allow approximately 15 working days for review and comment by the Government at each review stage. Review time begins upon receipt of submission by Government. VA’s reviewing team, including A/E, has 15 calendar days to provide comments to the SRE for review prior to sending to Lessor.

The independent reviews are limited to checking for general compliance with the SFO and VA requirements. The independent reviews do not take the place of the Lessor’s QA/QC program, nor the code review by the Authority Having Jurisdiction (AHJ). The Lessor shall have the responsibility of ensuring that the documents go through the review and permitting

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process of the local AHJ. If the independent technical review conflicts with the review by the AHJ, the more stringent requirement shall apply. If there is any question as to which requirement shall apply, the Lessor shall request a determination from the Contracting Officer.

For purposes of this Solicitation For Offers (SFO), the firm of Leo A Daly is the authorized representative of the Department of Veterans Affairs (VA) and shall provide technical review services to VA in connection with this Lease. It is understood between the Lessor and VA that Leo A Daly shall provide independent technical services on behalf of VA to assist in reviewing drawings and limited independent government estimates as requested.

The fee for independent technical services in the amount Seventy-Four Thousand Four Hundred Sixty Dollars (\$74,460.00) (Review Fee) shall be paid by Lessor to Leo A Daly. Such fee shall be due and payable by Lessor, as follows:

Approximately fifteen (15%) percent of the fee shall be paid to Leo A Daly within thirty (30) calendar days following receipt by the Lessor of an invoice certified and approved by VA; following review of 50 % Design Drawings, and:

Approximately twenty-five (25%) of the fee shall be paid to Leo A Daly within thirty (30) calendar days following receipt by the Lessor of an invoice certified and approved by VA; following review of the 75% Construction Document package, and:

Approximately fifty (50%) percent of the fee shall be paid to Leo A Daly within thirty (30) calendar days following receipt by the Lessor of an invoice certified and approved by VA; following review of the 95% Construction Document package.

The balance of the fee shall be paid to Leo A Daly within thirty (30) calendar days following receipt by the Lessor of a final invoice certified and approved by VA, following back check of the final Construction Document package.

The Lessor's responsibilities to pay the fee(s) to Leo A Daly is independent of any other Lessor financial responsibilities of this Lease and shall not be used to negotiate or offset any credits owed VA by the Lessor. However, in the event Lessor shall fail to pay the fee(s) owed to Leo A Daly pursuant to the compensation schedule outlined herein, VA, at VA's sole option, shall pay the fee owed on behalf of Lessor to Leo A Daly out of rent payments and/or any lump-sum payments owed or to-be-owed to Lessor for reimbursement(s) for services/work provided by the Lessor.

The VA shall reimburse Lessor for the Review Fee as part of the lump sum payment VA will make upon acceptance of the space. The Offeror shall state the fee as a separate line item on the attachment to GSA Form 1364.

3.18 DESIGN DEVELOPMENT

The Design Development (DD) phase involves the production of drawings, specifications, calculations, narratives, reports, and other materials as listed in Paragraph "SUBMITTAL REQUIREMENTS FOR DD AND CD REVIEWS." Two Design Development submissions shall be required for review by the government. The submittals shall fully describe the architectural and engineering design approach used, and the systems, materials, and layout for the site and building. The submittals shall be reviewed by VA and the independent technical reviewers to

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determine that the design proposed by the Lessor conforms to the space / functional and technical requirements of this SFO.

Utilizing the conceptual layout diagram provided by VA at time of award and working in conjunction with the Contracting Officer or designee, the Lessor shall produce the First Design Development Submittal within 45 calendar days of award.

After VA review and comment on the First Design Development Submittal, the Lessor shall complete and submit the Second Design Development Submittal within 30 calendar days:

3.19 CONSTRUCTION DOCUMENTS

The Construction Document phase involves the production of complete drawings, specifications, and other documents necessary for the bidding and construction of the project. Construction documents shall be prepared from the approved design development documents. It is the Lessor's responsibility to provide a quality set of documents. Documents shall be complete and fully coordinated. Prior to reproduction for issue for construction bids, make any changes to the documents identified as necessary by the Contracting Officer during reviews. 100% Construction Documents shall contain the seal (or stamp) of a professional engineer or architect, registered in the discipline represented by the drawing. Final calculations shall contain the seal (or stamp) of a registered professional engineer. Persons sealing the construction documents or calculations shall be the entities identified by the Lessor under Paragraph Design Team Qualifications above. Four construction document period submissions shall be required: the first at DD2, next at 75% complete and then at 100% complete with final follow-up to 100%.

Within 45 calendar days of receipt of written VA approval of the Second Design Development Submittal, the Lessor shall produce a complete set of 75% construction documents and specifications for review.

Within 30 calendar days of receiving written notification of VA's 75% construction document review comments, the Lessor shall submit a complete set of 100% working drawings and specifications for review. The Lessor shall incorporate all VA comments of the 75% contract document submittal.

For the Final Construction drawings, the Lessor shall have incorporated "all" VA comments from both the 75% and 100% review documents.

NOTE: The Lessor shall allow approximately 20 working days from date of receipt for review and comment by the Government at each review stage.

3.20 SUBMITTAL REQUIREMENTS FOR DD AND CD REVIEWS

3.20.1 GENERAL REQUIREMENTS

Provide a design narrative/analysis for each technical discipline (e.g., architectural, mechanical, fire protection, etc.) which describes the intent of each discipline with each design development submission.

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Provide computations and sizing calculations for electrical, mechanical (HVAC, plumbing, and steam), sanitary, structural, and fire protection designs. For computerized calculations, submit complete and clear documentation of computer programs, interpretation of input/output, and description of program procedures.

Provide individually packaged drawings for each submission to each unit specified in Paragraph "Distribution of A/E Materials." Drawings shall be bound in sets by Discipline for each submission.

At each submission, the A/E shall date and appropriately label all materials. In each submission, the A/E shall incorporate the corrections, adjustments, and changes made by VA at the previous review.

A. Format

Drawings

Hard copies shall be black line prints on bond paper, full size (30" x 42") and half size (15" x 21"). Each set shall contain all sheets for all disciplines (partial sets are not allowed). Electronic submissions may be plots or scans in Adobe® PDF format; except floor (space layout) plans shall be provided in both PDF format and as AutoCAD® release 2014 drawing files to facilitate verification of net and rentable areas. Quantities shall be as indicated below. Each set shall be broken down and bounded into individual disciplines for presentation.

Specifications

Hard copies shall be printed double-sided on 8½" x 11" bond paper. Electronic submissions shall be in Microsoft® Word® 2003 and Adobe® PDF format. Electronic files containing two or more specification sections shall be indexed or bookmarked.

Narratives

Hard copies shall be printed on 8½" x 11" bond paper. Electronic submissions may be in Microsoft® Word® 2010 or Adobe® PDF format. Bookmark or index all electronic files.

Calculations

Hard copies shall be printed on 8½" x 11" bond paper. Electronic submissions may be Adobe® PDF format. Bookmark or index all electronic files and number the pages.

(1) *Updated Schedule B*

The Lessor shall provide at all three (3) review stages an updated Schedule B which adds two additional columns to cover all deleted and added items.

(2) *Running Account of Schedule C*

The Lessor shall update from design process Schedule C and maintain running account for SRE review and approval.

Manufactures Catalog Data

Hard copies shall be printed on 8 ½" x 11" bond paper. Provide in a bound 3 – ring binder, with typed index and tabs separating different equipment. Electronic submissions may be Adobe PDF format. Bookmark or index all electronic files.

A. Distribution of A/E Materials

Electronic materials shall be submitted on CD-ROM or DVD. Each set of paper (hard) copies shall be bound or may be assembled in three-ring binders (also broken down into disciplines into separate binders). Label each disk and paper set to identify the project, location, contract

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number, and submittal type and date. Required number of copies is designated in the following table.

Submittal	Medical Center	Resident Engineer	Ind Tech Reviewer
First Design Development			
Narratives	1 each hard and electronic	2 each hard and electronic	2 hard copies and electronic copy
Drawings	2 each hard (1 sent to Medical Center, 1 sent to Clinic) and 1 electronic	2 each hard and electronic	2 hard copies and electronic copy (one half size and one full size)
Specifications	1 each hard and electronic	2 each hard and electronic	2 hard copies and electronic copy
Calculations	1 each hard and electronic	1 each hard and electronic	1 hard copy per discipline
Schedule B & C	1 each hard and electronic	1 each hard and electronic	
Second Design Development			
Narratives	1 each hard and electronic	2 each hard and electronic	2 hard copies and electronic copy
Drawings	2 each hard (1 sent to Medical Center, 1 sent to Clinic) and 1 electronic	2 each hard and electronic	2 hard copies and electronic copy (one half size and one full size)
Specifications	1 each hard and electronic	2 each hard and electronic	2 hard copies and electronic copy
Calculations	1 each hard and electronic	1 each hard and electronic	1 hard copy per discipline
Schedule B & C	1 each hard and electronic	1 each hard and electronic	
75% Construction Documents			
Drawings	2 each hard (1 sent to Medical Center, 1 sent to Clinic) and 1 electronic	2 each hard and electronic	2 hard copies bound by discipline (one half size and one full size)
Specifications	1 each hard and electronic	2 each hard and electronic	2 hard copies bound by discipline and electronic copy
Calculations	1 each hard and electronic	1 each hard and electronic	1 hard copy each discipline and electronic copy
Schedule B & C	1 each hard and electronic	1 each hard and electronic	1 each hard and electronic copy
100% Construction Documents and BIM version			

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Drawings	2 each hard (1 sent to Medical Center, 1 sent to Clinic) and 1 electronic	2 each hard and electronic	2 hard copies bound by discipline and electronic copy (one half size and one full size)
Specifications	1 each hard and electronic	2 each hard and electronic	2 hard copies bound by discipline
Calculations	1 each hard and electronic	1 each hard and electronic	1 hard copy each discipline with electronic copy
Schedule B & C	1 each hard and electronic	1 each hard and electronic	1 each hard and electronic copy

100% Drawing Confirmation Review

Drawings	2 each hard (1 sent to Medical Center, 1 sent to Clinic) and 1 electronic	2 each hard and electronic	2 hard copies bound by discipline (one half size and one full size) and electronic copy
Specifications	1 each hard and electronic	2 each hard and electronic	2 hard copies bound by discipline and electronic copy

3.20.2 FIRST DESIGN DEVELOPMENT SUBMITTAL

A. Site

Submit preliminary drawings showing the development concept. Submit copies of topographic, utility, and landscape surveys.

Include layout plan(s) showing location of: building and structures, roads, retention basins, fire access, parking, mechanical, electrical, and telecommunications equipment on grade, utility systems, service area(s), entrances and exits, and walks; Grading plan, showing existing and proposed contours; and Planting plan, showing plant groupings.

Submit preliminary narrative for site design concept with analysis of site, circulation study, phasing analysis, and parking analysis.

B. Structural

Submit preliminary structural plans and sections. Show bay sizes, locations and sizes of columns, bearing walls, and foundations. Show locations and depths of floor and roof framing members. Show locations and sizes of lateral force resisting elements. Indicate locations of major mechanical, electrical, and other special equipment items.

Submit preliminary design narrative, including basis for selection of proposed structural system, and preliminary supporting calculations.

Submit physical security design narrative and verification that a qualified security specialist and structural blast specialist are retained by A/E team.

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C. Architectural

Submit final layout drawings (floor plans) for all floors at 1/8-inch scale. Drawings shall be of sufficient precision and/or adequately dimensioned so that the Government may accurately compute rentable and useable areas to verify compliance with solicitation requirements.

Submit preliminary equipment plans (at 1/4-inch scale) and preliminary equipment schedules that reflect the requirements in this Basic Solicitation as well as Schedule B "Special Equipment Requirements." Identify all equipment for each clinical or laboratory room listed in Schedule B. Equipment plans are not required for offices, consultation rooms, classrooms, conference rooms, and waiting rooms.

Submit building elevations, showing all significant materials, including their colors, roof top mechanical equipment, and any architectural screens. Elevations shall show massing, proposed fenestration, and the building's relationship to adjacent structures and the finish grade. If building is designed for future expansion, delineate elevations with and without the future expansion.

Also, indicate in each room on the architectural drawings the square footage indicated in the space program under the heading "Program" and the actual square footage of the room as shown on the drawings. The square footage under the heading "Program" shall be listed above the actual square footage of the room shown on the floor plan. Indicate on the drawings in each room the seven digit space # shown for each room in the space program.

D. Interior Design

No requirements at this submittal.

E. Sustainable Design & Energy Efficiency

Submit preliminary Two Green Globes® checklist. Submit preliminary narrative addressing how the design will meet Federal Mandates for sustainability and energy efficiency, including site base conditions analysis, preliminary base case energy and water analysis, and integrated strategies.

F. Fire Protection/Life Safety

Submit preliminary design narrative. The fire protection narrative shall discuss: fire and smoke separations, fire sprinkler/standpipe system, size of fire pumps, water supply available/max. demand, water flow testing results, fire alarm systems, kitchen extinguishing systems, size of air handling units, exit paths from each floor and level of exit discharge, distances to stairs, occupancy of each area, exit calculations for each floor, and smoke control features.

Submit preliminary fire protection plans/drawings (minimum 1/8-inch scale) illustrating: sprinkler zones, fire alarm zones, smoke zones, building water supply, interior sprinkler supply risers, standpipes, fire extinguisher cabinets, and fireproofing of structural members.

G. Mechanical

Submit preliminary design narrative addressing description of HVAC systems, equipment for each functional space, and life-cycle cost analysis. Submit preliminary engineering calculations. Provide specific design recommendations and full back-up data. Include the heating and cooling capacities of each functional area and the block cooling and heating loads for the building.

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Submit preliminary drawings (minimum 1/8-inch scale) indicating: tentative location/sizes for mechanical equipment room(s), principal vertical shafts, and block layout of equipment. Indicate preliminary sizes and locations of louvers required for outside, exhaust, and relief air.

H. Plumbing

Submit preliminary design narrative addressing plumbing systems including supply, waste, and medical or laboratory gas systems.

Submit preliminary drawings (minimum 1/8-inch scale) including: room names and numbers, plumbing fixtures w/VA numbering system, equipment, medical gas outlets, laboratory gas outlets, and routing for plumbing piping.

I. Electrical

Submit preliminary design narrative for electrical systems and preliminary load calculations for normal and emergency power. Include basic assumptions, and projected load of new construction.

Contact the electrical utility that will supply electrical power. Submit a written summary of any conversations with the electrical utility. Submit a full set of preliminary electrical site, lighting, and power floor plans, showing equipment, lighting, and receptacle locations. Submit proposed one-line and riser diagrams of the normal electrical power distribution system and the emergency power system. Final equipment ratings may vary, but locate all equipment and identify and size dimensionally for adequate capacity. Provide preliminary fault current, load, feeder and equipment sizing, voltage drop, lightning protection risk analysis, and lighting and energy calculations.

J. Telecommunications and Special Systems

Submit preliminary design narrative addressing Telecommunications and Special Systems.

Submit preliminary Telecommunications and Special Systems drawings including site plan and floor plans (minimum 1/8-inch scale). Show locations of and sizes of computer rooms and equipment and distribution rooms for telecommunications and special systems. Identify low-voltage outlet connections and major equipment items. Include basic cable tray routing. Provide legend of symbols. Telecommunications cable tray is independent of all other wiring.

3.20.3 SECOND DESIGN DEVELOPMENT SUBMITTAL

A. Site

Submit design narrative and calculations for site development. Include a Geotechnical Report that addresses at a minimum, soil bearing pressures, slab design, existing soil conditions, percolation rates, slope stability and recommended mitigation, pavement design, etc.

Include a Hydrology and Hydraulic analysis and report in support of the proposed design which complies with local, state, and federal flood plain management standards and methodologies. It is not acceptable to connect storm drain systems to the sanitary system.

Submit completed design development drawings for all site work and utility systems. Include layout plan(s) showing location of: building and structures, roads, fire access, parking, accessible spaces, van spaces, mechanical and electrical equipment on grade, off-site roads, off-site utilities, service area(s), entrances and exits, walks, inlets, vertical and horizontal road alignment, and paving joint patterns.

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Submit grading plan showing: existing contours, proposed contours, spot elevations at structure corners, entrances, equipment pads, etc., first floor elevations, rim and invert elevations on storm drainage fixtures, and erosion and sediment control.

Submit landscape drawings including planting plan showing: list of plant material and limits of irrigation; plant materials must be indigenous to the locale.

Submit signage plan and schedule.

Submit completed design narrative and calculations.

Submit draft specifications for earthwork, utility systems, and site improvements.

B. Structural

Submit completed design development drawings including structural plans, sections, and details. Show bay sizes, locations and sizes of columns, bearing walls, and foundations. Show locations and depths of floor and roof framing members. Indicate floor and roof slab thickness. Coordinate floor or roof depressions and penetrations with architectural, mechanical, plumbing, and electrical work. Indicate major mechanical, electrical, and other special equipment items; and show chases or shafts. Show framing and support required at those locations. Show locations and sizes of lateral force resisting elements.

Submit final design narrative including basis for selection of proposed structural system. Submit calculations for gravity and lateral design. Submit calculations covering all parts of the structure. For computer-generated results, provide copies of computer input data and output summaries in user friendly language. Submit proposed methodology and software to be used for physical security requirements resulting in structural or exterior envelope hardening for blast loads or progressive collapse.

Submit draft specifications for structural materials.

C. Architectural

Submit completed design development floor plans (minimum 1/8-inch scale) for each floor showing all rooms, room names, room numbers, door locations and swings, smoke and fire rated partitions, and fire extinguisher cabinets. Label departments or services. Show all rooms and chases for mechanical, electrical, and low-voltage (communications) equipment. Show wall thickness and chase walls. Show plumbing fixtures and equipment occupying floor space. Indicate handrails and corner guards. Show column grid with columns indicated and expansion and seismic joints if applicable.

Submit completed equipment plans, elevations (minimum 1/4-inch scale), and schedules. List any changes or deviations from Schedule B for review and approval by the Contracting Officer or designee.

Submit completed design development roof plan, exterior elevations, building and wall sections, and key details. Submit room finish, door, and window schedules. Submit general notes, symbol legends, and abbreviations.

Submit final architectural design narrative.

Submit draft specification sections.

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VA will provide space plan for building which lists each room and net square foot of each room. When any room or room size change is made, Lessor shall revise the space plan and submit. Also, indicate in each room on the architectural drawings the square footage indicated in the space program under the heading "Program" and the actual square footage of the room as shown on the drawings. The square footage under the heading "Program" shall be listed above the actual square footage of the room shown on the floor plan. Indicate on the drawings in each room the seven digit space # shown for each room in the space program.

D. Interior Design

Submit interior design narrative. Discuss information gathered during interior design programming with the VAMC project coordinator and interior designer including, but not limited to the following: interior and exterior design and materials, light, safety, patient profile, customer's "vision" or desired image, public vs. private spaces, signage, regional influences, etc.

Present the preliminary design solution for the primary areas of the project. Use broad categories of materials, finishes, color palettes, patterns, textures, and scales. Include primary and secondary corridors, lobbies, waiting rooms, offices, exam and treatment rooms, and toilet rooms. Discuss the relationship among departments and functions, and between public and private spaces.

E. Sustainable Design & Energy Efficiency

Submit Two Green Globes® Certification checklist. Submit narrative addressing how the design will meet Federal Mandates for sustainability and energy efficiency. Submit refined ASHRAE 90.1-2010 base-case energy model and as-designed energy model, including all assumptions used, targeting compliance with the 30% energy reduction goal, or exceeding the goal. Submit refined water use analysis and daylighting calculations. Submit preliminary commissioning specifications.

F. Fire Protection/Life Safety

Submit completed fire protection narrative. Indicate all applicable NFPA standards such as 220 and IBC fire resistive rating of the building, NFPA 101 occupancy type, and fire protection code analysis to assess compliance with NFPA 101 and the VA Fire Protection Design Manual. Provide information to meet The Joint Commission (TJC) requirements, e.g. (but not all inclusive), location of all life safety features (smoke detectors, heat detectors, strobes and annunciators) and fire rated barriers, smoke barriers, exit signs, fire extinguishers, manual pull stations, smoke detectors, and sprinkler flow switches in accordance with the most current NFPA Standards i.e. 101, 72, 25, 13 and 10.

Submit completed design development fire protection plans/drawings illustrating: sprinkler zones, fire alarm zones, smoke zones, building water supply, sprinkler/standpipe riser supply piping, termination of sprinkler main and inspector test drains, sprinkler alarm valves, waterflow and tamper switches, sprinkler system fire department connections, sprinkler design hazards per the most current NFPA Standards, i.e. 101, 72, 25, 13 and 10 exit signs and emergency lighting, fire sprinklers, fire hydrants, fire pumps, post indicator valves, sectional valves, fire extinguisher cabinets, electromagnetic door hold open devices, wall sections indicating fire resistive ratings, and evacuation plan signage.

Submit draft specifications for fire alarm and suppression systems.

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G. Mechanical

Submit mechanical design narrative, including selection criteria of HVAC equipment and sub-systems, including manufacturers catalog data for all equipment, including capacities, weights, dimensions, airflows, water flows, voltages, acoustic data, and any relevant criteria necessary for the VA to verify the selection of equipment. Include room-by-room, peak zone-by-zone, and building block heating and cooling loads. Discuss selection of HVAC equipment and provide catalog cuts of equipment. Include Psychrometric chart for air handling unit, coil entering and leaving conditions, fan motor heat gains, consumption of humidification loads, sound/acoustic analysis. .

Submit load calculations for HVAC systems, including room-by-room peak heating and cooling loads, zone-by-zone heating and cooling loads, and building block heating and cooling loads. Include Psychrometric chart for each air handling unit, with coil entering and leaving conditions, fan motor heat gains, and consumption (if any) of humidification loads. Provide an HVAC Zone Plan that is keyed to load calculations. For each separate HVAC zone, calculations shall include building take-off data (sq. ft. of wall, glazing, and roof), occupant count, lighting heat, minimum air change rate, and basis of outside air determination. Provide details indicating "ASHRAE Fundamentals" compliant calculation of U-Values for walls and roofs. Include manufacturer data sheets of glazing to be used, clearly indicating shade coefficient (SC) and U-Values.

Provide Room-by-Room/Zonal and individual AHU Air Balance Table in a Microsoft® Excel spreadsheet format. Spreadsheet to include room size, ceiling height, required room air changes/hour, provided room air changes/hour, supply, return, exhaust, make-up, and transfer air quantities, as well as both required and provided pressure relationships (positive, negative, or zero) with respect to adjoining spaces. Air balances shall be sub-totaled by air handler, and then by the entire building in order to clearly see the entire SA, RA, OA, and EA quantities within individual AHU's and the entire building. An Air Balance Spreadsheet is to be updated at each submittal, and throughout the construction process. This spreadsheet will be part of the project as-builts, and turned over to the VA and the Commissioning Agent at completion of project.

Submit complete design development drawings indicating: main supply, return and exhaust ductwork, volume dampers, fire and smoke barriers, fire and smoke dampers, smoke detectors, automatic control dampers, air quantities for each room, air inlets/outlets, rises and drops in ductwork, and interconnection of HVAC equipment with fire protection equipment (see Fire Protection/Life Safety Section). All return air shall be ducted, and all ductwork shall be shown double line. Provide plan and section of mechanical equipment rooms and building corridors (show routing of main ductwork, plumbing, fire protection, major conduit or cable tray runs). Provide schematic flow and riser diagrams, schematic control diagrams, and equipment schedules. Indicate required seismic bracing. Provide legends, symbols, and abbreviations, edited for this project.

Submit draft specifications for mechanical systems and equipment.

H. Plumbing

Submit completed design narrative addressing plumbing systems including supply, waste, and medical or laboratory gas systems. Submit calculations for piping systems and equipment.

Submit completed design development drawing. In addition to the requirements of the first design development submittal, show the following: size of pipe, equipment schedule, fire and

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smoke barriers, riser diagrams, legend, notes, and details; location and size of sprinkler riser, standpipes, and fire pumps (see fire protection).

Submit manufacturers catalog data for all equipment, including capacities, weights, dimensions, airflows, water flows, and voltages.

Submit complete design development drawings. In addition to the requirements of the first design development submittal, show piping sizes, equipment schedules, fire and smoke barriers, riser diagrams, legend, notes, and details; location and size of sprinkler riser(s), standpipes, fire pumps (see Fire Protection/Life Safety Section), and location of emergency eyewash and shower equipment.

Submit draft specifications for plumbing systems and equipment.

I. Electrical

Show all new services to building, utility transformers, location, exterior lighting, and the utility service point and both Lessor and VA meter locations on the electrical site plan. Submit a written summary of any conversations with the electrical utility.

Provide legend of symbols and abbreviations. Submit a full set of electrical lighting, power, and lightning protection plans for building and site. Submit one-line diagrams of the normal electrical power distribution system and the emergency power system.

Provide prefinal fault current, load, feeder, and equipment sizing, voltage drop, lightning protection risk analysis, and lighting and energy calculations.

Submit draft specifications for electrical equipment.

J. Telecommunications and Special Systems

Submit completed design narrative.

Submit Telecommunications and Special Systems site and building drawings. Identify low-voltage outlet connections and major equipment items. Include basic cable tray routing and floor penetration location for routing of low-voltage cabling.

Submit ¼-inch scale enlarged Telecommunication Rooms plans. Identify equipment rack location, overhead ladder rack, and wall field equipment with proper clearances. Submit 1-inch scale enlarged plans of the rack details including termination areas of copper and fiber cabling and equipment layout.

Submit draft specifications for Telecommunications and Special Systems without intra-mixing of systems.

3.20.4 75% CONSTRUCTION DOCUMENTS

A. Site

The Site drawings shall indicate all site features required by the lease documents, e.g., topography (1 foot contours), building location by legal description, site setbacks, grading, parking, roadways, access ways, pedestrian routes, landscaping, irrigation system, MRI pad, gazebo, walking path (hardscape), sidewalks, conformance with local design standards, etc.

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The site drawing shall be at a minimum scale of 1" = 40'. Provide specifications for site improvements.

The site drawings shall reference the Geotechnical Report for drainage design, pavement design recommendations, and slope stability, etc.

Include a Hydrology and Hydraulic analysis and report in support of the proposed design which complies with local, state, and federal flood plain management standards and methodologies. It is not acceptable to connect storm drain systems to the sanitary system.

The Site drawings shall include details for connecting to the public water distribution system. Include points of connection, zone boundaries, fire hydrants (spaced per local codes), domestic and irrigation meter size and location, and all other water distribution components as required by the local water utility.

The Site drawings shall include details for connecting to the public wastewater system. Include the downstream point of connection, manholes, and cleanouts, etc., per the standards and specifications of the local wastewater jurisdiction. The proposed wastewater system cannot be designed to be integrated with the storm drain system.

Include detailed drainage plans based on the Hydrology and Hydraulics Report that identify location and depth of basins, storm sewer, catch basins, channels, connection points, pipe structures and all other drainage related items, as proposed in the report or required by the local jurisdiction. The Lessor is responsible for coordinating with city of Jacksonville to determine the location of the offsite detention/retention location as well as the method for conveying flows to this location.

B. Structural

Submit 75% complete structural drawings including foundation plans, floor and roof framing plans, sections, elevations, general notes, schedules, and details. Coordinate floor or roof depressions and penetrations with architectural, mechanical, plumbing, and electrical work. Indicate major mechanical, electrical, and other special equipment items, and show chases or shafts. Show framing and support required at those locations.

Submit calculations for gravity and lateral (wind/seismic) load requirements. Submit structural specifications. Submit calculations covering all parts of the structure. For computer-generated results, provide copies of computer input data and output summaries in user friendly language.

C. Architectural

Submit 75% complete architectural drawings including fully dimensioned floor plans showing all revisions required by comments from the design development phase. Submit interior details, elevations, and sections. Submit complete and coordinated finish, door, hardware, and window schedules. Submit roof plans, building sections, wall sections, and exterior elevations that show finish floor elevations and indicate all building systems and materials. Submit completed, coordinated reflected ceiling plans for entire building, indicating all ceiling mounted equipment, lighting fixtures, air diffusers, registers, tracks, etc. Submit 1/4-inch scale equipment plans, elevations, schedules, and details. Submit general notes, symbol legends, abbreviations, and all necessary and coordinated interior and exterior details. Submit fully edited specifications.

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Also, indicate in each room on the architectural drawings the square footage indicated in the space program under the heading "Program" and the actual square footage of the room as shown on the drawings. The square footage under the heading "Program" shall be listed above the actual square footage of the room shown on the floor plan. Indicate on the drawings in each room the seven digit space # shown for each room in the space program

D. Interior Design

Fabrication of Sample Boards

Provide 4 complete sets of sample boards. Distribution will be Contracting Officer-1 set, VAMC-2 sets, and, Resident Engineer-1 set. Sample boards are not returnable. Designer should fabricate an extra copy of each submission for their records.

Identify each sample board with project and location information.

Product Samples

Organize the finish and material samples on the boards to clearly convey the design intent. Apply an actual sample of all interior and exterior materials, finishes and paints specified on the project. Securely adhere all samples with a strong adhesive and/or double sided foam tape. Place exterior materials on a separate board. Assign a color and material code to all samples.

Sample Boards

Use mat board, foam core or any other suitable lightweight material. Board size should not exceed 30" x 40". Use a white board. Backer boards of other colors may be used for bordering. Do not use frames. Once approved by VA, approved sample boards cannot be changed without coordination and approval by SRE

Signage and Wayfinding

Submit drawing(s), specifications, and narrative to illustrate the wayfinding concept room number signage and signage systems proposed for the project. Include all graphics and signage that are to be provided as part of the solicitation. Main front entry Directory shall be electronic with lights lighting up on building drawing when button pushed for area selected. All signage shall be in accordance with PG-18-17 Environmental Planning Guidance, framed.

E. Sustainable Design and Energy Efficiency

Submit final documentation demonstrating Two Green Globes® Certification. Where proposed Credits will not achieve all federally-mandated strategies for sustainability and energy efficiency, submit documentation showing compliance with federally-mandated strategies. Submit final ASHRAE 90.1-2010 base-case energy model and as-designed energy model based on the Construction Documents, including all assumptions used, demonstrating compliance with the 30% energy reduction goal. Submit final models for all other systems. Submit final commissioning specifications.

F. Fire Protection/Life Safety

Submit 75% complete fire protection drawings. In addition to the drawing requirements of the Second Design Development submission, include the following:

Door and window schedule indicating fire rating and whether fire rated glazing will be provided;

Height and configuration of storage racks and shelving in relation to fire sprinklers;

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Reference note to HVAC drawings that indicates interconnection of HVAC system components (dampers, fans) with duct smoke detectors and/or fire alarm system;

Submit details of the fire pump system, including elevation and isometric detail of fire pump, and interconnection of the fire pump system to the fire alarm system;

Show zoning of each fire alarm initiating device, single line riser diagram for the fire alarm system, and detail of annunciator panel;

For multi-story buildings, submit details of the stairwell sign, indicating stairwell number, floor number, and upper and lower floor terminus of stairwell, and interconnection of elevator controls with fire alarm system;

Provide final calculations.

Submit fire protection specifications and evacuation plan by zones utilizing addressable devices, voice fire alarm devices in reporting and annunciation specific to closest room numbers. Fire alarm lights shall flash to identify zone number. *

G. Mechanical

Provide complete and final engineering calculations of all systems. Calculations shall include updated versions of previously submitted calculations. In addition to specifications, provide complete selection data, including catalog cuts and calculations, for all HVAC equipment and drawings showing all equipment schedules. Complete the coordination requirements with fire protection, electrical, plumbing, architectural (louvers, ceiling access panels, reflected ceiling plans, etc.), and structural work (operating weights and sizes of ceiling and floor mounted equipment, concrete and steel supports, roof and floor openings, etc.). Any requirements for vibration should be included. Submit 75% complete HVAC floor plans for all areas, showing all ductwork and piping at 1/8-inch scale. Submit 75% complete HVAC floor plans for all mechanical equipment rooms with at least two cross-sections taken at right angles to each other at 1/4-inch scale. Show all equipment located on roof and/or grade.

H. Plumbing

Submit final calculations for piping systems and equipment.

Submit 75% complete and coordinated drawings to include riser diagrams, legend, notes and details.

Submit manufacturers catalog data for all equipment, including capacities, weights, dimensions, airflows, water flows, and voltages.

Submit edited specifications for plumbing systems and equipment.

I. Electrical

Complete the site and building electrical lighting, power, and lightning protection plans. Provide normal and emergency one-line riser diagrams including all conduit and cable quantities and sizes, complete ground system, and electrical equipment amperage/voltage/phase/poles/AIC ratings. Show transformers, switchboards, panelboards, and feeders in relative positions. Tabulate all panelboard schedules. Provide specifications and final calculations. Provide written approval by the utility company of the design of the electrical incoming service.

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J. Telecommunications and Special Systems

Show all new services to building from service providers and/or inter-connections. Complete a site plan and a one-line riser diagram including all conduit, backbone cable. Provide telephone, data, security, and special systems risers. Identify all devices and locations. Complete the building low-voltage floor plans. Provide complete specifications for all low-voltage systems and final device locations.

3.20.5 100% CONSTRUCTION DOCUMENTS

All disciplines: complete and coordinate all drawings, specifications, and schedules for 100% construction document submittal Incorporate all VA and technical review comments. Provide seal (stamp) and signature of the responsible charged A/E on all construction documents and final calculations. Submit design team responses to review comments and QA/QC documentation with 100% document package for back check.

The documents submitted to the Authorities Having Jurisdiction for plan review and permitting shall be the 100% construction documents with all VA review comments incorporated up through and including the 100% documents review.

Also, indicate in each room on the architectural drawings the square footage indicated in the space program under the heading "Program" and the actual square footage of the room as shown on the drawings. The square footage under the heading "Program" shall be listed above the actual square footage of the room shown on the floor plan. Indicate on the drawings in each room the seven digit space # shown for each room in the space program.

3.20.6 FINAL CONSTRUCTION DOCUMENTS

All VA and technical review comments, including the 100% construction documents review comments, shall be incorporated into the 100% construction documents to produce the final construction documents.

3.20.7 APPROVED PLANS AND PERMITS

Prior to the start of construction, submit to VA copies of all permits and three complete sets each of full-size and one-half size final construction documents as approved by the Authorities Having Jurisdiction. Provide two sets of discs with all drawings in pdf format and CAD format previously indicated.

3.21 PROJECT SCHEDULE

3.21.1 MS PROJECT SCHEDULE

The Lessor shall develop a MS (MicroSoft) Project plan and schedule diagram demonstrating fulfillment of the contract requirements, shall keep the network diagram up-to-date in accordance with the requirements of this paragraph, and shall utilize the plan for scheduling, coordinating, and monitoring work under this lease contract (including all activities of subcontractors, equipment vendors, and suppliers). Conventional scheduling techniques shall be utilized to satisfy time applications. All schedule data and reports required under this paragraph shall be based upon regular total float schedules. The Lessor shall designate an authorized representative in the firm who will be responsible for the preparation of the network diagram and will review and report progress of the project with and to the Contracting Officer

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or designee. The Lessor's designated representative shall have direct project control and complete authority to act on behalf of the Lessor in fulfilling the requirements of this paragraph, and such authority shall not be interrupted throughout the duration of the project. Provide diagram showing nodes on 30"x40" paper bounded. Provide updated diagram ever other month.

3.21.2 SCHEDULE UPDATES

The Lessor shall provide to VA **monthly** computer-generated schedule report updates. The Lessor is responsible for the timely submission and correctness of the monthly reports provided to the Contracting Officer or designee. VA shall report errors in the reports to the Lessor's representative within seven (7) calendar days from receipt of reports. The Lessor shall reprocess the reports when requested by the Contracting Officer or designee, to correct errors that affect the schedule for the project.

3.21.3 DATES

The successful Lessor shall provide a combined project schedule for design and construction. Within 45 calendar days after award, the Lessor shall submit to the Contracting Officer or designee a project schedule giving the dates on which the various phases of design and construction will be completed to coincide with the Government's required occupancy date (refer to Paragraph 1.6 of this Solicitation). The schedule shall demonstrate a reasonable and realistic sequence of activities which represent all work through the entire contract performance period. Include in the design-build schedule detailed design and permitting activities, including but not limited to identification of individual design packages, design submissions, reviews and conferences; permit submission and any required Government actions; and long lead item acquisition prior to design completion. Also cover in the preliminary design-build schedule the entire construction effort with as much detail as is known at the time but, as a minimum, include all construction start and completion milestones, and detailed construction activities through the dry-in milestone. Include the remaining construction, but it may be scheduled summary in nature. As the design proceeds and design packages are developed, fully detail the remaining construction activities concurrent with the monthly schedule updating process. When the design is complete incorporate into the approved schedule all remaining detailed construction activities that are planned to occur after the dry-in milestone. The schedule shall clearly indicate the completion of significant activities/events, including but not limited to:

- Submittal of completed First Design Development Package
- Submittal of completed Second Design Development Package
- Submittal of 75% Construction Documents
- Submittal of 100% Construction Documents
- Submittal of Final Construction Documents
- Submittal of updated Schedules B & C
- Issuance of a Building Permit
- Submittal to VA of copies of Permits and Approved Construction Documents
- Issuance of required site work and construction permits
- Start of Construction

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- Delivery of VA-provided equipment
- VA Equipment and Item Installation
- Completion of principal categories of work
- Testing and balancing
- Building Systems Certification
- Final inspection
- Final completion of construction
- Occupancy permit

3.21.4 ACTIVITIES

The schedule shall contain approximately 1,000 events and shall break up the work into activities/events of duration no longer than 20 work days each, except as to non-construction activities/events (i.e., submittal of shop drawings, submittal review, fabrication, procurement of materials and equipment, delivery of materials and equipment, concrete and asphalt curing, testing and balancing, etc.) and any other activities/events for which the Contracting Officer or designee may approve the showing of a longer duration. Failure to develop the project schedule to an appropriate level of detail, as determined by the Contracting Officer or designated representative, will result in its disapproval. The duration for VA approval of any required submittal, shop drawing, or other submittals shall not be less than 15 calendar days.

The schedule shall describe work activities/events clearly, so the work is readily identifiable for assessment of completion. Activities/events labeled "start," "continue," or "completion," are not specific and will not be allowed. Lead and lag time activities will not be acceptable.

3.21.5 GOVERNMENT REVIEW

To the extent that the network diagram or any revised network diagram shows anything not jointly agreed upon, it shall not be deemed to have been approved by the Contracting Officer or designee. Failure to include any element of work required for the performance of this contract shall not excuse the Lessor from completing all work required within any applicable completion date of each phase regardless of the Contracting Officer or designee approval of the network diagram.

3.22 MEETING MINUTES

The Lessor shall be responsible for keeping, maintaining, and providing the SRE/RE a copy of meeting minutes for all meetings between the Lessor and the Government.

3.23 PROGRESS REPORTS

After receipt of VA approved Second Design Development Submittal, the successful Lessor shall submit to the Contracting Officer or designee written progress reports every 30-calendar days, based upon the monthly updated NAS. The report shall include information as to percentage of the work completed by phase and trade, a statement as to expected completion and occupancy dates, changes introduced into the work, and general remarks on such items

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as material shortages, strikes, weather, or the like. (The Lessor shall provide daily construction reports to SRE including what work was performed, number of workers per trade and man-hours, weather, status, and etc. typical as covered in FAR and OSHA requirements. (Hard-copy and electronic by CD).

3.23.1 REMEDIAL ACTION

Whenever it becomes apparent from the current monthly updated schedule that phasing or contract completion dates will not be met, the Lessor shall execute some or all of the following remedial actions:

- Increase construction manpower in such quantities and crafts as necessary to eliminate the backlog of work.
- Increase the number of working hours per shift, shifts per working day, working days per week, the amount of construction equipment, or any combination of the foregoing to eliminate the backlog of work.
- Reschedule the work in conformance with the solicitation requirements.

The Lessor shall notify the Contracting Officer or designee as to what actions are being taken to mitigate the proposed schedule changes. The project schedule revisions shall be incorporated by the Lessor into the network diagram before the next update, at no additional cost to the Government.

3.23.2 REVISIONS TO SCHEDULE

Within 10 calendar days after any project progress schedule update, the Lessor shall submit a revised project schedule for any of the following reasons:

Delay in completion of any activity/event or group of activities/events that indicates an extension of the project completion by 20 working days or 10% of the remaining project duration, whichever is less. Such delays, which may be involved with contract changes, strikes, unusual weather, and other delays, will not relieve the Lessor from the requirements specified unless the conditions are shown on the schedule as the direct cause for delaying the project beyond the acceptable limits.

Delays in submittals, or deliveries, or work stoppage are encountered which make rescheduling of the work necessary.

The schedule does not represent the actual execution and progress of the project.

Project schedule revisions made under this paragraph that affect the previously approved computer-produced schedules for Government furnished equipment, contract phase(s) and sub-phase(s) or any other previously contracted item, must be furnished in writing to the Contracting Officer or designee for approval.

3.23.3 APPROVAL OF SCHEDULE

The Contracting Officer or designee approval for the revised network diagram and all relevant data is contingent upon compliance with all other paragraphs of this section and any other previous agreements by the Contracting Officer or designee.

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3.23.4 COSTS OF REVISIONS

The cost of revisions to the network diagram resulting from contract changes will be included in the proposal for changes in work as specified in Paragraph 3.8, Contract Changes, of this Solicitation, and will be based on the complexity of the revision or contract change, man hours expended in analyzing the change, and the total cost of the change.

The cost of revisions to the network diagram not resulting from contract changes is the responsibility of the Lessor.

3.24 CONSTRUCTION OBSERVATION

Observations of the work during construction will be made periodically by the Contracting Officer and/or the designated Contracting Officer's Technical Representative (COTR) to review compliance with the Solicitation requirements and the final working drawings.

Periodic reviews, tests, and other field observation by the Government are not to be interpreted as superintendence nor as resulting in any approval of the Lessor's apparent progress toward meeting the Government's objectives; but are intended to discover any information that the Contracting Officer may be able to call the Lessor's attention to prevent costly misdirection of effort. The Lessor will remain completely responsible for designing, constructing, operating, and maintaining the building in full accordance with the requirements of this Solicitation.

The Lessor shall provide VA with a copy of all inspection reports for inspections conducted by local, regional, and state code authorities from the start of construction through issuance of the certificate of occupancy.

The Lessor shall provide a complete list of all inspections required by specifications, codes and authorities at the time of the first schedule submission. Thereafter provide monthly updated worksheets in Microsoft Excel of the status and transmittal record of completed tests and inspections.

3.24.1 RESIDENT ENGINEER'S OFFICE SPACE

At such time on-site construction commences the Lessor shall provide a temporary field office, furniture, and two-inch deep gravel-surfaced parking area sufficient to accommodate parking a minimum of six vehicles for use of the Resident Engineer (RE). Office and furniture shall be new or in "like new" condition. The Lessor shall furnish a floor plan for the trailer to the Government prior to obtaining furniture for the field office. Building must comply with code requirements for ramp access with cover and maintained graveled roadway to trailer.

A. Temporary Field Office

The field office shall provide 720 gross square feet of floor area in one unit. Installation of the office shall meet all local codes. A/C and heat units shall be mounted external of trailer and ducted overhead throughout trailer. Provide three additional parking spaces beyond the RE space for VAMC staff and other RE's.

Provide office with 2 36-inch wide exterior doors including hardware and OSHA approved platform and stairs leading to grade. A stainless steel lock guard shall be provided over

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deadbolts on exterior at each door. Locks shall be Kwik set smart locks. Provide accessible ramp in compliance with VA Barrier Free Design Guide, PG-18-13, 2011. Provide 2 coat hooks in each office.

Enclose the entire perimeter of the office from the floor to the ground and finish to match exterior. Provide R7 insulation and seal tight to ground with a painted 3/4-inch exterior grade plywood skirt.

Exterior finishes shall be manufacturer's standards. Provide roof canopy areas above entry doors approximately 6' x 6' minimum. Provide HC ramp at main entry. Provide exterior light near main entry.

Provide floor, wall, and roof with not less than R5 insulation.

Interior finishes shall consist of resilient flooring, plywood paneling or painted wallboard on walls, and acoustical tile lay-in ceilings. Interior doors may be either painted or stained.

Interior shall be subdivided with full height partitions to provide one office, one sample room, one conference room, and one toilet with exhaust.. Provide each space with three-foot wide door with master keyed locks. Section off an area with a low partition and counter for the administrative assistant's desk.

Provide 2-1/2 ft wide x 3 ft high operable windows; two in each room (none required in sample room), except provide only one 2-foot high window with frosted glass in toilet room(s). Provide steel mesh over all glass in doors and windows that is fire code safe for egress and provides security. All windows shall have mini-blinds.

Provide sufficient LED lighting in each room to deliver 30-foot candles of light at desktop height without the aid of daylight. Provide one light switch in each room. Provide one cord-connected, portable 24-inch LED task light at each secretarial workstation and office desk.

Provide (4) dedicated business telephones with speakerphone capability, adjustable volume, voice mail service, caller ID, and visual notification of new voicemails.

Provide quadraplex receptacle in each wall of each room. If a wall is 10 feet long or more, provide two quadraplex receptacles for each 10 feet, or portion thereof, of wall. Provide two quadraplex receptacles in low partition at administrative assistant's desk.

A. Utilities and Services

The Lessor shall provide the following:

Electricity, hot and cold water, and necessary utility services (including telephone (4 lines) and highest speed internet services available at time of award. Minimum speed for internet service shall be 25 MB download, 15 MB upload. Hardline connection from trailer to internet service provider.

All necessary piping, power circuits, electrical fixtures, lighting, and other items necessary to provide a habitable structure for the purpose intended.

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Thermostatically controlled, centralized heating and air conditioning system designed to maintain the temperature between 70 and 80 degrees F with 50% relative humidity. The relative humidity shall be uncontrolled.

One water closet, lavatory, mirrors, exhaust fans, toilet paper dispenser, paper towel dispenser, soap dispenser, plastic trash can liners, paper cups for water fountain, towel bar, and two-prong coat hooks for each toilet room.

Telephone and Internet connections: Provide high speed internet to the field office. Provide 1 telephone and 1 data outlet in each room and the administrative desk. Internet service will need to be provided once the trailer is on site.

Dedicated business/telephone and Internet connections: Provide four (4) telephone lines and one (1) Internet cable service. Minimum speed for Internet service shall be 25 MB download, 15 MB upload. Hard-line connection from trailer to Internet service provider required. Provide the highest business internet speed available at the time of bid. Other connections allowed only if approved by resident engineer.

Lessor shall, for the duration of the Resident Engineer's occupancy, provide the following at no additional cost to the Government:

- Shall be responsible for cost of utilities.
- Secure, safe, clean, and sanitary conditions in and around the field office and parking area.
- Maintenance of gravel parking surfaced area, graveled drive surface to parking area, weed free, including the area for parking, in an acceptable condition for vehicle and foot traffic at all times.
- Maintenance of utility services.
- Weekly janitorial services and supplies (toilet paper, soap, etc.).
- Potable water, fuel, and electric power for normal office uses, including lights, heating, and air conditioning.
- Lessor shall be responsible for cost of utilities, maintenance, and supplies.
- Lessor shall be responsible for all maintenance for field office and equipment including replacement of burned out light bulbs or tubes and changing of A/C filters bi-annually and any pest control.

B. Furnishings and Equipment

The Lessor shall provide the following new or "like" new reconditioned items:

QUANTITY REQUIRED

1 Administrative assistant workstations with adjustable keying desk or drawer size 29-1/2" H x 60" W x 30" D, (1) file/file, overhead storage unit, task light

1 Printer stands, size 29-1/2" H x 60" H x 30" D

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- 3 Office desks, double pedestal, 60" x 30" x 26-1/2"
- 1 Plan table 4' x 7', cushion floor mat 4' x 7'
- 1 Stool with back, cushion seat and wheels for the plan table
- 3 Work tables, folding 30" x 72"
- 1 Fully adjustable task chair
- 4 Swivel chairs with arms w/casters
- 6 Cushioned conference chairs (armless and folding)
- 2 Side chairs with arms
- 4 5 drawer file cabinets, letter size - lockable
- 1 Drawing rack, with 12-30 inch "Plan Hold" drawing holders, freestanding
- 2 Shelves for sample room, 7 adjustable shelves, 12" W x 3' L
- 3 Bookcases, four adjustable shelves
- 1 Electric water cooler
- 1 Metal storage cabinet, 36" x 18" x 72" with six adjustable shelves
- 1 Microwave
- 1 Full size refrigerator
- 1 Multi-function color printer/scanner/fax machine workstation with both 8 ½ x 11 and 11 x 17 paper trays
- 2 Portable tablet notepad computers with word processing software, PDF Pro Software, Wi-Fi enabled tablet with minimum 64 GB HD (minimum) storage with drawings and specifications uploaded and updated with each submission, scheduling software and document reviewing software that can open and read submission documents from Lessor and Lessor's project

C. Disposition of Field Office at Completion of Construction

At the completion of all work, including the punch list, the Resident Engineer's field office and facilities, except 5 drawer file cabinets shall be removed by the Lessor, including utility connections, from the site. The site shall be restored to original condition and finished in accordance with contract requirements.

D. Submittal of Plans for Field Office

The Lessor shall furnish floor plans for approval by the Resident Engineer prior to furnishing the field office.

3.24.2 COST OF RESIDENT ENGINEER'S OFFICE

All costs associated with the Resident Engineer's office including, but not limited to, construction, demolition, hook-ups to utilities, furniture, fixtures, and equipment (RE Office Costs) shall be paid by the Lessor. Upon acceptance of the space, VA shall reimburse the Lessor for all RE Office Costs as part of the lump sum payment VA will make upon acceptance of the space. The Offeror shall state this lump sum payment amount as a separate line item on the attachment to GSA Form 1364.

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3.25 SAMPLES AND SHOP DRAWINGS

The Lessor shall provide submittals and samples to the Government for approval of all materials and equipment in accordance with this solicitation. The Government accepts no responsibility for checking schedules or layout drawings for exact sizes, exact numbers, or detailed positioning of items. Approval by the Government does not relieve the Lessor of the responsibility of complying with the requirements of the specifications and lease. Submit samples of all material to the SRE as noted in General Specifications.

The Lessor shall provide a complete list of all submittals and samples required by the specifications and SFO requirements at the time of the first schedule submission. Thereafter provide monthly updated worksheets in Microsoft Excel of the status and transmittal record of samples and submittals.

3.26 CONSTRUCTION WASTE MANAGEMENT

Recycling construction waste is mandatory for initial space alterations for tenant improvements and subsequent alterations under the lease. Recycling construction waste means providing all services necessary to furnish construction materials or wastes to organizations which will employ these materials or wastes in the production of new materials. Recycling includes required labor and equipment necessary to separate individual materials from the assemblies of which they form a part. Refer to Paragraph 4.7 SUSTAINABLE DESIGN AND ENERGY EFFICIENCY.

3.27 USE OF FACILITY PRIOR TO DATE OF POSSESSION

Space shall be delivered ready for occupancy by the date specified in Paragraph 1.6 of the Solicitation provided; however, subject to mutually satisfactory arrangements between the Lessor and the Contracting Officer, the Government may enter the premises at any time subsequent to award of the contract to conduct such ceremonies as ground-breaking, cornerstone laying, and dedication, and may occupy such portions of the property as may be necessary for such purposes. Further, the Lessor agrees to prohibit the conducting of such ceremonies in the leased premises or on the site thereof arranged by parties other than representatives of VA unless written approval is obtained from the Contracting Officer.

Lessor shall finish and make certain areas available to the VA for installation of VA furnished equipment such as audiology booth, radiology equipment, CT Scan equipment, MRI equipment, Nuclear Medicine equipment, etc. no less than 60 calendar days in advance of projected construction completion date of clinic.

For purposes of coordination and planning, the Lessor shall include all owner furnished equipment installation durations for review and acceptance on the project schedule at the time of the first schedule submission.

3.28 PLANS: AFTER OCCUPANCY

Within 30 days after occupancy, the following as-built plans for the building under lease shall be provided to the Contracting Officer or designee. If the plans are not provided, VA will have the plans prepared at the Lessor's expense and deduct cost for same from building rent.

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Two each disks of architectural floor plans, scaled at 1/8" = 1'-0", in .pdf and CADD format.
Two each disks of equipment plans, scaled at 1/4" = 1'-0", in .pdf and CADD format. Two each disks of other discipline plans, scaled at 1/8" = 1'-0", in .pdf and CADD format.

Two sets of standard bond paper architectural floor plans, scaled at 1/8" = 1'-0".
Two sets of standard bond paper reproducible equipment plans, scaled at 1/4" = 1'-0".

Purged computer files of architectural floor plans, and equipment plans in AutoCAD 2011 format, shall be submitted on CD-ROM or DVD, properly labeled and indexed. Submission shall be accompanied with a written matrix, indicating the layering standards to ensure that all information is recoverable. All architectural features of the spaces shall be accurately shown.

3.29 PARTNERING

In order to accomplish this contract effectively, the Government proposes to form a cohesive partnership with the successful Offeror and its subcontractors. This partnership would strive to draw on the strengths of each organization in an effort to achieve a quality project, executed correctly the first time, within the budget, and on schedule. This partnership will be totally voluntary. The focus of partnering is to build a cooperative relationship with the private sector and avoid or minimize disputes, and to nurture a more collaborative ethic characterized by trust, cooperation, and teamwork. Partnering is defined as the creation of a relationship between the Government and the successful Offeror that promotes mutual and beneficial goals. It is a non-contractual, but formally structured, agreement formation of a "we" mentality for the benefit of the project. Any cost associated with developing this partnership will be agreed to by both parties after contract award, and will be shared equally. At a minimum, Lessor is to include one partnering session as part of the Base Bid (Lessor's sole cost).

3.30 VAAR-85273-75 SECURITY REQUIREMENTS FOR UNCLASSIFIED INFORMATION TECHNOLOGY RESOURCES (INTERIM – OCTOBER 2008)

The contractor and their personnel shall be subject to the same Federal laws, regulations, standards, and VA policies as VA personnel regarding information and information system security. These include, but are not limited to, Federal Information Security Management Act (FISMA), Appendix III of OMB Circular A-130, and guidance and standards, available from the Department of Commerce's National Institute of Standards and Technology (NIST). This also includes the use of common security configurations available from NIST's website at: <http://checklists.nist.gov>.

To ensure that appropriate security controls are in place, contractors must follow the procedures set forth in "VA Information and Information System Security/Privacy Requirements for IT Contracts" located at the following website: <http://www.iprm.oit.va.gov>.

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SECTION 4 GENERAL DESIGN CRITERIA

4.1 CODES

The Lessor shall design and construct the building and site work in accordance with this solicitation, all applicable Federal regulations, local Building and Zoning Codes and ordinances, South Carolina Building Code Council Wind Speed Zones and Seismic Design Categories, South Carolina Flood design requirements, and applicable utility company requirements. The term "local building and zoning codes and ordinances," or similar text, shall be understood to mean the current codes and regulations as approved and administered by Authorities Having Jurisdiction (AHJ) at the project location at the time of permitting. Where there is a conflict between the various codes or standards, the most stringent shall apply.

4.2 CRITERIA FOR VA LEASED FACILITIES

4.2.1 VA ADOPTED CODES, STANDARDS, GUIDELINES, 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 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. Applicable requirements have been incorporated in this Solicitation for Offers.

CODES / STANDARDS	EDITION
AIA/FGI (American Institute of Architects/Facility Guidelines Institute): Guidelines for Design and Construction of Healthcare Facilities	2014
ANSI/ASHRAE Standard 62.1 – Ventilation for Acceptable Indoor Air Quality	2010
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)	2009
ASHRAE Handbook of Fundamentals	2013
ASHRAE Handbook of Refrigeration	2014
ASHRAE Handbook of Applications	2011
ASHRAE Handbook of Systems and Equipment	2012
ASME Boiler and Pressure Vessel Code	2015
ASME Code for Pressure Piping	2007

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CODES / STANDARDS	EDITION
ASPE Data Book, Volume 1: Fundamentals of Plumbing Engineering	2010
ASPE Data Book, Volume 2: Plumbing Systems	2010
ASPE Data Book, Volume 3: Special Plumbing Systems	2011
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	2015
International Energy Conservation Code (IECC)	2012
International Fuel Gas Code (IFGC)	2012
International Mechanical Code	2015
International Plumbing Code (IPC)	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 exception of NFPA 5000 and NFPA 900	2015
National Standard Plumbing Code (NSPC)	2009
Occupational Safety & Health Administration (OSHA) Standards (Healthcare)	2006
Safety Code for Elevators and Escalators, American Society of Mechanical Engineers (ASME) A 17.1	2010
Safety Standard for Refrigeration Systems – ASHRAE Standard 15	2013
SMACNA – HVAC Duct Construction Standards: Metal & Flexible	2005, 3 rd Ed.
SMACNA – HVAC Air Duct Leakage Test Manual	2012
VA Barrier Free Design Guide	2016
US Pharmacopeia (USP) Revised General Chapter <797> Pharmaceutical Compounding-Sterile Preparations	2008
VA Physical Security Design Manual – Life-Safety Protected	2015
VHA National CAD Standard Application Guide	2006

A. Life Safety

NFPA 101 primarily addresses life safety and fire protection features, while the IBC addresses a wide range of considerations, including, but not limited to, structural strength, seismic stability, sanitation, adequate light and ventilation, and energy conservation. VA buildings must meet the requirements of NFPA 101 and documents referenced by NFPA 101 in order to comply with the accreditation requirements of the Joint Commission. Therefore, designs shall comply with the requirements of NFPA 101 and the most current edition of the documents referenced therein. Design features not addressed by NFPA 101 or documents referenced therein shall comply with the requirements of the IBC.

B. Mandatory Provisions for Energy Conservation

Federally mandated statutory requirements for energy conservation are also applicable to the leased facilities. The Offeror shall comply with the “VA Sustainable Design Manual” found in the Technical Information Library.

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Commissioning: The Lessor shall incorporate commissioning requirements to verify that the installation and performance of energy consuming systems meet the Government's project requirements. The commissioning shall cover at a minimum: heating, ventilating, air conditioning, and refrigeration (HVAC & R) systems and associated controls, lighting controls, and domestic hot water systems.

Measurements and Verification: Per DOE Guidelines issued under section 103 of the Energy Policy Act of 2005 (EPAAct), install building level utility meters in new major construction and renovation projects to track and continuously optimize performance. MOU mandates that the actual performance data from the first year of operation should be compared with the energy design target. After one year of occupancy, measure all new major installations using the Energy Star® Benchmarking Tool for building and space types covered by ENERGY STAR® or FEMP-designated equipment.

C. Conflicts

Should a conflict exist between VA requirements and VA-adopted nationally recognized codes and standards, the conflict shall be brought to the attention of VA. The resolution of the conflict shall be made by the authority having jurisdiction for VA to ensure system-wide consistency. Any area reference for note in the SFO that may have been inadvertently omitted, should have immediate attention with request for omitted material from online master SFO. Any area of the SFO that is not clear or adequately address for direction shall be directed to refer to and follow PG-18-1 for instructions and guidance direction.

4.2.2 SPECIAL BUILDING REQUIREMENTS

A. Isolation Exam Room Requirements:

Facility must comply with requirements of Center for Disease Control (CDC) "Guidelines for Preventing the Transmission of Mycobacterium Tuberculosis in Health-care Facilities," MMWR, October 28, 1994, Vol. 43, No. RR-13.
HVAC systems and monitoring shall be as specified in Paragraph 6.4 MECHANICAL.

B. Isolation Exam Room Certification

During HVAC systems balancing and/or commissioning, Lessor is responsible for certification of isolation exam rooms and the associated cost of certification of rooms. Monitor alarms shall be installed for control and assurance of negative room requirements with capability of sending and printing status reports. The Testing and Balancing report shall serve as certification that isolation rooms are under negative pressure.

C. Water Coolers

The Lessor shall provide electric water coolers in the main lobby, each major waiting area, and in other areas as designated by the Contracting Officer. Lessor shall provide greater quantity of water coolers if required by Code. Water coolers shall be wall mounted accessible bi-level electric water coolers and have a goose neck water spigot for filling of bottles

D. Telecommunications/Special Systems Rooms

Design, size and construction of telecommunications, data, and special systems rooms and spaces shall comply with requirements in Paragraph 6.8.2 TELECOMMUNICATIONS/SPECIAL SYSTEMS ROOMS AND SPACE REQUIREMENTS.

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E. Public Telephones

Provisions for two (2) public telephones shall be provided near the building entrance or main lobby and shall be part of the building phone system with restrictions placed on extension to allow local calls only. Installation shall be designed and constructed to meet accessibility criteria.

4.2.3 EXCLUSIONS FROM NET USABLE SPACE

A. Housekeeping Closets

A minimum of four (4) housekeeping aides closets (HAC) shall be provided for maintaining common areas per floor in the building. Each HAC shall contain a service sink with hot and cold water, ample space for storage of cleaning equipment, and wall mounted metal shelving for cleaning materials and supplies. Lessor shall provide the supplies in accordance with SECTION 8 of this SFO. **No rental will be paid for these spaces** (see Paragraph 3.14 RENTABLE AND NET USABLE SQUARE FEET of this Solicitation). In multi-story buildings, there shall be a minimum of one HAC per floor.

Provide additional housekeeping aides closets in leased spaces as required by VA Space Program (PART VI Schedule E). VA will pay rental for HACs required by Schedule E.

B. Public Restrooms and Lounges

Space for public toilets must be provided in addition to the net usable square footage requirement contained in Schedule E of this Solicitation with deck to deck walls. VA will pay no rental for public restroom facility space. See Paragraph 3.14 RENTABLE AND NET USABLE SQUARE FEET of this Solicitation.

All public and common use toilet rooms shall be accessible to the handicapped. Comply with the VA's PG-18.13 ADA Code and authorities having jurisdiction. Accessible toilet facilities shall be located along an accessible path of travel and have accessible fixtures, accessories, doors with automatic door openers, and adequate maneuvering clearances. Accessible toilet rooms shall be identified with the international symbol of accessibility. Water closets and urinals shall not be visible when the exterior room door is open.

Separate toilet facilities for men and women shall be provided on each floor occupied by the Government in the building. The facilities must be located so that employees will not be required to travel more than 150 feet on one floor to reach the toilets.

There should be one public unisex (family) restroom located on each floor.

Each toilet room shall have sufficient water closets enclosed with stall partitions and doors as specified in Paragraph 7.14 of this Solicitation, urinals (in men's rooms), and lavatories with hot (set at 105 °F [41 °C], if practical) and cold water in the number required by local Building Code and ordinances. All toilets shall have full height walls.

Public restrooms that have three or more stalls shall be provided with one lighting fixture on an emergency circuit or one emergency battery lighting unit with dual head.

Public Restrooms Fixture Schedule

All restrooms are public/patient except inside Pharmacy and employee lounges. Public / Patient restrooms and associated fixtures shall be provided in accordance with local code. In addition, provide public restrooms and fixtures as indicated in the VA Space Program.

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C. Building Equipment and Service Areas

Lessor shall provide adequate space for the installation, operation, and maintenance of building service equipment. Lessor shall provide office, shop, and storage space necessary for operation and maintenance of the building and grounds. **No rental will be paid for these spaces** (see Paragraph 3.14 of this Solicitation).

- Space for mechanical systems equipment.
- Space for plumbing systems equipment.
- Space for fire protection systems equipment.
- Space for electrical systems equipment.
- Space for telecommunications equipment (including telephone and data)
- Special systems rooms (including security, and other systems)
- Space for building engineering control center.
- Office, shop, and storage space for building management services.
- Space for grounds maintenance.
- Space for Nurse call equipment panels.

D. Public Corridors and Entrance Lobbies

Lessor shall provide building entrance lobby as shown on conceptual plans. Lessor shall provide public corridors as necessary to common areas. **No rental will be paid for these spaces** (see Paragraph 3.14 RENTABLE AND NET USABLE SQUARE FEET of this Solicitation).

E. Vertical Circulation

Space for vertical circulation includes stairs (and stair enclosures or vestibules), elevator lobbies, elevator hoistways, and elevator machine rooms. **No rental will be paid for these spaces** (see Paragraph 3.14 RENTABLE AND NET USABLE SQUARE FEET of this Solicitation).

F. Shafts and Risers

Provide shafts, chases, and risers necessary for distribution of building services or utilities. **No rental will be paid for these spaces** (see Paragraph 3.14 RENTABLE AND NET USABLE SQUARE FEET of this Solicitation).

4.2.4 PHYSICAL SECURITY AND NATURAL DISASTERS RESISTIVE DESIGN

The requirements for "Life Safety Protected Facilities" (LSP) contained in the VA Physical Security Design Manual for VA Facilities and the Security & Law Enforcement VA Handbook 0730/4 apply to all VA constructed or leased Outpatient Clinics. Lessor shall include the following provisions for Site Considerations, Building Entrances and Exits, Building Envelope, Structural System, Utilities and Building Service, Building Systems, Security Systems, and Special Areas in the design and construction.

A. Site Considerations

Site Access and Roads

Separate entrances to the site shall be provided for patients and visitors, employees and staff, emergency and service and delivery vehicles. Access roads for all vehicles shall allow for separate driveways to the building entrance, service yard or parking areas. Access roads from the entrances to parking for each vehicle type shall be separated, but may be connected for maintenance and emergency vehicles through gates controlled by access cards.

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Access roads shall be configured to prevent vehicles from attaining speeds in excess of 25 mph. Avoid any straight-line vehicular approaches to the facility by access roads and parking lot lanes.

Vehicle Barriers

Provide passive barriers adjacent to vulnerable perimeter fences, protection for site utility equipment, at building entrance, and other areas requiring additional protection from vehicles. Passive vehicle barrier shall be selected on the appropriateness of the architecture of the facility and specifics of the site and natural environment. Natural or man-made barriers may be used.

- Landscaping examples include berms, gullies, boulders, trees and other terrain.
- Hardscaping examples include benches and planters.
- Structural examples include walls, bollards and cables. (All bollards shall have integral light at top of bollard.)

Parking

No vehicle shall be parked or be permitted to travel closer than 25 feet [7.62 m] to any life-safety protected VA Facility.

Parking and access for patients, visitors, and the persons transporting them to and from the VA facility shall be as convenient as possible to the main entrance, subject to the requirements above. Where vehicles are unscreened, make site provisions to accommodate a shuttle service for persons needing assistance. Parking and facility access shall comply with accessibility requirements.

Emergency entrance shall be provided with a small parking area for emergency patients and space for ambulances. Ambulances shall be permitted to approach the building directly and not be subjected to the distance requirements.

Vendors shall use the delivery vehicle entrance and service yard at the loading dock. Parking shall be provided for vendors in the service yard.

Employee parking areas shall be monitored by SSTV. Emergency alert systems, such as blue phones, shall be provided at the discretion of the VA Police. These phones should ring to the local Police Station. Provide four emergency alert locations on site. Each emergency alert system shall be mounted on poles with a numbered sign on each side of pole, that is mounted near top of pole to identify location. Sign numbering shall be of such size as to be clearly readable from building. Pole shall have a blue light on top of pole that will illuminate and flash when emergency alert station is activated. Systems shall be fully functional and operational without any involvement or requirements from the VA.

Signage for Employee Parking and Patient Parking should be visible when entering the site.

B. Building Entrances and Exits

Public access to the facility should be restricted to a single entrances. The public entrance is to the main lobby of the facility. Staff entrances shall be located independently of main entrance lobbies and be convenient to staff parking. Design access from drop-off to lobby to prevent a straight line of travel. Provide sufficient size to accommodate several people with mobility aids. Provide canopies for entrances. Provide lighted bollards as required.

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Public access shall include a screening vestibule with sufficient space and power, telecommunications, and data connections for installation of access control and screening equipment. When screening devices are not permanently installed, provide secure storage in close proximity to their installation location. Blast proofing of building columns shall be designed as if no screening vestibule were available.

Entrance doors to the lobby shall be visible to or monitored by security personnel. Access from the lobby to stairways, and corridors shall be controlled. Separate the public lobby from adjacent areas with partitions that extend to the underside of the floor above. Glazing in the lobby area shall be laminated glass.

PACS System must be 100% compatible, interoperable, comparable and controllable with/by the host system at the Charleston VAMC, currently HID P2000 system. If possible, utilize existing PACS server located at Charleston VAMC.

Public doors shall be capable of being remotely locked and unlocked from the reception desk in the main lobby and from Police Operations room. Secondary public entrance doors shall prevent unauthorized access. Staff entrance door hardware shall include either mechanical or electronic locks. All doors except public/patient restrooms shall receive card readers with door contacts unless otherwise directed. Exam rooms, P.A.C.T. Department Doors and offices shall receive card readers with door contacts unless otherwise directed.

Where permitted by the Life Safety Code (NFPA 101), doors in the means of egress that do not also function as entrances shall be provided with delayed action and alarmed emergency egress hardware. Delayed egress and alarmed exits shall comply with applicable codes and regulations. Means of egress shall not be obstructed by installation of security devices such as guard stations, screening equipment, or other security devices.

Access for Emergency Responders: The Fire Command Center (FCC) and secure house key box for emergency responders shall be located near an entrance door. The entrance shall be controlled and monitored by Security Surveillance Television (SSTV).

SSTV HD IP cameras shall be provided to monitor activities in the lobbies of new and existing life-safety protected facilities and shall be located to provide views of approaching pedestrian and vehicular traffic, drop-off areas, building entrances, and departing pedestrian and vehicular traffic. Provide SSTV cameras at locations with alarmed exits, at loading docks, and other areas subject to pilferage and in accordance to the 2015 Physical Security and Life Safety Design Manual. Install door status monitors at doors intended to be used only for emergency egress and as indicated in the Life Safety Protected Physical Security Design Manual for VA Facilities and Security and Law Enforcement VA Handbook 0730/4.

CCTV (surveillance System): System must be 100% compatible, interoperable, comparable and controllable with/by the host system at the Charleston VAMC. Local server at clinic with RAID storage system will be primary storage system. Cameras/Server must be accessible by VAMC through host system. Lessor shall provide rack and rack mountable UPS for CCTV. Must have ability to burn DVD onsite for evidence purposes.

C. Building Envelope

Non-load bearing walls shall be designed to withstand the design level vehicle threat. Walls shall be able to accept the tributary loads transferred from glazed fenestration in addition to the design level pressures applied directly to their surface. The entire building perimeter shall

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have a base block construction. If a room on the perimeter has an exterior door, the common wall between the room and the building shall be a full height block wall.

Facade fenestration shall be designed and constructed using debris mitigating materials such as laminated glass. The glass shall be restrained within the mullions and the mullions shall be designed to accept the design level pressures. Curtain wall framing members shall span from slab to slab and shall not be attached directly to gravity load bearing elements (such as columns and shear walls) unless an advanced analysis of the load bearing element demonstrates it can accept the maximum forces of the members framing into it without compromising its load bearing capacity.

Roof structure shall be designed to withstand the design level vehicle threat taking into account the presence of parapets, the diffusion of blast waves, and the spatial extent of the roof surface.

Clerestory windows and skylights shall be designed in response to the calculated peak pressures and impulses resulting from the design level vehicle threat. Skylight glass shall be restrained within the mullions and the mullions shall be designed to accept the design level pressures. All glass shall be tinted security laminated low-E glass.

Penthouses enclosing mission-critical equipment shall be designed to resist the design level vehicle threat and to be consistent with the hardened intakes and exhausts.

D. Structural System

Structural systems shall be constructed to withstand the actual pressures and corresponding impulses produced by the design level vehicle threat and the design level satchel threat that may be delivered to building structural systems as if no screening capability were present. The design shall provide a level of protection for which progressive collapse will not occur; the building damage will be economically repairable and the space in and around damaged area can be used and will be fully functional after cleanup and repairs. Utilize 32' column spacing.

E. Building Systems

HVAC systems: locate major mechanical equipment above the ground floor in an area not subject to flooding. All air intakes shall be located so that they are protected from external sources of contamination. Locate the intakes away from publicly accessible areas, minimize obstructions near the intakes that might conceal a device, and use intrusion alarm sensors to monitor the intake areas.

- Locate all outdoor air intakes a minimum of 100 feet [30.48 m] from areas where vehicles may be stopped with their engines running.
- Locate all outdoor air intakes a minimum of 30 feet [9.14 m] above finish grade or on roof away from the roof line.

Design air intakes and exhausts to minimize the blast over pressure admitted into critical spaces and to deny a direct line of sight from a vehicle threat located at the stand-off distance to the critical infrastructure within.

Maintain positive pressure in lobbies and entrance areas.

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F. Security Systems

Security Surveillance Television (SSTV): The system shall be provided to monitor building entrances, restricted areas, mission critical asset areas, and alarm conditions and shall support the visual identification and surveillance of persons, vehicles, assets, incidents, and other defined locations. SSTV 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 SSTV cameras shall support the visual identification and surveillance of persons, vehicles, assets, incidents, and defined locations. Mapping software shall be fully installed and ready for use with all drawings and info. Code compliance to the Physical Security Design Manual shall be incorporated utilizing Pan, tilt and zoom cameras (PTZ's) with audio for purposed camera location requirements directed in this manual. Provide two (2), 50 inch monitors minimum at observation area(s). Incorporate Access or Bosch digital HD IP cameras and Genetech 5.1 (high) software format or approved equivalent shall be used supporting 90 day recorded storage time on and off-site including all software & licenses and high speed internet static line with T1 for off-site location all provided by Lessor. Off-site location shall be parent VAMC. The Intrusion Detection System (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 as directed. 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. IDS should report to local police after hours.

Physical Access Control System (PACS): shall include, but not be limited to: 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 and shall be manufactured by one of the following four (4) companies. Hirsch, GE, Lenel, or Johnson Controls. Lessor shall be responsible for programming card readers to VA cards. Utility closet shall be provided in police office area to handle card reader equipment and all security panels. RP 40, G.3 multi-class card readers shall be used. .

The Physical Access Control System (PACS) installed at the Charleston VAMC is the P2000 Security Management System from Johnson Controls, Inc. The PACS consists of P2000 software installed on a virtual server provided by the VA, that communicates with P2000 controllers installed in various locations in the facility (as well as many VA remote sites) through the VA IT network. The PACS card readers, locking devices, door contacts, etc., connect to the P2000 controllers through a hard-wired connection. The following equipment is compatible with the P2000 PACS system and acceptable. Contractor must identify any changes to this equipment and have changes approved by COR. Contractor will be required to design system which will include P2000 connectivity, design may require additional panels to be installed in addition to card readers and MIDS. Design and Installation must comply with VA construction requirements, VA handbook 0730/4, FIPS 201, HSPD 12, and VA masterspec 281300 as well as the VA Physical Security Design Manual. Connectivity must be connected to the VAMC Charleston OIT Server network and the specific server that supports the overall P2000 security software.

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Provide panic hardware on exterior doors equipped PACS that is wired to the PACS system so that pressing the panic bar deactivates the door lock (maglock, electric strike, etc). Motion sensors are not to be used to deactivate PACS locking systems.

Interior doors (Armory and IT closets) equipped with PACS will also use door hardware that when operated from inside the room deactivates the door locking mechanism with one action. Buttons that have to be pressed to exit and motion sensors are not to be used.

Electric strike, single motion egress style PACS hardware. No portion of the PACS system shall be motion activated.

Card Reader HID Global Manufacturer #HID-RP40-H
Card Reader with keypad HID Global Manufacturer # HID RPKCL40-P
Rex Motion Sensor Bosch Security Manufacturer # DS160
Electric Strike EN 435

Lessor shall conduct a semi-annual battery test of all batteries in the card access system. All batteries that test outside of the card access system manufacturer's recommended parameters for battery voltage shall be replaced. Lessor shall provide a report to the VA semi-annually certifying that all batteries in the system have been tested and shall list location, system component, and battery reading for all replaced batteries.

Lessor shall provide the following information to the VA:

- Operating bit pattern used by card access system.
- List of specific location of all batteries in system, size and type of battery.
- Specific location of all system components
- Schematic diagram of system and components
- Specify software that is used by card access system.

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, software, and licenses required to allow for full interface with other security subsystems via a CPU. Mapping Integration Configuration Software with facial recognition should be fully installed with drawings and related information for normal daily operation requirements. 90 day recording storage shall be available at each police monitoring location. Lessor is responsible for after-hours monitoring service of the building.

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 and be a wireless system. Minimum 4 (four) hand held pagers shall be provided with the duress panic button system, fully operational without

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any requirement needs from the VA. Pager infrastructure shall be supplied and maintained by lessor. Wireless duress buttons should be maintained by the Lessor and batteries should be swapped out every year or as needed or by Original Equipment Manufacturer recommendations.

G. Special Areas

General Design Criteria

Apply the following considerations in the layout and design of special areas within the outpatient clinic.

Telephone Equipment Room and/or Main Computer Room: The Telephone Equipment Room and/or Main Computer Room shall be located not closer than 50 feet [15.24 m] in any direction to main entrance lobbies, loading docks, and mailrooms, and in no case directly above or below such spaces.

Emergency Department: Provide direct observation of the waiting room from the Police Operations Room and direct access. Locate adjacent Police and Security Service Operations Room or as close thereto as feasible. Provide separate entrance for ambulatory patients departing by ambulance. Provide space for screening of pedestrians.

Pharmacy: Deliveries to and shipments from pharmacies may be via the main loading dock and service yard. Pharmacies will have a double door for shipments and shall not be immediately adjacent the loading dock or mailroom.

Police Operations Room, Armory and Holding Room: Police operations room shall be located on the first floor of the building adjacent to the highest potential trouble area, such as emergency or urgent care room, or lobby and shall be located to allow appropriate response and deployment to respond to a security related event. Holding room shall be located within or adjacent to the police operations room. When the police operations room is adjacent to or opens onto areas occupied by unscreened public, such as lobbies, emergency rooms, and public corridors, construction, including partitions from slab to slab, doors, windows, and other openings separating the unit from such spaces, shall be 1-hour fire resistive, UL level 3 ballistic-resistant. SSTV surveillance shall be provided of the entire Operations and Holding rooms through an openings glazed with transparent polycarbonate in a steel frame firmly anchored to the wall.

Records Storage: Record storage rooms shall be located not nearer than 50 feet [15.24 m] in any direction from main entrance lobbies, loading docks, and mailrooms and in no case directly above or below such spaces.

Additional Security Requirements

Lessor shall provide the following physical security measures or features for the spaces or areas listed below. Lessor shall go by requirements of current Physical Security Design Manual for VA Facilities, and VA Handbook 0730/4, Security and Law Enforcement, dated May 27, 2010 to determine quantities of devices required for rooms/areas listed in the table below. (Lessor shall inform VA of any number variance greater than 10% during bid process.) Cost for these system devices shall be included in annual rental rate. The cost for any support device required, in addition to the devices required by the aforementioned manual and handbook, shall be included in Schedule B for reconciliation of cost at end of project

This entire chart needs to be updated with 0730/4 information

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SECURITY REQUIREMENTS for SPECIAL AREAS														
LOCATION	APPLICABLE REQUIREMENTS (X), OPTIONAL (O)													
	(See list below table)													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Acquisition & Materiel Management (A&MM) (Supply Warehouse)	O	X	X	X	X						X			
Information Resources Management – DHCP	X		X	X	X					X	X			
Main Telephone Equipment Room; Computer Room	X		X	X	X					X	X			
Evidence Storage	O	O	X	X	O					O	X			
Weapon Storage / Armory	X	X	X	X	X					X	X			
Commercial Electrical Power Connection	X	O	X	X	O					O	X			
Compressed Medical Gas and storage	X	X	X	X						O	X			
Electronic Fingerprint Capture/PIV ID Production Equipment			X	X							X			
Mailroom		X	X	X	X					X	X			

1: Windows

Windows with sills less than 40 feet [12.19 m] from the ground or the roof of a lower abutment, less than 25 feet from windows of an adjoining building, and accessible by a building ledge leading to windows of other floor rooms require security mesh screening. Stainless steel security mesh screening shall be equivalent to woven mesh 0.028" wire diameter alloy #304 stainless steel, and have a tensile strength of 800 pounds per lineal inch. Mesh shall be equivalent to 12 x 12 per inch with main and sub frames of 12 gauge carbon steel with baked enamel finish and internal key locking slide bolts. Security mesh screens are to be installed on inside of windows.

2: Walls Enclosures shall be constructed of full height (slab to slab) steel security screen, woven mesh, .047" wire diameter alloy #304 stainless steel, and have a tensile strength of 1,600 pounds per lineal inch. Mesh 10 x 10 per inch with main frame and sub-frames of 13 gauge alloy #304 stainless steel or CMU block with drywall finish.

3: Doors And Locks

Solid core wood or hollow steel door construction shall be 1-3/4" thick. Dutch or half doors are unacceptable. Hinge pins on door exterior (unsecured side) shall be non-removable type. Doors shall be set in hollow metal (steel) frames and fitted with mortise lock. All locking arrangements shall comply with NFPA 101 and shall require no more than one operation from the inside (in direction of egress) to unlock/unlatch the door regardless of the number of locks or latches.

Mortise lock shall have latch bolt and independent dead bolt (min 3/4-inch throw). Latch bolt must be automatically locking on door closure; requiring re-entry to the room with key or lock combination and allowing egress from the room by use of an inside lever. Key outside or

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thumb turn inside shall retract or project the dead bolt. When dead bolt is projected, inside lever shall simultaneously retract latch bolt and dead bolt. Combinations or keys to locks will be restricted to service employees and combinations changed immediately on the termination or reassignment of an employee.

Add non-removable pins on hinges of exterior doors and any door opening to a corridor or security area.

4: Other Room Access Means

Ceiling overhead areas which enable entry into a secure room from an unsecured room must be barricaded by the installation of a suitable full height partition to prevent "up and over" access. Ventilation grills on doors which exceed 96 square inches [620 cm²] in area must be reinforced to prevent their removal from outside the room. All vents, ducts, and similar openings in excess of 96 square inches [620 cm²] that enter or pass through the secure space shall be protected with either bars or grills. If one dimension of the duct measures less than six inches [150 mm] or duct is less than 96 square inches [620 cm²], bars are not required; however, all ducts must be treated to provide sufficient sound attenuation. If bars are used, they must be ½-inch [12.7 mm] diameter steel welded vertically and horizontally six (6) inches [150 mm] on center; if grills are used, they must be of 9-gauge expanded steel. Openings in construction above ceilings shall be protected as above.

5: Motion Intrusion Detectors

An intrusion detection alarm system which detects entry into the room and which broadcasts a local alarm of sufficient volume to induce an illegal entrant to abandon a burglary attempt. Intrusion detectors must have the following essential features:

An internal, automatic charging DC standby power supply and a primary AC power operation.

A remote, key operated activation/deactivation switch installed outside the rooms and adjacent to the room entrance door frame.

An automatic reset capability following an intrusion detection.

A local alarm level of 80 dB (min) to 90 dB (max) up to 100 feet [30.48 m] from the protected room.

An integral capability for the attachment of wiring for remote alarm and intrusion indicator equipment (visual or audio).

A low nuisance alarm susceptibility. Rate as defined by VA Electrical Safety and Security 28 16 11, "Intrusion Detection System".

Intrusion detector equipment which operates on the principle of narrow beam interception, microwave, or photo electric eye is unacceptable.

Installation Notes:

A locally sounding alarm should not be installed in a room which is close to a cardiac care or other special treatment area where a loud alarm would have an injurious effect on patients.

Intrusion detector alarms will be remotely monitored by a commercial security alarm monitoring firm, a local police department, or a security office charged with building security. The Lessor is responsible for the cost of remote monitoring by a commercial security alarm monitoring firm.

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The remote alarms are in addition to locally broadcast alarms in the protected areas.

6: Reserved

7: Reserved

8: Reserved

9: Reserved

10: Security Surveillance TV

Security surveillance TV camera with motion detector feature on cameras and at monitor locations.

11: Special Key Control

Room door lock keys and day lock combinations, where applicable, are Special Keys and are not mastered. Room door lock keys and day lock combinations, where applicable, are Special Keys as defined in paragraph 8.d (10) of the appendix.

12: Drug Cabinets

Lessor or VA shall provide key locked, all steel cabinets to be firmly anchored in place are required for emergency room or treatment room storage of small quantities of controlled substances. Quantities and locations of drug cabinets shall be as listed in Schedule B.

13: Refrigerators

VA furnished and installed. Lessor shall provide refrigerators as listed in Schedule B equipped with built in lock mechanism when used to store controlled substances (all schedules) and other potentially dangerous drugs and when located outside a locked or attended drug storage room. Lessor shall provide low voltage wiring from refrigerators to low temperature alarms located at Clinic Call Center and Police Operations room. Lessor shall provide low temperature alarms and power for alarms.

14: Medicine Cabinets

VA furnished and installed. Provide secure narcotics locker(s) as listed in Schedule B.

H. Natural Disasters Resistive Design

Lessor shall include the following specific provisions for emergency utility services, emergency site access facilities, and resistive design of non-structural building elements. Where local Seismic Code is more stringent, comply with local code. Non-structural building elements include all components or systems that are not part of the building's structural system whether inside or outside, above or below grade. Non-structural elements of buildings include architectural, elevator and transport, mechanical, plumbing, and electrical elements.

I. Emergency Utilities

(1) *Electric Power Services*

Provide emergency electric power in accordance with the requirements, Standby and Essential Electrical System for Clinics and Paragraph 6.7.9, Essential Electrical Systems for Clinics With Electrical Life Support Equipment or Where Critical Areas Are Present.

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J. Emergency Site Access Facilities

Ground Transportation

Provide for emergency access to VA premises from two or more public roads.

K. Seismic and Natural Disasters Resistive Design of Non-Structural Building Elements

Definitions

Non-structural building elements include all components or systems that are not part of the building's structural system whether inside or outside, above or below grade. Non-structural elements of buildings include:

Architectural Elements: Facades that are not part of the structural system and its shear resistant elements; cornices, and other architectural projections and parapets that do not function structurally; glazing; nonbearing partitions; suspended ceilings; stairs isolated from the basic structure; cabinets; bookshelves; medical equipment; and storage racks.

Electrical Elements: Normal and emergency power and lighting systems; switchboards, panelboards, and transformers; motor controllers; elevator and transport systems; fire alarm systems; and telecommunication systems.

Mechanical Elements: Heating, ventilating, and air-conditioning systems; medical gas systems; plumbing systems; sprinkler systems; pneumatic systems; and mechanical and structural elements for transport systems, i.e., dumbwaiters, including hoisting equipment and counterweights.

(1) Hurricane and Flood Resistive Design Requirements

Design and construct the outpatient clinic building and utilities to comply with local code requirements and to provide the following resistive features.

Restraints: Provide bolts, anchors, hangers, braces, and other restraining devices to limit earthquake-generated differential movements between non-structural elements and the building structure. Brace suspended items, including piping, conduit, ducts, and lighting fixtures in both directions to resist swaying and excessive movement.

Flexibility: Keep mechanical and electrical systems crossing building expansion or seismic joints to a minimum, and provide flexibility to allow for earthquake-generated differential movements. Where possible, restrict these crossings to lower stories. Where these systems must cross such joints, provide flexible joints, expansion loops, or other effective methods of incorporating flexibility. Allow for anticipated differential movement for sleeves and openings. Use flexible electrical raceways where connecting components would experience damaging relative movements.

Field Reinforcement: Reinforce all field fabricated non-structural elements of buildings and equipment to resist damage from earthquake-generated motions.

Automatic Transport Systems: Provide sump pump pit for portable storm water pump in elevator pit.

Air Conditioning Systems: If possible, avoid the installation of outdoor equipment such as cooling towers, roof mounted fans, ventilators, and air-conditioning units on the roof. If

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exterior installation is necessary, properly secure equipment to withstand wind forces that comply with local codes. If there are no local codes, use wind velocities indicated in ASCE 7-05 or later version if available.

4.2.5 FIRE PROTECTION

The Public Buildings Amendment Act (PL 100-678) requires all Federal agencies to follow the latest editions of nationally recognized fire and life safety codes. Lessor shall comply with applicable provisions of the state and local codes. Strict compliance to codes and standards is mandatory for new construction.

4.2.6 SITE CONSIDERATIONS

Provide access for emergency vehicles to buildings and additions. Design roads, fire lanes, and turn-arounds for the weight and turning radius of fire apparatus. Consult local fire department for fire apparatus requirements. At minimum, one of the long sides of every building shall be accessible to fire department equipment.

Barriers must be placed adjacent to vulnerable perimeter fences, protection for site utility equipment, at building entrance, and other areas requiring additional protection from vehicles.

Parking: Passenger vehicles shall not be parked or permitted to travel closer than 25 feet [7.62 m] to a life-safety-protected VA facility.

4.2.7 BUILDING CONSTRUCTION

Types of Construction: Base the design on the construction type necessary to comply with code requirements for the most restrictive occupancy in the building in accordance with NFPA 101 and locally adopted codes and standards. Should a conflict exist between NFPA 101 requirements and locally adopted codes and standards, the more stringent requirement shall apply.

Consider separation distances to adjoining structures or hazards. Protect exterior walls and openings from exposure as required by Code. Locate combustible structures or structures that have combustible roof assemblies a minimum of 25 feet [7.62 m] from the exposed building. Shelters or pavilions that are of masonry construction shall not be located within 10 feet [3 m] of any building opening.

Roof coverings shall be approved or listed by a nationally recognized testing laboratory for compliance with UL standard 790 and be Class B minimum. Roof deck assemblies shall be FM Class I approved, or UL listed as Fire-Classified.

All materials, equipment and/or systems that will be exposed to the weather or have direct contact with salt laden air shall have sufficient coatings and/or material properties to prevent corrosion from coastal environments for the duration of the lease. Materials, Equipment and/or systems deemed to have deteriorated to the point that their aesthetics or functionally are compromised shall be replaced at the Lessor's expense, including moving and replacing equipment, finishes and systems.

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Any area of construction within this SFO needing additional information or guidance not fully covered in these pages should utilize the VA Specifications found on-line at: <http://www.cfm.va.gov/TIL/spec.asp>.

4.2.8 OCCUPANCY TYPE

Occupancy classifications are defined in NFPA 101 and as follows:
Business Occupancy

4.2.9 MEANS OF EGRESS

All exits, stairs, corridors, aisles, and passageways that may be used by the Government shall comply with the latest edition of NFPA 101 ("Life Safety Code") and locally adopted codes and standards for the occupancy classification. Should a conflict exist between NFPA 101 requirements and locally adopted codes and standards, the more stringent requirement shall apply. Corridors shall comply as follows:

Major corridors shall have a minimum width of 8 feet [2.44 m] and departmental corridors shall have a minimum width of 6 feet [1.83 m]. Major and departmental corridors are defined in SECTION 7 below.

4.2.10 FIRE PROTECTION IN HAZARDOUS AND HIGH HAZARD AREAS

Hazardous and high hazard areas within the outpatient clinic shall be protected as prescribed in NFPA 101, Life Safety Code and local building codes and ordinances. Areas identified as high hazard shall be protected by not less than a minimum 1-hour fire enclosure with C-labeled self-closing doors and automatic sprinklers.

A. Storage Rooms

Storage rooms of 50 or more square feet [15.24 sq m] net area shall be considered hazardous areas and comply with appropriate occupancy chapter requirements of NFPA 101.

Rooms containing medical records storage or moveable-aisle/mobile shelving shall be provided with automatic sprinkler protection and enclosed with a barrier having a one-hour fire resistance rating.

B. Flammable and Combustible Storage

Flammable and Combustible Liquid Storage shall comply with NFPA 30. Do not locate laboratories in basements. Provide adequate space for flammable and combustible liquid storage cabinets.

C. Compressed Gas/Cryogenic Liquid Storage

Location, construction, and arrangement of compressed medical gas storage areas shall comply with NFPA 99.

Bulk oxygen supply systems or storage locations having a total capacity of more than 20,000 cu feet [566 cu m] of oxygen shall comply with NFPA 55.

D. Laboratories

Laboratories using flammable or combustible liquids in buildings with outpatients incapable of self-preservation shall comply with NFPA 99. These laboratories shall be enclosed with a barrier having a one-hour fire resistance rating.

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Laboratories using flammable or combustible liquids shall comply with NFPA 45.

4.3 ENVIRONMENTAL

4.3.1 INDOOR AIR QUALITY

Apply requirements of the latest version of ANSI/ASHRAE Standard 62, Ventilation for Acceptable Indoor Air Quality. This standard affects the way ventilation systems are designed and operated. Provide certification to the Contracting Officer that the building is in compliance with this standard. This certification shall be submitted as part of the commissioning process. Refer also to 4.7, SUSTAINABLE DESIGN AND ENERGY EFFICIENCY for indoor air quality before occupancy, and for use of low-VOC-emitting materials.

Air contaminant levels (e.g., dust, vapor, fumes, and gases) shall not exceed those in 29 CFR 1910.1000 and 1910.1001. When actual concentration levels equal or exceed 50% of the levels in 29 CFR 1910, remedial actions shall be initiated. Use of evaporative cooling systems will not be allowed.

The Lessor shall control contaminants at the source so that in no instances during facility operation shall levels for carbon monoxide (CO), carbon dioxide (CO₂), and formaldehyde (HCHO) exceed indicator levels for office areas of: (1) CO – 9 parts per million (ppm) time weighted average (TWA – 8-hour sample); (2) CO₂ – 1000 ppm (TWA); and (3) HCHO – 0.1 ppm (TWA).

Materials that are used for interior design including wall and floor treatment shall emit low amounts of Volatile Organic Compounds. Refer to Paragraph 4.7.

The Lessor shall promptly investigate indoor air quality (IAQ) complaints submitted through the Contracting Officer or his designee, as appropriate. The Lessor shall implement necessary controls to bring facility into compliance with requirements contained in this document including alteration of building ventilating, heating and air conditioning systems, and operating procedures (e.g., adjusting air intakes, adjusting air distribution, cleaning and maintaining HVAC, etc.).

VA reserves the right to conduct independent IAQ assessments and detailed studies in space it occupies, as well as in space serving the VA leased space (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The Lessor shall assist VA in its assessments and detailed studies by making available information on building operations and Lessor activities, providing access to space for assessment and testing, if required, and implementing corrective measures required by the Contracting Officer.

4.3.2 ASBESTOS

Materials containing asbestos shall not be used. It shall be the responsibility of the Lessor to certify that asbestos-containing materials have not been used in the construction of the building to be occupied by VA. Lessor acquisition process for materials used in construction, including, but not limited to, thermal insulation, surfacing material, floor tile, sheet vinyl, and fireproofing material shall include clauses to specifically exclude asbestos from the materials being used in the building. The foregoing applies to soil in crawl space containing asbestos in levels that are deemed excessive by State and Federal requirements. Lessor is to provide information in the form of an asbestos survey conducted in conformance to AHERA

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requirements on the location of all remaining friable and non-friable asbestos. This certification shall be submitted prior to occupancy by the government. The Contracting Officer shall review the certification provided by the Lessor. Lessor shall guarantee that all non-friable asbestos that becomes friable due to any reason shall be removed in accordance with applicable State and Federal requirements.

4.3.3 RADON MEASUREMENT AND CORRECTIVE ACTION

Radon levels in space leased to the Government shall not equal or exceed the Environmental Protection Agency (EPA) action level for homes of 4 picocuries per liter (pCi/L).

The space proposed for lease to the Government, which is in ground contact or closest to the ground, shall be measured by the Lessor for radon and the results certified in accordance to EPA procedures. For structures built on a slab (i.e., without a basement) radon levels shall be tested on the first floor of the structure. Radon detectors shall be placed throughout the required area to ensure coverage meets EPA and/or State recommended requirements. In any case, each detector shall cover no more than 2,000 square feet [609.6 sq m] of space. Radon shall be measured in accordance with EPA and manufacturer required procedures for a minimum of 90 days using either Alpha Track Detectors or Electret Ion Chambers. If 90 day testing period is not possible, Alpha Track Detectors may be used for a minimum period of 2 to 4 weeks or Charcoal Canisters or Electret Ion Chambers for a period of 2 to 3 days. If measurements are made for fewer than 90 days, follow-up measurements for a minimum of 90 days, using either Alpha Track Detectors or Electret Ion Chambers, must be completed. A laboratory successfully participating in the EPA-sponsored radon measurement proficiency program shall perform laboratory detector analyses. Quality control/quality assurance procedures shall be developed in accordance with industry standards and applied to radon testing results. Provide VA with a copy of the lab analysis and actual radon measurements for each detector used in support of the certification.

If the space offered for lease to the Government is in a building under construction or proposed for construction, the Lessor shall construct the building to the maximum extent feasible in such a way to minimize radon intrusion into the building. Lessor shall perform the necessary radon testing and submit a certification to the Contracting Officer within 30 days after the test is completed, but not later than 150 days after VA occupies the space. If radon measurements at or above 4 pCi/L are detected, the Lessor shall promptly initiate corrective action to reduce the level to below 4 pCi/L. If the Lessor does not affect corrective action, this is sufficient reason by itself for VA to void or not enter into the lease agreement.

VA reserves the right to measure radon in the space it leases at any time during the term of the lease. If radon measurements at or above 4 pCi/L are detected, the Lessor shall promptly initiate corrective action to reduce the level to below 4 pCi/L. If radon at or above 4 pCi/L is detected, the Lessor shall restrict the use of the area and provide comparable temporary space for the tenants until the corrective action is completed. Follow-up measurements shall be conducted by the Lessor to determine the effectiveness of the corrective action. The Lessor at no additional cost to VA shall provide all corrective actions, tenant relocation, and follow-up measurements. The Lessor shall provide VA with prior written notice of any proposed corrective action or tenant relocation.

4.3.4 RADON IN WATER

Two water samples constituting a sampling pair shall be taken from the same location for quality control. They shall be obtained inside the building and as near the non-public water

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source as is practical, in accordance with EPA's Radon in Water Sampling Program Manual. An analysis of water samples for radon must be performed by a laboratory that uses the analytical procedures as described in EPA's Two Test Procedures For Radon in Drinking Water.

The Lessor shall perform the necessary radon testing and submit a lab test and a certification to the Contracting Officer before VA occupies the space.

If the EPA action level is reached or exceeded, the Lessor shall institute abatement methods which reduce the radon to below the EPA action level, such as aeration, prior to occupancy by VA.

4.3.5 POTABLE WATER QUALITY

Potable water provided to VA from municipal or community water systems shall meet EPA and/or state standards for contaminants.

If potable water does not meet EPA and/or state standards, Lessor shall take action necessary to reduce contamination to acceptable levels. Lessor shall test potable water periodically to ensure that it continues to meet EPA and state standards. Lessor shall provide bottled water at his/her expense at any time contaminant levels exceed EPA and/or state requirements. If potable water does not meet EPA and/or state standards, Lessor shall take action necessary to reduce contamination to acceptable levels.

Potable water provided to VA from on site wells or other non-municipal sources shall meet minimal EPA and/or state standards for contaminants.

4.4 SPECIAL ENVIRONMENTAL REQUIREMENTS

Any leased project over 75,000 GSF shall comply with the National Environmental Policy Act of 1969. Sites with proposed buildings of less than 75,000 GSF Must acquire CERCLA and SHPO clearance.

If required, special building equipment to treat and exhaust to the atmosphere toxic gases produced by the agency program equipment shall be provided by Lessor. All such installations shall comply with appropriate OSHA, EPA or related regulations of the local community. Lessor shall obtain all necessary permits for construction and operation. In addition, provide up to 100% outside air for clinical laboratories and other areas designated in Section 6 Mechanical requirements.

4.5 ACCESSIBILITY STANDARDS

The design, construction, and alteration of facilities shall comply with local codes and ordinances. In addition, all VA facilities must comply with the Architectural Barriers Act Accessibility Standards (ABA-AS) as adopted by GSA and VA Program Guide PG-18-13, "Barrier Free Design Guide."

The ABA-AS consists of Appendices C and D to 36 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 to 10) and is available from United States Access Board <http://www.access-board.gov/>.

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VA Barrier Free Design Guide PG18-13 is available from VA Technical Information Library at <http://www.cfm.va.gov/til>.

The Offeror shall comply with the stricter of these standards for each requirement as determined by the Government. **Offerors are cautioned that compliance with ADA does not assure compliance with PG-18-13.** The following list includes some of the requirements from the "Barrier Free Design Guide" that typically exceed ADA or local requirements. The more stringent requirement shall be followed.

VA Accessibility Standards from PG-18-13	
Paragraph	Description of Requirement
4.1.1(5)(e)(i)	Minimum 11% of total parking spaces shall be accessible
4.3.4	5'-0" minimum width for accessible routes
4.3.7	1:33 (3%) maximum slope for accessible routes, including parking spaces
	1:50 minimum gradient for walk requiring rest areas
	6'-0" x 6'-0" minimum size of level platform at doors
4.5.3	Carpet cushion or padding <u>is not</u> permitted
4.6.3	5'-0" access aisle required <u>both</u> sides of accessible parking spaces
4.7.3	4'-0" minimum width for curb ramps
4.8	Requirements for ramps: 1:20 maximum slope 40-foot max length for slopes between 1:33 and 1:24 35-foot max length for slopes to 1:20 4'-0" minimum clear width 6'-0" x 6'-0" minimum landing where doors swing into landing
4.9.4(5)	34" handrail height (not a range of heights)
4.10	4'-0" minimum elevator door width Double set of handrails required: 3" x 3/8" with centerlines at 30" and 42" above car floor 8'-0" x 6'-0" minimum passenger elevator platform size
4.13	2'-10" (34") minimum clear opening
4.17	Toilet Stalls: 5'6" x 6'-0" minimum accessible stall size

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VA Accessibility Standards from PG-18-13	
Paragraph	Description of Requirement
	3'-6" x 6'-0" minimum size "front transfer" stall Grab bars are required in all stalls (not just accessible stalls)
4.22	3'-0" (36") minimum width of toilet room entrance doors
5.0	Cafeterias: 2'-3" (25") minimum knee clearance dimension, and 2'-5" (27") for minimum 5-percent of tables 40 to 48" range for cutlery and supply height Power for electric range, commercial coffee & tea pots Exhaust hood and stainless / corrosive duct

4.6 OSHA REQUIREMENTS

The Lessor agrees to comply with all Occupational Safety & Health Administration (OSHA) Safety and Health Standards located in 29 CFR.

4.7 SUSTAINABLE DESIGN AND ENERGY EFFICIENCY

4.7.1 GREEN GLOBES FOR NEW CONSTRUCTION

Within 12 months of occupancy, the Lessor shall obtain certification at the Two Green Globes level from the Green Building Initiative's (GBI) Green Globes Requirements. For to achieve the Two Green Globes certification, Lessor must refer to the latest version at the time of submittal of the Green Globes NC Tech <http://www.thegbi.org/>). At completion of all documentation and receipt of final certification, the Lessor must provide the Government two electronic copies on compact disks, flash drives, or appropriate electronic media of all documentation submitted to GBI. Acceptable file format is Adobe PDF from the Green Globes Yes. In addition, the Lessor will provide the Government viewing access to the Green Globes online sur design and through the term of the Lease.

B. Prior to the end of the first year of occupancy, if the Lessor fails to achieve a Two Green Globes certification corrective action program to achieve a Two Green Globes certification (including administrative costs) from the rent.

4.7.2 STRATEGIES

Design and construction of facilities must meet Federal Mandates for sustainability and energy efficiency.

The Lessor shall employ the following strategies.

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A. Employ Integrated Design Principles

Integrated Design

Use a collaborative, integrated planning and design process that initiates and maintains an integrated project team in all stages of a project's planning and delivery.

Establish performance goals for siting, energy, water, materials, and indoor environmental quality along with other comprehensive design goals and ensure incorporation of these goals throughout the design and lifecycle of the building. Consider all stages of the building's lifecycle, including deconstruction.

Commissioning

Employ commissioning practices tailored to the size and complexity of the building and its system components in order to verify performance of building components and systems and help ensure that design requirements are met. This should include employing an experienced commissioning provider, inclusion of commissioning requirements in construction documents, a commissioning plan, verification of the installation and performance of systems to be commissioned, and a commissioning report. The systems to be commissioned include active and passive HVAC equipment and controls, testing and balancing (TAB) report review, plumbing systems, lighting and daylighting controls, domestic hot water systems, and onsite renewable energy systems.

Plumbing systems shall also be integrated into the commissioning plan. The commissioning plan shall define, as applicable for project, pressure test procedures for all pipe systems, shower or bathroom basin leakage tests, plumbing fixture carrier installation, plumbing fixture flow rate adjustment, system chlorination and flush, *Legionella* disinfection, booster pump package, backflow prevention devices tested by a third party and reports included in the final commissioning report, thermostatic mixing valves, natural gas and fuel system, and special water systems.

B. Optimize Energy Performance

Energy Efficiency

Establish a whole building performance target that takes into account the intended use, occupancy, operations, plug loads, other energy demands, and design to earn the Energy Star® targets for new construction and major renovation where applicable. For new construction, reduce the energy use by 30% compared to the baseline building performance rating per the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) and the Illuminating Engineering Society of North America (IESNA) Standard 90.1-2007, Energy Standard for Buildings Except Low-Rise Residential. If available, use Energy Star and FEMP-designated Energy Efficient Products.

Per the Energy Independence and Security Act (EISA) Section 523, meet at least 30% of the hot water demand through the installation of solar hot water heaters, when life-cycle cost-effective.

Measurement and Verification

Per the Energy Policy Act of 2005 (EPAAct) Section 103, install building level utility meters in new major lease construction and renovation projects to track and continuously optimize performance. Per EISA Section 434, include meters for natural gas and steam, where appropriate.

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Compare actual performance data from the first year of operation with the energy design target. After one year of occupancy, measure all new major installations using the Energy Star® Portfolio Manager for building and space types covered by Energy Star®.

Annually provide data to VA.

C. Protect and Conserve Water

Indoor Water

Employ strategies that in aggregate use a minimum of 20% less potable water than the indoor water use baseline calculated for the building, after meeting the EAct 1992, Uniform Plumbing Codes 2006, and the International Plumbing Codes 2006 fixture performance requirements. The installation of water meters is encouraged to allow for the management of water use during occupancy.

Outdoor Water

Use water efficient landscape and irrigation strategies, including water reuse and recycling, to reduce outdoor potable water consumption by a minimum of 50% over that consumed by conventional means (plant species and plant densities). The installation of water meters for locations with significant outdoor water use is encouraged.

Employ design and construction strategies that reduce storm water runoff and polluted site water runoff. Per EISA Section 438, to the maximum extent feasible, maintain or restore the predevelopment hydrology of the site with regard to temperature, rate, volume, and duration of flow, using site planning, design, construction, and maintenance strategies.

Process Water

Per the Energy Policy Act of 2005 Section 109, when potable water is used to improve a building's energy efficiency, deploy life-cycle cost-effective water conservation measures.

Water-Efficient Products

Use EPA's WaterSense-labeled products or other water conserving products. Choose irrigation contractors who are certified through a WaterSense-labeled program.

D. Enhance Indoor Environmental Quality

Ventilation and Thermal Comfort

Meet ASHRAE Standard 55-2004, Thermal Environmental Conditions for Human Occupancy, including continuous humidity control within established ranges per climate zone, and ASHRAE Standard 62.1-2007, Ventilation for Acceptable Indoor Air Quality.

Moisture Control

Establish and implement a moisture control strategy for controlling moisture flows and condensation to prevent building damage and mold contamination.

Low-Emitting Materials

Specify materials and products with low pollutant emissions, including adhesives, sealants, paints, carpet systems, and furnishings.

Protect Indoor Air Quality During Construction

Follow the recommended approach of the Sheet Metal and Air Conditioning Contractor's National Association Indoor Air Quality Guidelines for Occupied Buildings under Construction, 1995. After construction and prior to occupancy, conduct a minimum 72-hour flush-out with maximum outdoor air consistent with achieving relative humidity no greater than 60%. After

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occupancy, continue flush-out as necessary to minimize exposure to contaminants from new building materials. Prohibit smoking within the building and within 50 feet of all building main entrances and building ventilation intakes during building occupancy.

E. Reduce Environmental Impact of Materials

Recycled Content

For EPA-designated products, use products meeting or exceeding EPA's recycled content recommendations. For other products, use materials with recycled content such that the sum of postconsumer recycled content plus one-half of the pre-consumer content constitutes at least 10% (based on cost) of the total value of the materials in the project. If EPA-designated products meet performance requirements and are available at a reasonable cost, a preference for purchasing them should be included in all solicitations relevant to construction, operation, maintenance of, or use in the building.

Biobased Content

For USDA-designated products, use products meeting or exceeding USDA's biobased content recommendations. For other products, use biobased products made from rapidly renewable resources and certified sustainable wood products. If these designated products meet performance requirements and are available at a reasonable cost, a preference for purchasing them should be included in all solicitations relevant to construction, operation, maintenance of, or use in the building.

Environmentally Preferable Products

Use products, such as low-emitting materials or products containing no toxic metals, that have a lesser or reduced effect on human health and the environment when compared with competing products or services that serve the same purpose.

Construction Waste and Materials Management

During a project's planning stage, identify local recycling and salvage operations that could process site-related construction and demolition materials. Program the design to recycle or salvage at least 50% of the non-hazardous construction, demolition, and land clearing materials, excluding soil, where markets or onsite recycling opportunities exist. Provide salvage, reuse, and recycling services for waste generated from major renovations, where markets or onsite recycling opportunities exist.

Ozone Depleting Compounds

Eliminate the use of ozone depleting compounds during and after construction where alternative environmentally preferable products are available, consistent with either the Montreal Protocol and Title VI of the Clean Air Act Amendments of 1990, or equivalent overall air quality benefits that take into account life-cycle impacts.

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SECTION 5 SITE DESIGN CRITERIA

5.1 GENERAL

A licensed Civil Engineer shall develop the site design. A Landscape Architect, licensed if state registration exists, shall develop the landscape planting plans.

Design of site elements shall comply with Architectural Barriers Act, VA Barrier Free Design Guide and the Physical Security Design Manual Life Safety Protected for VA Facilities. See Paragraph 4.5 of this solicitation for additional information.

The Lessor shall obtain Topographic/Landscape, Electrical and Telecommunications, to include telephone, data, cable television and special systems; Civil/Mechanical; and Soil Surveys; and geotechnical reports. The survey limits shall include a sufficient area to cover the complete project including sufficient offsite locations of existing utilities, i.e., water, sewer, gas, electric and telecommunications. Refer all vertical elevations to permanent benchmarks based on actual geodetic datum (not assumed datum).

Comply with applicable Federal, State, and municipal laws, regulations, and permits concerning design and construction controls for environmental protection of aesthetics, air, water, and land. All the following regulatory categories apply:

- Storm water permits, e.g., National Pollutant Discharge Elimination System (NPDES) permit program
- Pollution control and solid waste disposal
- Erosion control and protection of land resources
- Protection of landscape
- Protection of water resources, wetlands, and areas preserved for wildlife

Ensure that the design mitigates any adverse environmental impacts. Ensure all the following:

- Surface water, during and after construction, will not adversely impact the site or areas downstream from the site.
- Grading, seeding, erosion control measures, and storm sewers are used to avoid the above.
- Air and noise pollution is minimized.
- Destruction of land resources is minimized.
- Interference with the normal function of the surrounding community during construction is minimized.

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5.2 SITE DEVELOPMENT

Use originality and imaginative design between site and structures, vehicular and pedestrian circulation, visual elements, and open and screened area. Produce a plan that has both functional and aesthetic relationships.

5.2.1 STORM WATER

Consider impacts on existing natural and man-made storm water drainage patterns and systems. VA is committed to the control of storm water by the Federal Water Pollution Control Act, the Federal Flood Disaster Protection Act, and other Environmental Protection Agency (EPA) regulations that are implemented by Federal, State, and municipal jurisdictions. Provide a Hydrology and Hydraulics analysis and report in support of the proposed design.

5.2.2 CIRCULATION

Provide separate circulation systems for vehicular service and patient/visitor traffic.

Provide a circular driveway to the building drop-off with access to the parking areas. The drop-off shall have canopy cover designed to accommodate public bus and shuttle services.

Design patient exterior areas that are conveniently accessible from the building without vehicular crossings and are oriented to the most favorable site climatic conditions.

5.2.3 LOCATION OF BUILDING AND EQUIPMENT

Ensure that the building property line setbacks are consistent with adjacent structures and local codes.

When locating the proposed building, structures, and equipment, consider topography, adjacent facilities, utility access requirements, environmental impacts, and future development to produce a design that is functional and aesthetically successful.

Provide landscape planting, grading, architectural screening, or fencing of exterior utility, mechanical, and electrical equipment for patient and personnel protection.

5.2.4 PATIENT USE AREAS

Design patient exterior areas that are conveniently accessible from the building without vehicular crossings and are oriented to the most favorable site climatic conditions.

5.2.5 GRADING DESIGN

Coordinate surface grades with architectural, structural, and mechanical design to provide proper surface drainage.

Consult soil classification data in the subsurface investigation (geotechnical report) in support of drainage concepts proposed as part of the Hydraulics and Hydrology analysis.

Use contours at a maximum interval of 1 foot [0.3 m] to show grading of the entire project site. Utilize spot elevations as control points.

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Show any temporary (construction period) or permanent erosion control.

Condition	Maximum Slope	Minimum Slope	Preferred
Lawns	25% 4:1 ^a	2% 50:1	2- 10%
Turf athletic area	2% 50:1	0.5% 200:1	1%
Berms and mounds	20% 5:1	5% 20:1	
Mowed slopes	25% 4:1 ^a		20%
Planted slopes and beds	10% 10:1	0.5% 200:1	3-5% ^b
Road crown	3% 33.3:1	2% 50:1	2.5%
Roads, longitudinal*	20% 5:1	0.5% 200:1	1-10%
Walks, longitudinal	10% 10:1	0.5% 200:1	1-5%
Parking, longitudinal	5% 20:1	0.25% 400:1	2-3%

- a. The maximum slope for mowing machinery is 25%.
- b. Slopes over 6% should have erosion protection.
- c. Accessible routes used by people with disabilities shall conform to the criteria of Paragraph 2.8 of this SFO.

* Payload is drastically reduced on heavy trucks sustaining grades over 3%. Ideal maximum sustained grade for safe operation of trucks and automobiles is 6%. On roads subject to frequent icing and winter conditions, the maximum sustained grade is 5%.

General: Provide complete dimensioned layouts for vehicular and pedestrian pavement, structures, and other components of the site and landscape design. Establish control for the layout by a base control line with dimensions from this line. Small scope projects may use property lines for control. Larger projects require coordinates on a grid system.

5.2.6 DESIGN OF VEHICULAR AND PEDESTRIAN PAVEMENT

Design the pavement to reflect topography, soils, climate, local materials, function, and other requirements and specific situations. The Geotechnical Report shall address and recommend ground preparation and pavement section design for the site.

When motorcycle parking is provided, construct designated area of non-reinforced concrete.

A. Pavement Construction

Design pavement sections of all roads, service areas, fire apparatus vehicle accessibility areas, and parking areas for the maximum anticipated traffic loads and existing soil conditions.

Construct service areas for truck dock, bulk oxygen storage, loading docks, mobile equipment pads, utility buildings, and similar facilities of reinforced concrete.

Principal roads and primary service roads shall include 12'-0" travel lanes for two-way traffic (24'-0" wide between faces of curbs). Secondary service roads shall be 12'-0" between faces of curbs. Consider two-way traffic lanes where possible. One-way traffic plans shall have a

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minimum width of 12'-0". Concrete or Asphalt (asphalt min. 2 – 2 inch lifts with final lift applied within 90 days of final acceptance) pavement to be 4 inches of asphalt over 6 inches of rock base or 6 inches of concrete over 4 inches of rock base.

B. Curbs and Gutter

Design all roads with integral concrete curbs and gutters per local standards and specifications. Substitute free-standing or extruded curbs only when justified.

Curb Radii

The radii of curbs at road intersections should be 30'-0" preferred, 25'-0" minimum.

Curb Access Ramps (Curb Cuts)

Provide curb ramps to accommodate people with disabilities as well as lawnmowers.

C. Pavement Marking and Signing

Provide locations and details of pavement striping and signing for parking, roadways, crosswalks, accessible parking and routes, and other special areas. Speed limit shall be marked on pavement in each aisle of parking areas and on roadways. Actual speed limits will be provided by VA.

D. Pedestrian Pavement Construction

Design walkways to provide clearly-defined, unobstructed, direct routes through the site, interconnecting site and building entryways, curb ramps, parking areas, pedestrian landscaped features, such as open area plazas, courts, atriums, and other site elements.

Construct walks of concrete. Reinforce the concrete pavement if subbase conditions warrant. Where pedestrian and vehicular pavements meet, thicken the subbase material.

Pedestrian wearing course material may be rigid unit pavers (bricks, stone sets, concrete units, large paving slabs, etc.). To facilitate use by people with disabilities, design a rigid base of concrete or asphaltic concrete beneath pavers.

Walks shall be at least 60" wide, except 96" minimum where abutting parking stalls.

Design walks to accommodate people with disabilities. Eliminate steps unless unavoidable.

5.2.7 ENTRANCES TO BUILDING

Coordinate work at entrances to buildings based on the requirements in the Architectural Criteria. Particular reference is made to complying with vertical clearances of buildings and canopies over roadways and vehicular access areas as well as meeting minimum stand-off requirements per the VA Physical Security Design Manual for Life Safety Protected Facilities.

Provide drive through access for ambulance entry.

5.2.8 TRUCK DOCK

Design adequate space for truck maneuverability and parking of facility equipment, including trash dumpsters. Provide wheel path diagram to support turning movements of facility parking equipment, delivery, and waste removal vehicles. Provide a 2 truck dock well with levelersdock leveler and a must be provided for this facility.

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5.2.9 PARKING FACILITIES

Develop sufficient new parking so that the total number of facility spaces will be the greater of **567** spaces, or as required by local codes. Provide 57 parking spaces for physically disabled people (handicapped) based on 10% of total provided spaces of which **3** are van accessible spaces. Locate these parking spaces convenient to an entrance accessible by physically disabled people.

Provide a parking tabulation on the contract drawings indicating the total number of VA facility parking spaces with subtotals for standard spaces, accessible spaces, motorcycle spaces, and van accessible spaces. Locate accessible parking spaces convenient to an accessible building entrance.

Provide parking tabulations for motorcycle parking on the contract drawings. Indicate the total number of spaces provided, using a ratio of one parking space for every 60 auto spaces. Motorcycle parking spaces shall be 4.5 feet [1.37 m] wide x 8 feet [2.44 m] long.

Reference Paragraph 4.2.6 for Parking Site Security Considerations.

Parking at angles other than 90 degrees may be used only when justifiable. Contracting Officer approval is required for deviation. Acceptable dimensions for 90 degrees parking angle are as follows.

	MINIMUM BAY WIDTH	MINIMUM STALL WIDTH
If cars overhang curbs on both sides	60'-0"	8'-6"
	59'-0"	8'-9"
	58'-0"	9'-0"
If cars overhang curbs on one side	62'-6"	8'-6"
	61'-6"	8'-9"
	60'-6"	9'-0"
If cars will not overhang either curb or will be parked in the center bumper to bumper	65'-0"	8'-6"
	64'-0"	8'-9"
	63'-0"	9'-0"
Accessible Spaces		8'-0" x 20'-0" w/ 5'-0" access aisle on <u>both</u> sides
Accessible Van Spaces		8'-0" x 22'-0" w/ 8'-0" access aisle

Note: Patient and Visitor spaces shall be 9'-0" minimum width, unless the Contracting Officer approves deviation.

5.2.10 EQUIPMENT PADS

Locate utility transformers, cooling towers, gaseous tank storage, and other equipment pads away from patient and visitor entries and outdoor activity areas, preferably adjacent to service area. To prevent injury to patients and personnel, enclose pad area with chain link fencing, and provide signage indicating warning to heart pacemaker patients. Barriers and fencing shall comply with the requirements of the serving electric utility and local codes where applicable.

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Mobile MRI/CT Scanner Truck Provisions

Lessor shall provide the following provisions for mobile MRI/CT Scanner Truck:

Lessor shall furnish a dedicated five-wire 480V, 3-phase wye connection with neutral and ground, 150 Amp circuit to supply power to mobile MRI/CT scanner trucks at the MRI pad shown on the site plan. The safety disconnect switch shall have lock-on provisions, which will allow the switch to be locked in the "ON" position. The disconnect switch shall also have lock-off provisions. Provide safety disconnect in electrical circuit, per code, on exterior of building for MRI/CT. Electrical feed shall terminate on exterior of building at a Russellstoll connector rated for service receptacle, in a weatherproof box. The bottom of the receptacle shall be a minimum of 3 feet above grade. The disconnect switch, receptacle, and telecommunications jacks shall be mounted on concrete posts with strut framing adjacent to the MRI concrete pad.

Lessor shall furnish a weatherproof box for telecommunications located adjacent to power receptacle. Conduit shall extend to interior distribution system in the building. Install three (3) exterior telecommunications jacks.

Truck pad shall be Portland cement concrete, as shown on conceptual site plan included in solicitation documents. Design pavement section for loading in accordance with criteria in Paragraph 5.2.6. If reinforcement of concrete is required, use only non-ferrous reinforcement materials. Variations in pad levelness shall not exceed 1/8-inch in 10'-0".

Provide the following plumbing provisions in two in-ground boxes adjacent to the truck pad. One in-ground box shall be for water supply connections and one in-ground box shall be for sanitary wastewater connection:

Provide a hose bib and backflow preventer, connected to a cold water supply line, for connection of a 3/4-inch hose.

Provide 3/4-inch female connector and backflow preventer, connected to a cold water supply line, for connection of a 3/4-inch I.P.S. male threaded hose connector. Size line to provide 5 gallons per minute at 45-60 PSI. Provide an adjustable pressure regulator with gauge to ensure that pressure does not exceed 60 PSI. Water intake equipment will be protected with physical hardware equipment to provide preclusion of entry or introduction of foreign materials and also provide indication of tampering. Intake facilities above ground will provide physical barriers to preclude entry and tampering of equipment.

Provide 1 1/2-inch female threaded connector, connected to the sanitary wastewater drainage system, for connection of a 1 1/2-inch male threaded hose connection.

Provide an accessible sidewalk from an exterior door of the outpatient clinic to the MRI pad. Provide a canopy for the walkway from the clinic to the MRI pad. The canopy shall comply with criteria in SECTION 5 and SECTION 6.

Extend panic (duress) alarm system to MRI pad. Provide connection for one (1) panic button in MRI enclosure, connected to main panic (duress) alarm panel.

The Lessor shall be responsible for constructing and carrying the cost of the MRI/CT scanner as listed above. Upon space acceptance by VA, all cost associated with the Mobile MRI/CT scanner outlined above will be paid by the VA in a lump sum payment to the Lessor. Offerors shall list the lump sum cost associated with Mobile MRI/CT scanners on GSA Form 1364.

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5.3 LANDSCAPING DESIGN

Integrate the landscape planting design with the overall design of the site. The landscape planting shall compliment the architecture, preserve designated site features, facilitate water harvesting, facilitate vehicular and pedestrian access, create open areas and vegetative screens, and consist of plant material that promotes sustainable designs.

Select plants that are indigenous to the area, require little maintenance, and are disease and insect resistant. Select plant material that is nursery propagated from sources as close as practicable to the project area, that are indigenous to the area, locally available, low maintenance, and disease and insect resistant. Plant materials shall conform to the standardized system of the American Association of Nurserymen, Inc. current American Standards for Nursery Stock, ANSI Z60.1.

Do not select plants that are poisonous, highly aromatic, irritating, or thorny. In parking and pedestrian areas avoid plants that drop fruit or sap. Locate plants so they do not interfere with driver or pedestrian visibility, circulation, traffic signs, and safety.

Plant bed outlines curvature shall have minimum radii of 3 feet [0.92 m]. Design lawn areas to facilitate maintenance.

Provide concrete curbs around shrub beds (essential where Bermuda or similar grasses are grown).

Both a dock leveler and a dock lift must be provided for this facility.

Utilize ground cover on slopes steeper than 3:1, i.e., 3 feet to 1 foot.

5.4 SITE AMENITIES

5.4.1 FLAGPOLE

The Lessor shall provide 3 flagpoles at a location to be approved by the Contracting Officer. Flagpoles must extend at least 35 feet above the ground and shall be equipped with rope and hardware for two flags each. The Government will provide the flags. This requirement will be waived if determined inappropriate by the Government. Exterior lighting (two each light fixtures spaced a minimum of 20 feet apart, mounted on the building or at grade) shall be provided to illuminate the flags at night. Automatic switching for light fixtures shall be provided. Provide concrete pad (washed river-rock finish) minimum 150 sq'. Provide concrete pad (washed river-rock finish or similar as approved) minimum 150 sf. The concrete pad shall be connected to the building with a sidewalk. Foundation for flagpole shall be installed per manufacturer's recommendations, as appropriate to the local geotechnical conditions.

5.4.2 RESERVED

5.4.3 CANOPIES AND COVERED WALKWAYS

Review the conceptual site plan for locations which required canopies and covered walking areas. Design of the covered walk shall be integrated with the building structure and architecture. Coordinate site lighting with walkways. Provide fixtures below canopies and covered walks where necessary to maintain illumination levels for exterior walkways.

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Underside of canopy shall be enclosed to prevent bird roosting – and shall be designed for high winds per code requirements. Canopies to accommodate high vehicle heights for ambulances and delivery vehicles. Provide 4'-0" x 6'-0" canopy over all exterior entrances to the building except for the main clinic entrance and the ambulance entrance, which have other requirements for canopies at these locations. A drive under canopy will be at the front entrance for patient drop off/pick up. All canopies structure and architecture shall match the building structure and architecture.

The Lessor shall be responsible for constructing and carrying the cost of the canopies and covered walkways as listed above. Upon space acceptance by VA, all cost associated with the canopies and covered walkways outlined above will be paid by the VA in a lump sum payment to the Lessor. Offerors shall list the lump sum cost associated with canopies and covered walkways on GSA Form 1364.

5.4.4 EXTERIOR ACTIVITY AREAS AND YARDS

Provide exterior patio or yard areas for outdoor activities and dining as shown on the conceptual plans. Outdoor areas shall be designed with a diversity of landscape and hardscape elements to create an environment capable of accommodating a variety of activities. Underside of canopy shall be enclosed to prevent bird roosting – and shall be designed for high winds per code requirements of area. Provide 4'-0" x 6'-0" canopy over all exterior entrances to the building except for the main clinic entrance and the ambulance entrance, which have other requirements for canopies at these locations.

Outdoor areas shall be enclosed and secured by fences or walls. Design shall be approved by the Contracting Officer. Gates and locking arrangements for the yards shall be provide for egress to comply with NFPA 101.

The Lessor shall be responsible for constructing and carrying the cost of the exterior activity areas and yards as listed above. Upon space acceptance by VA, all cost associated with the exterior activity areas and yards outlined above will be paid by the VA in a lump sum payment to the Lessor. Offerors shall list the lump sum cost associated with exterior on GSA Form 1364.

5.5 UTILITIES

5.5.1 WATER DISTRIBUTION SYSTEM

Design and construct system to provide adequate water service for maximum domestic and fire protection requirements.

Place isolation valves to provide control over reasonably sized area. In addition, designate valves in fire hydrant branches and building service lines, near their connection to feeder mains.

Where reduced pressure backflow preventers are required, provide positive drainage.

Connection fees, meter, and system impact fees, as required by the water provider to connect to the existing water distribution system, are the responsibility of the Lessor.

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A. Domestic Water Pumping System

If onsite pumping for domestic water is required, use a three-pump system. Size each pump for approximately one-third of the total water demand. The first pump will operate until water demand exceeds the pump's capacity, at which point the second and/or third pumps shall start. When the demand exceeds the capacity of the first pump, the second pump will restart and as needed all pumps will operate together. Provide a pneumatic tank and "NO-FLOW" shut-down controls.

An onsite pumping system for domestic water and fire is required for this clinic.

The pumps will be set to operate as standbys and alternate which pump starts first, second or third, in order to alternate the use cycle at each pump. Provide a disinfection and monitoring system to chlorinate the onsite water distribution system when disruption to the municipal system has occurred. Coordinate inspection of the domestic water pumping system with the Resident engineer's office after A/E recommends approval of the system.

5.5.2 WATER SUPPLY FOR FIRE PROTECTION

Assess adequacy of the water supply. The Lessor must verify the locations involved as well as the quality and accuracy of the data. Perform water supply flow testing.

Fire flows shall be available as required by NFPA 13 for the required occupancy classification. However, duration for Business occupancies shall not be less than 60 minutes. The Lessor shall verify and submit documentation of the fire department's capability of handling the manual firefighting requirements to the Contracting Officer prior to occupancy by the Government. The Lessor is responsible for any fees related to water supply for Fire Protection.

Fire Pumps: When a fire pump is necessary to supplement fire flow and pressure, size it to comply with NFPA 13.

5.5.3 LAWN IRRIGATION SYSTEM

Provide an automatic irrigation system to operate between the hours of 10:00 pm and 6:00 am.

Keep the number of irrigation system connections to potable system to a minimum. Equip such connections with reduced pressure-type backflow preventers. Limit maximum draft from any connection to 180 gpm [11.4 L/s]. (Use deep well on duplex pump with solar back-up. System not to be on generators. Utilize catch containers of rain water from upper roof to contain on lower roof and on ground and use for lawn irrigation, of trees, scrubs, and high vision areas.)

Lessor shall provide separate meter(s) to measure and pay for irrigation usage. VA shall not pay for irrigation water use.

5.5.4 SANITARY SEWERAGE SYSTEM

Design separate underground sanitary sewerage system, including building connections, manholes, clean-outs, cooling tower waste lines, and all appurtenances.

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Provide an adequate number of sanitary connections from building.

Discharge cooling tower drains, overflows, and blow-down piping systems to the sanitary sewerage system. Provide air gaps to prevent cross connections between sewerage and water systems.

To the extent feasible, do not locate sewer pipes and manholes under pavement. Provide manholes at junctions, changes in direction, changes in slope, and changes in invert elevations of sewers 8 inch and above. Clean-outs are required for 4 and 6 inch sewers. Spacing between manholes shall be a minimum of 300 feet [91.44 m], except 500 foot [152.4 m] spacing is permitted in straight runs of long out-fall sewers unless otherwise required by local jurisdictional standards.

Limit sanitary trunk sewers to not less than 8 inch diameter and sanitary sewer building connections to not less than 4 inch diameter. Establish sanitary sewer slopes to provide minimum velocity of 2 ft/s [0.6 mm/s] when pipe is flowing full; maximum slope shall be 9%.

Do not connect storm drainage system to sanitary sewerage systems.

Connection fees and system impact fees as required by the municipality to connect to the existing sewerage system are the responsibility of the Lessor.

5.5.5 STORM DRAINAGE SYSTEM

Design separate underground sanitary and storm sewerage systems, including drainage inlets (yard and curb), junction structures, manholes, open drainage channels and basins, dry wells, etc.

Design all components of storm sewerage system on basis of not less than 10-year storm frequency for one hour.

Comply with the requirements of off-site receptor of storm water. Retention may be required; however, roof storage of storm water is not allowed.

Limit storm sewers serving drainage inlets to not less than 8 in [200 mm] diameter and building connections to not less than 4 in [100 mm] diameter. Establish storm sewer slopes to provide minimum velocity of 2 ft/s [0.6 mm/s] when pipe is flowing full. Maximum storm sewer design velocity shall be in non-erosive range for specified pipe material.

Use State or local standard details for manholes, inlets, endwalls, and pipe cradles. Adjust master specifications as necessary.

Provide an adequate number of storm connections from each building.

Storm drainage system shall serve all areas under construction or affected by construction. Design storm drainage system and components based on storm frequency from local codes and methodologies is more stringent, in which case the more stringent shall be used. Comply with the requirements of off-site receptor of storm water. Retention/detention may be required and should be designed on the percolation results stated in the geotechnical report and the design volumes calculated in the Hydrology and Hydraulics analysis. Roof storage of storm water is not allowed. Do not connect storm drainage system to sanitary sewerage systems.

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5.5.6 GAS DISTRIBUTION SYSTEM

Coordinate with gas company concerning housing and/or fencing for gas metering and regulating equipment. Provide gas filter upstream of meter. (Use loop source when available.)

5.5.7 ELECTRICAL SERVICE

Provide underground secondary-voltage electrical service from the serving electric utility. All requirements of the electric utility shall be met, including location of service source, above-ground and underground equipment locations, required easements and/or rights-of-access, above-ground equipment protection and screening requirements, location of required service disconnecting means and/or remote operation for service disconnecting means, as required by the local Authority Having Jurisdiction or utility, meter location and provisions for meter-reading access, co-location of service conductors in common trench with other utility services, and all other applicable requirements of the electric utility. (Use loop sources when available.)

5.5.8 TELECOMMUNICATIONS SERVICES

Provide underground telephone service from the serving telephone provider. Sufficient capacity shall be provided at the Point of Presence (POP) for all telephone outlets identified in this SFO, plus 50% spare capacity. Comply with all requirements of the telephone provider for cable installation, POP space and security requirements, and POP equipment and access provisions. All low-voltage underground cabling shall be installed in a partitioned 4 inch conduit with innerduct or approved equivalent and shall not share joint trenches with other incoming utilities.

Provide underground cable television service from the serving provider. Sufficient capacity shall be provided at the Point of Presence (POP) for all CATV outlets identified in this SFO, plus 50% spare capacity. Comply with all requirements of the cable service provider for cable installation, POP space and security requirements, and POP equipment and access provisions. All CATV underground cabling shall be installed in a 4 inch conduit with innerduct or approved equivalent and shall not share joint trenches with other incoming utilities.

Provide guest wireless system through public areas in entire clinic, includes installation/maintenance/service cost. Minimum T3 Service. System shall contain strict content filter and terms of agreement with renewable 24 hour IP lease.

Provide cable television service, subject to identical requirements as defined for telephone service.

The Lessor shall be responsible for installation of wireless telecommunication systems listed above. Upon space acceptance by VA, all cost associated with wireless telecommunication systems outlined above will be paid by the VA in a lump sum payment to the Lessor. Offerors shall list the lump sum cost associated with exterior on GSA Form 1364. Cost associated with maintenance and servicing of these systems shall be included on GSA Form 1217.

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5.6 EXTERIOR SIGNAGE

Lessor shall develop and provide a complete exterior signage program to include identification, directional, informational, and regulatory signage. Signage must comply with local municipality's codes and specifications. Careful consideration of the location of monument signs shall be taken to avoid sight triangle encroachment. Signage on site must comply with VA Signage Design Guide, Exterior Signage Parts I and II, located in Design Guide PG-18-17, Environmental Planning Guide, available on VA Technical Information Library. Signage not located on site shall comply with local municipality's codes and standards, except for monument sign. At each roadway entrance to the site furnish and install a sign, nominal size 18" X 24" on square bronze post, that reads, "NOTICE NO FIREARMS OR WEAPONS ALLOWED ON THIS PROPERTY 18 USC 930", to include universal no weapons logo. Furnish and install on the building wall adjacent to each building entrance, two (2) signs. One sign, nominal size 12" X 18", that states, "Firearms Prohibited Violation of VA Regulation 1.218 (b) (037) Penalty \$500 Fine and Six Months Imprisonment". The second sign, nominal size 24" X 6", that states, "For Your Safety No Guns, Knives, or Other Weapons Allowed", to include universal no weapons logo

Lessor shall provide ground mounted, illuminated, horizontal monument sign to identify the Outpatient Clinic main entrance. Lessor shall provide foundations and electrical power as necessary. Base shall be concrete or masonry and shall be compatible with building design and landscaping scheme. Monument sign shall be a minimum of 5'-0" high x 12'-0" wide. VA will furnish message layout, content, and colors for the monument sign. Graphic process shall be routed out copy backed with white, translucent acrylic.

Lessor shall provide illuminated wall mounted building identification signs of dimensional powder coated or anodized aluminum letters and numerals with VA logo. Letters and numerals shall be minimum 36 inches high. Logo shall be of design provided by VA and shall be 84 inches high. Sign messages shall be as follows:

Facility Name: **Myrtle Beach VA Community Based Outpatient Clinic.** VA logo shall precede facility name.

Address sign shall consist of numerals for the building street address.

Wall mounted building signs shall be prominently located to be visible from street approach in accordance with VA-approved building elevations.

No weapons signs shall be provided as required for a government facility.

The cost of signage and installation of exterior signage shall be paid to Lessor by the VA in a lump sum amount upon commencement of the lease. The Offeror shall state this lump sum payment amount as a separate line item on the attachment to GSA Form 1364.

5.7 RESERVED

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SECTION 6 BUILDING DESIGN CRITERIA

6.1 STRUCTURAL

Structural design shall comply with all locally adopted codes. Structural members shall be of concrete, masonry, or steel. Wood may be used as permitted by building and life safety codes for the Occupancy Group (Business or Ambulatory Care) and size (floor area) and height of structure required by the clinic program. Utilize 32' column spacing.

Where applicable, a structural engineer licensed in the state the project is located in shall verify the load-bearing capability of the existing structural elements to support the new design loads. Provide evidence of compliance with lateral force requirements with offer as specified in Paragraph 1.7 HOW TO OFFER.

6.1.1 FOUNDATIONS

The building foundation system shall be designed in accordance with the recommendations of the geotechnical report or pursuant to local code, whichever is more stringent.

6.1.2 FLOOR LOADS

Minimum uniform basic design live loads shall conform to the locally adopted codes and as follows.

In order to provide a flexible design for occupancy changes in the future, generalized live load categories should be applied to large areas of the floor plate.

Where actual occupancy load requirements or concentrated equipment loads exceed the minimum uniform live loads, the areas in question shall be designed to meet the specific load conditions. Provide certification from the structural design engineer that identifies floor loading capacity for the clinic. These areas shall be clearly identified on the Contract Documents.

6.1.3 ROOF LOAD

Roof live loads shall be based on geographical location and local governing building code requirements; however, they shall not be less than 20 psf [0.96 kPa].

VA may install a rooftop mounted satellite system or other rooftop antennas for the building. The Lessor shall provide a roof structure, which accommodates VA's system, and shall

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coordinate with VA to provide the required structural mounting devices in location(s) acceptable to the VA.

6.1.4 LATERAL FORCES

VA classifies Outpatient Clinics as "essential" or "critical" facilities. Design structures for lateral forces in accordance with local building code requirements for wind and seismic forces using importance factors for essential structures.

6.1.5 SPECIAL INSPECTIONS

Lessor shall comply with and pay for all special inspection requirements of the local Authority Having Jurisdiction. Lessor shall obtain services of qualified, independent entities (acceptable to VA) to provide special inspection services during construction. Lessor shall provide all copies of the inspectors' reports to the Contracting Officer and SRE as evidence of compliance with Codes and the requirements of this solicitation.

6.1.6 BLAST LOADS

Design structural systems for overpressures and dynamic loadings for threat category as established by VA Physical Security Design Manual for Life Safety Protected facility.

6.2 ARCHITECTURAL

6.2.1 PATIENT ENTRANCES

Provide canopies over patient entrances to outpatient clinic. The canopies shall extend 2 feet [0.6 m] beyond the curb lines to protect patients from inclement weather. To reduce the size and cost of canopies, locate the curb line near the entrance if compatible with other design considerations. Main entrances should have a canopy extend over the drive, so vehicles can drive under and drop off patients.

6.2.2 AMBULANCE ENTRANCES

Provide ambulance entrance as noted and indicated on conceptual plan. Ambulance entrances shall include a drive through weather protected entry for pick-up of patients complete with sliding doors and an air/weather chamber.

Provide a canopy over the drive through loading zone at ambulance entrances with 13-foot [3.96-meter] vertical clearance from grade to underside of canopy. The canopy shall overhang the rear of the parked ambulance 8 feet [2.44 m]. The underside of the canopy shall be enclosed to prevent bird roosting and shall be designed for high winds in accordance with code requirements. Provide camera with sound under ambulance entrance canopy to monitor door at ambulance entrance for entrance by EMT and other authorized people. Camera shall be connected to monitor and audio device at nurses' station in Urgent Care.

Enclose ambulance entrances where the outside winter design temperature is below 10 °F [-12 °C], as given in the 99% column of Table I, ASHRAE Handbook of Fundamentals. Equip the enclosed entrances with automatic overhead type doors operable from both outside and inside the enclosure.

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6.2.3 LOADING DOCKS

Loading dock platforms shall be 4 feet [1.22 m] above the driveway. Platforms shall have a minimum depth of 8 feet [2.44 m] front to back. Provide a canopy over the platform with 14 feet [4.27 m] of clearance from grade to the underside of the canopy. Provide 2 truck dock well 2 dock levelers . Provide a stair or a ramp to the platform.

Provide 2 truck dock levelers and as directed or shown on conceptual plans. Dock levelers shall be hydraulic with 25,000 pound [11,340 kg] capacity for recessed installation at loading dock. The area shall be large enough to accommodate 2 semi-type and 1 two-ton van-type standard commercial trucks, and shall provide adequate maneuvering space. The surface of the concrete loading dock shall be sloped away from the building to preclude the possibility of water infiltration into the building. Provide a masonry screen wall to shield the loading dock and approach to the loading dock from view from the front of the site. Provide loading dock bumpers and built in dock leveler, Blue Giant Equipment Corporation Model No. MDC7830H, or approved equal. Loading dock will be guarded with removable rails on loading side.

6.2.4 CANOPIES OR COVERED WALKS

Provide canopies or covered walkways from the outpatient clinic building to locations as identified in the SFO. If canopies or covered walks extend over truck or bus traffic areas, provide 14 feet minimum vertical clearance for vehicular traffic.

6.2.5 ENCLOSURE SYSTEMS

Building envelope systems shall be designed with consideration for performance under local climactic conditions, appearance, durability, security, efficiency in construction, and maintenance and operating costs. Comply with the requirements of this SFO for Sustainable Design and Energy Efficiency, Paragraph 4.7.

Design for heat loss or gain in accordance with energy criteria in this solicitation. Provide continuous vapor barriers at appropriate side of construction based on local climatic conditions.

Provide proper drainage systems for all exterior wall insulation systems.

Fire resistance of building envelope systems shall be as required by applicable codes for construction type and exposure.

A. Exterior Walls

Materials and colors shall be consistent with the overall design concept and structural requirements, and provide the level of physical security required by this solicitation. Walls shall be designed to prevent moisture penetration. Detail and construct moisture and air barriers, wall cavities and weeps, flashings, and other features as necessary to prevent damage to wall components or entry of moisture into building. Masonry parapet walls are potential sources of water penetration, unequal thermal expansion, additional structural loads, and increased costs. Proposed parapet walls must be justified by aesthetic, functional, or economic considerations.

Structural design of walls shall comply with Paragraph 6.1. The weight of masonry curtain walls or veneer shall be supported by the structural frame at each floor.

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Design walls for sound transmission control from external sources at sites near airports, freeways, railways, or heavy city traffic.

B. Fenestration

Lessor shall provide fenestration (windows) consisting of fixed windows, or glazed storefront or curtain wall, including glazed entrance systems, consistent with the overall design concept. Size windows and select glazing and frame materials to meet the overall building envelope performance and sustainability requirements of this SFO.

Windows in examination and treatment rooms shall be designed to maintain patient privacy. Use clerestory windows, patterned or obscured glazing, or other methods as appropriate.

Windows shall comply with Security requirements in SECTION 4 of this solicitation. Provide security screens where required by SECTION 4.

Safety Glazing

Glaze windows occurring in security exam rooms or security holding room with 7/16" thick laminated glass. Provide laminated glass for interior panes of double-glazed windows in these rooms.

C. Louvers and Screens

Provide louvers in wall openings where required for ventilation. Design louvers and anchorage for wind loads in accordance with building codes. Louvers shall bear AMCA certified rating seals for air performance and water penetration ratings. Provide bird screens on mechanical ventilation supply and exhaust openings in exterior walls. Provide insect screens on the inside of louvered openings in exterior walls where there are no duct connections.

Louvers should be baked enamel matching the exterior color and drainable type construction.

Comply with security requirements in SECTION 4 of this solicitation.

D. Exterior Doors

Entrance doors shall be automatic sliding anodized aluminum construction with safety glazing and shall comply with energy and sustainability requirements.

Swinging exterior doors and frames, except entrance doors, shall be heavy duty, insulated, full flush, hollow steel construction. Exterior doors shall be weather-stripped, self-closing, and open outward. Door hardware shall comply with applicable portions of SECTION 7 of this solicitation. Provide latch guards and hinges with non-removable pins to deter tampering or unauthorized entry.

Doors for vehicular access, including doors to warehouse, engineering shops, spaces containing building service equipment, shall be insulated, industrial grade overhead coiling doors. Nominal size of the door opening shall be 8'-0" wide x 9'-6" high. Doors shall be fully weather-stripped and include an electric operator and manual chain hoist operation. Operator controls shall be located on the secure (interior) side of the opening and shall incorporate a cylinder lock. Provide safeties, including door edge sensors. Overhead door(s) shall not have vision lights. Doors to warehouse, and spaces containing building service equipment, shall be insulated, industrial grade overhead coiling doors. Nominal size of the door opening shall be 8'-0" wide x 9'-6" high. Doors shall be fully weather-stripped and include an electric operator

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and manual chain hoist operation. Operator controls shall be located on the secure (interior) side of the opening and shall incorporate a cylinder lock. Provide safeties, including door edge sensors. Overhead door(s) shall not have vision lights. Provide a heavy duty vinyl strip air curtain for warehouse overhead door. Also provide an overhead / above door radiant heater.

Automatic Doors

Design automatic doors to operate manually in event of power failure. Equip controls with safety devices for pedestrian protection. Provide door operator controls and equipment that are easily accessible for maintenance. Design automatic doors to open from both sides.

E. Roofs

Provide roofing systems to comply with building codes and fire resistance requirements. Design all roofs with slope to roof drains or gutters. Roofs shall not slope to level valleys, but may have one-way slopes to gutters at gravel stop edges.

Size roof drains and overflow drains, scuppers, or gutters; and leaders or downspouts to comply with plumbing codes. Locate drains at points of maximum deck deflection where possible. Coordinate roof drainage with site (storm) drainage. Where roof drain leaders do not connect directly to storm drains, provide scuppers under all sidewalks and flatwork to convey storm flow to site drainage system.

Design roofing systems (including anchorage of roof insulation to decks) for wind force resistance in accordance with Factory Mutual Global (FM-Global) Criteria:

- Loss Prevention Data 1-7, "Wind Forces on Buildings and Other Structures"
- Loss Prevention Data 1-28, "Insulated Steel Deck"
- Loss Prevention Data Technical Advisory Bulletin 1-29, "Loose-Laid Ballasted Roof Coverings"
- Loss Prevention Data 1-49, "Perimeter Flashing"

Use minimum 8-inch high base flashing at walls and penetrations. Do not use pitch pockets or similar penetration seals.

VA may require a rooftop mounted satellite system or other roof top antennas for the building. The roof shall be maintained in a watertight condition at all such mounting locations. Provide appropriate sized conduit sleeving and weatherproof box at roof end of conduit sleeve.

Shield roof-mounted equipment from view. Roof structures, such as penthouses and architectural screens, shall be compatible in appearance with the material, texture, color, and shape of the building.

Whenever mechanical equipment requiring periodic maintenance is installed on a roof, provide access to roof areas by industrial stair. Provide roof walkways with nonslip surfaces on access routes over roofs to mechanical equipment requiring recurrent maintenance. Provide enclosed stairway to roof and comply to the 2007 Security and Life Safety Design Manual requirements. Provide enclosed stairway to roof. Stairway shall be in compliance with VA Handbook 0730/4, Security and Law Enforcement, dated May 27, 2010, and Physical Security Design Manual for Life-Safety Protected Facilities, dated June 1, 2011, and all other applicable codes/standards as indicated in Section 4.2.1.

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Design low slope roof systems in accordance with the recommendations of the National Roofing Contractors Association (NRCA) Roofing and Waterproofing Manual and this manual. Acceptable low slope roof systems include but are not limited to the following roofing membranes with roof insulation:

- Bituminous built-up roofing systems
- Modified bituminous roofing systems
- Single-ply sheet roofing systems
- Fluid-applied roofing systems
- Metal Decra granular coating roofing for slope areas with reflective heat barrier insulation.

Design low-slope roof systems with a positive slope a minimum of 1:50 (0.25 inch per foot) up to a maximum of 1:12 (1.0 inch per foot) to drains. Use tapered insulation, sloped structural systems, or level structural system with sloped fill to achieve the required slope.

F. Skylights / Clerestory Windows

When provided, skylights shall be self-supporting, aluminum framed style with fixed glazing. Clear story windows shall have electrical controlled micro blinds. Lessor shall design, engineer, fabricate, and install skylights to meet building code requirements and as follows:

- Design for uniform live load of not less than 30 psf [1.44 kPa], or for appropriate live/snow/drift loads, whichever is greater.
- Design for a concentrated load of not less than 250 lbs [113.4 kg] applied to any framing member at a location that will produce the most severe stress or deflection.
- A one-third increase in the allowable stress for wind is acceptable where permitted by code but not in combination with any reduction applied to combined loads.
- Assume that compression flanges of flexural members receive effective lateral bracing only from anchors to the building structure and horizontal glazing bars or interior trim in contact on at least 50% of the member's total length.

Provide for expansion and contraction of metal skylight components resulting from an ambient temperature differential of not less than 120 °F [49 °C].

Skylight curb, flashing, and sealant shall provide for complete seasonal weather protection and moisture barrier for snow drift and ice accumulation as well as during melt conditions.

6.3 EQUIPMENT

6.3.1 GENERAL

PART III of this Solicitation (Schedule B) lists special equipment items to be furnished by either the Lessor, by VA for installation by Lessor, or installation by VA in the Outpatient Clinic. As part of the rental consideration, the Offeror must include supporting construction, HVAC systems, utilities, and electrical distribution systems for both Lessor-furnished equipment and VA-furnished equipment installed by Lessor, or installation by VA in the Outpatient Clinic.

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Offeror shall include provisions for necessary support and attachment of equipment items including, but not limited to, structural reinforcement of wall, floor or roof construction, and blocking or backing in walls and ceilings.

Offeror shall provide HVAC systems necessary to supply and exhaust the clinical spaces, laboratories, and other areas that contain special equipment, including provisions for supply or exhaust connections directly to special equipment items when required for installation and/or operation of the equipment, as part of the rental consideration.

Offeror shall provide building equipment and utility systems including but not limited to piping, water treatment equipment, sanitary or laboratory waste systems, medical or laboratory gas, compressed air, and vacuum systems as required for the installation and operation of the special equipment items as part of the rental consideration.

Offeror shall provide electrical service necessary for special equipment items, including service from emergency source for designated items or locations, as part of the rental consideration.

The prices and costs relating to Schedule B Special Requirement items shall include only the direct installation of equipment that will be connected to support and distribution systems already included in the basic rent. Therefore, no additional costs relating to the distribution of utilities or supporting construction may be ascribed to the special equipment costs in Schedule B.

Items not listed in Schedule B are to be provided by the Lessor as part of the rental consideration.

6.3.2 LESSOR FURNISHED SPECIAL EQUIPMENT

The Offeror shall submit lump-sum pricing for the purchase and installation of special equipment items specified in Schedule B for laboratory and clinic areas. The price for each item in Schedule B shall include only the direct costs of obtaining and installing the item.

Special equipment items are listed by room type for each functional area within the Outpatient Clinic.

Special systems and equipment (including special electronic safety and security systems) applicable to the entire clinic are listed separately in Schedule B.

All property placed in, upon, or attached to the premises to be leased, and for which the Government pays by means of lump-sum, shall be and remain the property of the Government, and may be removed or otherwise disposed of by the Government.

The Lessor shall be responsible for constructing and carrying the cost of installing the Schedule B items, including all Speciality Items, as listed above. Upon space acceptance by VA, all cost associated with the installation of this equipment as outlined above will be paid by the VA in a lump sum payment to the Lessor. Offerors shall list the lump sum cost associated with installation on GSA Form 1364.

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6.3.3 PROVISIONS FOR VA-FURNISHED/VA-INSTALLED EQUIPMENT

As part of the rental consideration, the Offeror shall include supporting construction (backing), HVAC systems, utilities, and electrical distribution as required for VA-furnished and VA-installed equipment to be installed in the Outpatient Clinic.

A. VA-Furnished/Lessor Installed Equipment

Equipment may include items that are furnished by VA but installed by the Lessor. As part of the rental consideration, the Offeror shall include supporting construction, HVAC systems, utilities, and electrical distribution as required for VA-furnished equipment to be installed by the Lessor.

For equipment designated as installed by the Lessor, the Offeror shall also include installation as part of the rental consideration. Installation shall be defined to include all labor, tools, equipment, and incidental parts (including, but not limited to, screws or bolts for anchoring equipment to substrates, pipe fittings or unions, fiber connections, line cord and plug, solder, Teflon tape, gas connections, pipe joint compound, wire nuts or electrical connectors, electrical wire, etc.) necessary for the equipment to be placed in its final location and to be completely functional.

- Include activities (nodes) in the network analysis schedule for installation by Lessor of VA-furnished equipment.
- Advise Contracting Officer of date(s) work will be ready for installation of equipment a minimum of 90 days in advance.
- Accept delivery of VA-furnished equipment on established dates.
- Jointly with Contracting Officer, inspect the equipment upon delivery to check for damage and confirm quantities.
- Once VA-furnished equipment is accepted by Lessor, the Lessor shall be responsible for protecting and storing the equipment.
- Provide any additional transportation to move equipment to final location.
- Uncrate, assemble, and install equipment, and dispose of packaging materials.
- Demonstrate proper operation of equipment to the Contracting Officer.

The Lessor shall be responsible for constructing and carrying the cost of installing the VA-Furnished Lessor Installed equipment as listed above. Upon space acceptance by VA, all cost associated with the installation of this equipment as outlined above will be paid by the VA in a lump sum payment to the Lessor. Offerors shall list the lump sum cost associated with installation on GSA Form 1364.

6.4 MECHANICAL

6.4.1 INTRODUCTION

A. General

The Offeror and the Project Design Engineer (henceforth known as the Engineer) shall use the contents of this document to design, install, test, adjust, balance, and commission the HVAC systems in a trouble-free working manner to provide comfort and safety to the veterans, staff,

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and visitors. The systems shall operate within the specified parameters. The clinic shall be fully and continuously conditioned twenty-four hours a day, seven days a week, at no additional cost.

B. Equipment Location

Equipment (examples: Air-Handling Units, Cooling Towers, Chillers, DX Condensing Units, and Fans) can be located on the roof if permitted by the local authorities. Provide supports, bracings, and other mounting devices to withstand wind forces as required by the local authorities. If there are no local codes, use wind forces indicated in American Society of Civil Engineers (ASCE) 7-10 or later version if available. For the seismic zones, the design of the bracing and supports shall be certified by a registered professional structural engineer. See Paragraph 6.2.5E for additional safety and access requirements.

6.4.2 MANDATORY PROVISIONS

See Paragraph 4.1 CODES and 4.2.1 VA ADOPTED CODES, STANDARDS, GUIDELINES, AND EXECUTIVE ORDERS.

6.4.3 APPLICABLE CODES AND CRITERIA

See Paragraph 4.1 CODES.

6.4.4 HVAC DESIGN CALCULATIONS

The HVAC design calculations shall be based on the following parameters:

A. Outdoor Design Conditions

Reference: Latest Edition of ASHRAE Handbook of Fundamentals.

Cooling Mode – Air Handling Unit (Minimum Outdoor Air)

1%, Monthly Design Dry bulb and Mean Coincident Wet bulb Temperatures.

Cooling Mode – Air Handling Unit (100% Outdoor Air):

1%, Monthly Design Wet bulb and Mean Coincident Dry bulb Temperatures.

Heating Mode

99%, Annual Design Dry bulb Temperature.

Cooling Tower Selection

1%, Monthly Design Wet bulb Temperature.

B. Indoor Design Conditions

Health Care Functions

- Reserved
- Radiology
- Diagnostic and Treatment
- Reserved
- Reserved
- Laboratory
- Pharmacy

Reference: Latest Edition of ASHRAE Standard 170 (Ventilation of Health Care Facilities)

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Latest Edition of Supply Processing & Distribution Design Guide (VA), HVAC Design Manual for New, Replacement, Addition, and Renovation of Existing VA Facilities (VA). Where there is a conflict between documents, the most stringent shall apply.

Base the design on the following parameters listed for each unique specialty function:

- Inside Design Temperature (Dry bulb)
- Inside Design Humidity (Percentage Relative Humidity)
- Pressure Relationship to Adjacent Areas (Measured as Volumetric Air Difference)
- Minimum Total and Outdoor Air Changes per Hour
- Return Air or Exhaust to Outdoors

Support Functions

- Offices
 - Classrooms
 - Conference Rooms
 - Entrance Lobby
 - Waiting Area
 - Lounge
 - Circulation Spaces
-
- 70 °F @ 30% Relative Humidity (Heating Mode)
 - 75 °F @ 50% Relative Humidity (Cooling Mode)
 - (RH in cooling mode is uncontrolled)

Food Service

- Kitchen
 - 70 °F to 74 °F (Heating Mode)
 - 82 °F to 84 °F (Cooling Mode)
-
- Dining Areas
 - 70 °F @ 30% Relative Humidity (Heating Mode)
 - 75 °F @ 50% Relative Humidity (Cooling Mode)
 - (RH in cooling mode is uncontrolled)

Miscellaneous Spaces

See Paragraph 6.4.16B for specific applications.

Unoccupied Mode

Non-sensitive areas shall be provided with a night setback, 55 to 88 F.

Positive Pressure

Clinic shall be 10% positive with relation to exterior. Vestibules at sliding door entrances shall be positive pressure to both interior and exterior.

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HVAC design calculations shall be per VA Design Guide, "Supply Processing & Distribution", dated February 2010.

C. Heating and Cooling Capacities

General

Using the methodology given in the latest edition of ASHRAE Handbook of Fundamentals, the Engineer shall provide computerized calculations showing computation of the cooling and heating capacities of the occupied spaces. The Engineer shall coordinate with the project-specific ancillaries – Latest Edition of ASHRAE Handbook of Applications (Health Care Facilities)/VA HVAC Design Manual and obtain such data as equipment load, exhaust air volume, pressurization requirements, and the required hours of the system operation per day to establish the cooling and heating capacities and system zoning.

Calculation Details

The computerized calculations shall show such entities as:

- Room-By-Room Peak Cooling and Heating Loads
- Room-By-Room Air Balance Sheets, showing supply, return, exhaust, make-up, and relief air volumes and pressure relationship to adjoining rooms.
- Zone cooling and heating loads (a zone is defined as a central cooling and heating apparatus serving a group of rooms)
- Psychometric Analysis for each air-handling system

System Losses

The calculations shall include minimum 12% to the calculated load to account for:

- Fan Motor Heat
- Duct Heat Pick-Up
- Duct Leakage
- Assumed Safety Factor
- Reference: ASHRAE Handbook of Applications

The estimated cooling load is 360 tons.
The estimated heating load is 3100 MBH.

6.4.5 HVAC SYSTEM SELECTION CRITERIA – AIR SIDE

A. General

Selection of the airside of the HVAC systems shall be based on the following:

- All-Air Systems
- Fan Coil Units
- Closed-Loop, Ground Source Heat Pumps
- Use of PTAC (Packaged Terminal Air Conditioners) and Terminal Heat Pumps is NOT permitted, except in particular cases (electric rooms, elevator equipment rooms, etc) where 24/7 air conditioning is required and chilled water is not available or desirable to use. These must be approved by the VA on a case by case basis.

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6.4.6 ALL-AIR SYSTEMS

A. General

Provide all-air system, where the space criteria require:

- Minimum Fixed Air Changes per Hour
- 100% Exhaust to Outdoors
- Positive (+) or Negative (-) Pressure Relationship with Adjoining Spaces

The AHU shall be:

- ARI Certified
- Factory-Fabricated and Tested
- Modular Design with Solid Double-Wall Construction

Provide IAQ (Indoor Air Quality), double-slopping drain pan to ensure immediate removal of condensate. Provide a variable air volume system (VAV), where variation in air volume is permitted.

A duct pressure test should be performed before construction is complete to ensure proper construction and duct sealing.

B. Zoning

Provide multiple air-handling units to ensure flexibility and energy efficiency. Capacity of a single air-handling unit shall not exceed 50,000 CFM. Provide dedicated air-handling units as required by AIA/FGI (American Institute of Architects/Facility Guidelines Institute) "Guidelines for Design and Construction of Health Care Facilities" in lieu of the "VA HVAC Design Manual".

When the rooms of differing requirements are grouped together, the serving common air-handling unit shall be selected to meet the most stringent room requirements as outlined in the latest addition of ASHRAE Standard 170 including all amendments. These requirements are

- Reserved
- Reserved
- Reserved
- Cafeteria and Kitchen
- Entrance Lobby, Admission, and Waiting
- Ancillaries (as defined in ASHRAE Application Handbook – Health Care Facilities)
- Filtration Requirements (this includes the status of after-filters)
- Indoor Design Conditions (this includes temperature and relative humidity)
- Hours of Operation

The above functions and activities shall vary with the size and space program of the OPC (Outpatient Clinic).

C. AHU Components and Specifications

General

All components may not be required at each location and for each application.

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Filtration

The following filtration requirements shall apply:

- Pre-filters = 2-inch thick disposable (MERV 8)
- After-Filters = 12-inch thick disposable (MERV 14)
- Locate pre and after filters back-to-back, on the upstream side of the supply air fan.
- Provide HEPA filters (MERV 17) as the terminal final filters for Operating Rooms, and support function rooms. Do not exceed velocity of 300 feet per minute (FPM) through HEPA filters.

Contaminated exhaust of the special systems serving hoods or biological safety cabinets or protective environment rooms (e.g., TB Isolation Rooms) shall pass through the HEPA filters (MERV 17) equipped with pre-filters (MERV 8).

Humidification

Humidification shall be provided to ensure a humidity level between 20-60% RH in accordance with ASHRAE 170. Use soft water to produce clean steam. Provide a gas-fired or electric, stand-alone steam generator for the steam humidifier in the absence of the campus steam. Use of electric steam generator requires permission and prior approval of VA Resident Engineer.

Blenders

Include blenders where blending of cold air and return would be helpful in preventing nuisance tripping activated by the Freeze stat.

D. Air Terminal Units

Provide pressure-independent, DDC-controlled, variable air volume (VAV) and constant volume (CV) terminal units. Provide integral reheat coils for all terminal units serving perimeter and roof-exposed spaces. Full shutdown during un-occupied mode of the interior spaces is permitted provided provision is made in the design sequence to prevent overcooling. Provide modulating control with hot water as the heating medium. Provide SCR control where electric coils are used for reheat. Provide capability to adjust the air volume between the high and low limits either locally or by the DDC controls. Provide acoustic internal lining for the terminal units, either foil faced or non-friable with perforated metal cover or coating. Meet the requirements of NFPA 90A, UL181 (erosion), and ASTM C 665 for anti-microbial requirements.

Exception: Terminal units serving Operating Room can be larger than 1,500 CFM [708 L/s], as required to meet the air changes and cooling load requirements and, shall be constructed from stainless steel and shall be fabricated without acoustic lining.

E. Room Temperature Control

General

A space is defined as individually-controlled when it is equipped with a dedicated air terminal unit controlled by a dedicated room temperature sensor. The temperature sensor shall be wall-mounted with adjustable setpoint.

Individual Room Temperature Control

Provide individual room temperature control for the following spaces:

- Occupied Corner Spaces with two or more exposed perimeter walls
- Spaces listed below (Interior or Perimeter)
 - Conference Room/Group Rooms

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- Laboratory
- Reserved
- Special Procedure Room
- Reserved
- Reserved
- Reserved
- Classroom
- Entrance Lobby
- Lounge
- Dining Room/ Sandwich shop
- Vending Room
- Kitchen
- Reserved
- Clean Supply and Storage Room (temperature & humidity control)
- Reserved
- Waiting Rooms
- Telephone, Data Rooms, Remote and Main
- Eye clinic rooms
- Ultrasound Room(s)
- Any Room with incandescent light fixtures
- Mail Room
- IT/TER Rooms
- X-Ray Rooms and CT Scan Rooms
- General X-ray, Fluoro, MRI, CT Scan, Pet CT and associated equipment rooms.
- Audio Booth(s)
- Systems Equipment Room(s)
- Telephone Operator's Call Center
- Warehouse
- TB isolation rooms/isolation rooms
- Rooms with 100% outside air

Zone Temperature Control – Perimeter Spaces

A single terminal box can serve as many as three perimeter spaces if these spaces are located on the same exposure and have identical load characteristics, such as offices or examination rooms.

Zone Temperature Control – Interior Spaces

A single terminal box can serve as many as four interior spaces if these spaces have identical load characteristics, such as offices or examination rooms.

Temperature Control – Interior and Perimeter Spaces

A single terminal unit cannot serve perimeter and interior spaces, including circulation spaces.

Temperature Control – Open Spaces

Open spaces with exposed perimeter and interior spaces shall be divided into two sub-zones, perimeter and interior. Each sub-zone shall be served by a dedicated air terminal unit. Open spaces are defined as the spaces without floor to ceiling partitions.

F. Air Distribution Arrangement

Provide fully ducted supply, return, and exhaust air systems between the fans and inlets/outlets. Use of partial or common ducted return air arrangement is not acceptable. To

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avoid contamination and other shortcomings cited below, do not use ceiling space between the structural ceiling and suspended ceiling space as the supply or return air plenum, or for exhaust from toilets.

In the ASHRAE Application Handbook (2007 Edition), drawbacks of plenum return system are cited as reproduced below:

"Suspended ceiling return air plenums eliminate sheet metal return air ductwork to reduce floor-to-floor height requirements. However, suspended ceiling plenums may increase the difficulty of proper air balancing throughout the building. Problems often connected with suspended ceiling return plenums are as follows:

- Air leakage throughout cracks, with resulting smudges.
- Tendency of return air openings nearest to a shaft opening or collector duct to pull too much air, thus creating uneven air motion and possible noise.
- Noise transmission between office spaces."

G. AHU Controls

General

Provide a fully functional automatic control system to ensure comfort and energy efficiency from full load to part load conditions, with integral safety features to protect the occupants and equipment.

System Components and Minimum Sequences (Process and Instrumentation Diagram)

Provide details of System Components and Minimum Sequences, including motorized control valves, automatic dampers, airflow measuring devices, a static pressure sensor, chilled-water flow meters, temperature, pressure, and humidity sensors, humidifiers, smoke detectors and smoke dampers, as required, to address such sequences as:

- Supply Air Temperature Control
- Fan Speed Control
- Provision of Minimum Outside Air from Full Load to Part Load
- System Start-Up
- Morning Warm-Up and Night Setback Cycles
- Smoke Detection
- Alarms

6.4.7 FAN COIL UNITS

A. General

Provide a 4-pipe fan coil unit system for spaces not required to be in compliance with the criteria cited in Paragraph 6.4.6A above. Cooling only fan coil units are permitted, where year-round cooling is required for applications, such as elevator machine room, telephone room, and computer room. Provide at least one fan coil unit for each room. A single fan coil unit cannot serve two or more rooms by ducted supply air takeoffs. Use of a 2-pipe fan coil unit system, with seasonal changeover, is not permitted.

B. Minimum OA – Ventilation

Do not admit raw minimum outside air (for ventilation) from the exterior wall vents. Provide a dedicated, central air-handling unit, complete with air distribution ductwork and outlets, to admit conditioned and filtered ventilation air directly in the occupied spaces and NOT via mixing boxes. Components of the central ventilation units shall be similar to the all-air system.

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C. Fan Coil Units – Type

Fan coil units shall be one of the following types:

- Vertical Floor Mounted
- Horizontal Recessed
- Horizontal Concealed

D. Fan Coil Units Controls

Provide modulating controls for the cooling and heating coils. Provide a dead-band between the cooling and heating modes to avoid simultaneous activation of cooling and heating systems.

6.4.8 CLOSED-LOOP – GROUND SOURCE HEAT PUMPS (GSHP)

A. General

Evaluate and include the closed-loop heat pump system in the design where land area is available to install the outside underground loop. Heat pumps can be used where an all-air system is not feasible.

B. Closed-Loop System Selection

GSHP Type

The ground source heat exchangers are installed in horizontal or vertical configuration.

The vertical heat exchanger is commonly used, as it has lesser land requirement compared to the horizontal type.

Test Bore

Sample boring or test bore is required to calculate depth of the bore and soil condition, i.e., thermal properties. Test bore data shall enable the designer to optimize the loop design and eliminate assumptions from the design process.

The test bore can be used as a permanent ground heat exchanger.

Commonly Used Design Parameters

The commonly used parameters are:

- Bore Diameter = 4 to 6 inches [101 to 152 mm]
- Bore Placing = 20 to 30 feet [6 to 9 m]
- Pipe Diameter = 1 inch up to approximately 300 feet [91 m]
- 1-1/4 inch up to approximately 500 feet [152 m]
- 1-1/2 inch for depths greater than 500 feet [152 m]
- Piping Material: HDPE (High-Density Propylene) – thermally fused

Loop Types

Select the loop design and configuration based on the type of buildings. Evaluate and include any one of the following three loops:

- Simple unitary loop
- Sub-central
- Central

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The designer may select any one or combination of the above loops.

Calculations

Submit calculations indicating the determination of well field sizing. Computer-based calculations shall utilize monthly energy consumption and monthly peak energy loads in conjunction with the results of the test bore to determine well field design. Based on seasonal energy balance provide a well field size or hybrid well field (one with a cooling tower or fluid cooler) for a 20 year operation.

C. Heat Pumps

Use water-to-air heat pumps with differing configurations to match the applications.

Examples:

- Vertical (up-flow or down-flow)
- Horizontal
- Classroom
- Console

D. Minimum Outdoor Air – Ventilation

Ventilation shall be the same as fan coil systems described above,

6.4.9 REFRIGERATION SYSTEMS – CHILLED WATER

- Provide ARI certified, air-cooled or water-cooled refrigeration units.
- Use EPA approved refrigerants (HFC-134a, HFC-410a, or HCFC-123).
- Use of HCFC-22 refrigerant is not permitted.

Provide multiple units (minimum two) to ensure flexibility and efficient part load operation. Use of reciprocating compressors is NOT permitted. Equipment efficiencies shall be in compliance with the DOE, FEMP program.

N+1 is not a requirement of this lease.

6.4.10 CHILLED WATER SYSTEMS

A. General

Capacity of a single air-cooled chiller shall not exceed 200 tons. Capacity of a single water-cooled chiller (Centrifugal or Rotary Screw) shall not exceed 1,250 tons. Provide multiple chillers (at least two) to ensure reliability and efficient part load operation. A chilled water system shall be provided for all 100% OSA units.

B. Chiller Controls

Each chiller shall be equipped with a factory-installed and tested microprocessor for the safety and operating controls. The microprocessor shall be able to interface with the building DDC (Direct Digital Controls) controls with a BACNET open protocol arrangement.

C. Chilled Water Piping/Pumping System

Provide a fully functional chilled-water piping and pumping system complete with accessories and devices, such as variable-speed drives, flowmeter, and temperature and pressure sensors. Selection of the piping and pumping arrangement shall be project-specific. Provide variable flow chilled-water pumping (variable primary or primary-secondary) system to ensure energy efficient operation from full load to part load conditions.

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D. Cooling Tower

General

Provide CTI-certified, corrosion-resistant, gravity-flow cooling tower in induced-draft configuration to cool the condenser water. The tower shall be in compliance with OSHA safety requirements and Physical Security provisions.

Cooling Tower Location

Locate cooling tower to ensure that:

- Tower installation and noise is not objectionable and in compliance with the local ordinance. Provide low noise level fans and attenuators as required to meet the noise levels.
- Discharge from the cooling tower does not find its way into outside air intakes and open windows of the adjoining spaces to create a potential for the Legionellosis disease.

Tower Accessories and Controls

The cooling tower installation shall be accessible and complete with a walking platform and a ladder safety cage.

Water Treatment

Provide a complete and fully functional water treatment system using non-toxic chemicals approved by EPA and local authorities.

6.4.11 DIRECT-EXPANSION (DX) SYSTEMS

Use of DX systems, packaged or split-system, is permitted, packaged or split-system units is not permitted, except in particular cases (electric rooms, elevator equipment rooms, IT closets etc.) where 24/7 air conditioning is required and chilled water is not available or desirable to use. These must be approved by the VA on a case by case basis.

6.4.12 HEATING SYSTEMS

A. General

Provide heating hot water or steam boilers to meet the space heating and domestic hot water heating demand. Provide at least two boilers each of 50% capacity to ensure flexibility. Provide 100% back-up for the circulating pumps.

B. Selection Criteria

Selection of steam and/or hot water boilers shall be based on the following:

- Total heating load
- Total steam demand for winter humidification, sterilizers, kitchen equipment
- Domestic hot water load
- Location of heating equipment according to the OPC

C. Boiler Fuel Selection and Choice

- Use natural gas where uninterrupted supply is available.
- Use No. 2 oil where natural gas is not available.
- Use natural gas and No. 2 oil where supply of natural gas is interruptible.
- Provide complete fuel oil and/or gas piping with a gas meter.

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- Water-to-water heat pumps can be used for building heating in conjunction with a geothermal well field.

D. Hot Water Heating Piping/Pumping System

- Provide a fully functional heating system complete with circulating pumps and insulated piping.
- Provide two-way modulating control valves to vary flow at part-load conditions.
- Provide variable speed drives for the hot water circulating pumps for sizes larger than 5.0 HP.

E. Steam Heating System

The steam system shall generate heating hot water by using a steam-to-hot water heat exchanger and steam accessories, such as condensate return system comprising of condensate return pump and flash tank, where required. Provide boiler water treatment and steam flow meter, interfacing with the central metering system.

F. Miscellaneous Terminal Heating Devices

Provide thermostatically-controlled terminal heating devices, such as unit heaters, cabinet heaters, convectors, and finned tube radiation to heat the miscellaneous spaces, such as:

- Attic
- Vestibules
- Crawl space
- Exterior stairs
- Exit doors leading to outdoors
- Mechanical Equipment Rooms (MERs)
- Toilets with exposed perimeter

6.4.13 PIPING SYSTEMS – BASIC REQUIREMENTS

A. Pipe Material

Steel, ASTM A53, Grade B, seamless or ERW, schedule 40 for condenser water, chilled-water, hot water, and vent pipes.

Copper Water Tube (Option): ASTM B88, Type K or L, hard drawn. Soft drawn tubing, ¾-inch and larger may be used for run outs to for fan coil units.

Use pre-fabricated, insulated, chilled water piping for the underground applications or in the tunnels, or pipe basements or tunnels.

Steam Piping: Piping for condenser water, chilled-water, hot water, and vent pipes shall be steel, ASTM A53, Grade B, seamless or ERW, Schedule 40.

Steam Condensate Piping: (a) Concealed above ceiling, in wall, or chase: Copper Water Tube ASTM B88, Type K, hard drawn (b) All Other Locations: Copper Water Tube ASTM B88, Type K, hard drawn or steel, ASTM A53, Grade B, Seamless or ERW, or A106 Grade B Seamless, Schedule 80.

Chemical Feed Water for Condenser Water Treatment: Chlorinated polyvinyl chloride (CPVC), Schedule 80. **All exposed piping in finished areas shall be chrome plated.**

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B. Minimum Pipe Size

Minimum pipe size shall not be less than ¾-inch [19 mm].

C. Minimum Water Flow

Minimum water flow shall not be less than 0.5 GPM [1.89 L/m].

D. Pipe Sizing

Select pipe sizes based on the ASHRAE recommendations and the need to provide an energy-efficient design.

E. Piping Connections

Shutoff Valves

Provide shutoff valves to isolate each piece of equipment, such as chillers, boilers, cooling tower, pumps, coils, air terminal units, and terminal heating units requiring isolation, service, and/or replacement.

Provide drain lines at low points and air vents at high points.

Strainers

Provide in-line strainers to protect equipment, such as cooling and heating coils and control valves.

Check Valves

Provide check valves on the pump discharge side with two pumps operating in parallel.

Flexible Connectors

Provide flexible connectors at the pump inlet and outlet connections.

Filters

Provide solid separators for cleaning condenser water.

Water Treatment – Closed-Loop Systems

Provide chemical shot feeder for the closed-loop chilled water and hot water systems.

Piping Specialties

Provide expansion tanks and air separators for the chilled, geothermal water and hot water closed-loop systems.

Make-Up Water Connections

Provide make-up water connections with reduced pressure backflow preventer for the expansion tanks.

Steam Trap

Provide float and thermostatic trap assembly for the equipment served by a modulating control valve. Provide at least 12-inch static head to facilitate condensate flow by gravity.

Vent Lines

Provide vent lines for the steam condensate return pump and pressure-reducing valve station to discharge outdoors.

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Instruments

Provide pressure gauges and thermometers at the pumps and coils and at the equipment requiring measurements of the pressures and temperatures.

Isolation Valves

Provide zone isolation valves to control groups of equipment, by floor and by air handling unit system.

F. PIPE ROUTING

Route chilled water and heating water piping within the building structure. Roof top AHU pipe penetrations shall be made within the Penthouse enclosure.

6.4.14 AIR DISTRIBUTION SYSTEM

A. Compliance

All air distribution systems (supply, return, exhaust, relief, and outdoor air) shall be fabricated in accordance with SMACNA Standards.

B. Duct Material

Ductwork, casings, and accessories (e.g., volume dampers, turning vanes, elbows) shall be fabricated from galvanized sheet steel, ASTM A527, coating G90. As an optional material, aluminum sheets complying with ASTM B209, alloy 1100, 3003, 5052 can be used.

For special exhaust systems serving fume hoods and biological safety cabinets, use welded stainless steel (ASTM A167, Class 302 or 304).

Use duct material in compliance with NFPA 96 and UL labeled for grease exhaust.

Use of fiberglass ducts, concrete ducts, and underground ducts is not permitted.

C. Design Parameters

Minimum Duct Sizes

- 8 inches x 6 inches for rectangular ducts
- 6 inches for round ducts

Recommended Duct Velocities

Select the duct velocities and limiting static pressure drops in accordance with ASHRAE and SMACNA requirements. The selection shall address such issues as the noise levels, energy conservation, and the prescribed limits on the total fan static pressure as specified in ASHRAE 90.1.

D. Ductwork Accessories

Provide a manual volume damper at each low-pressure branch duct takeoff. Show all fire and smoke dampers and smoke detectors on the floor plans.

E. Air Outlets

Provide supply, return, and exhaust air outlets and inlets to ensure uniform distribution of air and avoid spot cooling and dead-end spaces without circulation. Returns must return to the supplying air handling unit. The air outlets shall not result in a drafty and noisy environment. Capacity of a single air outlet shall be based on and limited to meet the noise levels and uniform air distribution.

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6.4.15 INSULATION

Provide duct and piping insulation in accordance with the ASHRAE Standard 90.1. External and internal insulation for the equipment shall be in compliance with the manufacturer's standard practice.

6.4.16 APPLICATIONS

A. Reserved

B. Air-Conditioning Systems – Miscellaneous Areas

Provide dedicated and thermostatically-controlled air-conditioning systems for the critical spaces identified below:

- **Elevator Machine Room:** inside design temperature and the range shall be based on the manufacturer's recommendations
- **Main Computer Room and Telephone Equipment Room:** (Shall have second back-up A/C system not on chiller) refer to 6.8.2.J, Telephone Equipment Room
- **Pharmacy:** same as telephone/Data room: Same as main computer Room, refer to 6.8.2.J Main Computer Room
- IT/TER Rooms
- X-Ray Rooms in Radiology
- CT Scan Room

General

Obtain project-specific scope of work and provide a HVAC system to serve the MRI Suite. Coordination with the MRI vendor is critical, as the mechanical system requirements shall depend upon the actual make and model number. HVAC system shall be dedicated unless it can be connected to any other system without compromising the design parameters.

Dedicated AC Systems

Closed-loop chilled water unit may be required for the process cooling. Refer also to 6.8.2.J, Telephone Equipment Room and 6.8.2.J, Main Computer Room and Pharmacy will require secondary independent back-up AC systems.

C. Storage Rooms and Flammable and Combustible Storage Room

Provide dedicated exhaust ventilation system to maintain the space under negative air balance. Select fan, motor, and ductwork to handle the stored chemicals. Ensure compliance with NFPA 30. Exhaust fan shall run continuously and shall be served from the emergency power circuit.

D. Laboratories

Design HVAC systems to comply with NFPA 45 with 100% exhaust and negative air balance.

Provide dedicated exhaust systems for the fume hoods and Biological Safety Cabinets (BSC). Ductwork, fans, and motors shall be suitable to handle the chemicals. Exhaust from the hoods and BSC shall be discharged from the roof at appropriate velocity to ensure that contaminated air does not enter into outside air intakes and open windows.

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E. Reserved

F. Pump Rooms

Provide heating and ventilation as required to be in compliance with NFPA 20. Provide dedicated and controlled equipment.

G. Enclosed Entrances

Refer to Paragraph 6.2.2 for the enclosed entrances. Provide independent heating device to activate and maintain 60 °F [16 °C] when the entrance doors are closed in heating season. Use devices such as overhead heating lamps.

H. Atrium Smoke Control

The atrium smoke removal system shall be designed and installed in accordance with IBC and NFPA 92B. A Registered Fire Protection Engineer shall review and approve the engineering calculations of the smoke evacuation system.

I. Radiology

General

Penetration of lead lining and MRI shielding by the HVAC ducts shall be coordinated with the equipment manufacturers.

Inside Design Conditions

Use ASHRAE Standard 170.

Dedicated AC Unit

Evaluate the need for a dedicated AC unit to meet the cooling demand of the equipment load due to computers and other equipment. Coordinate the heat dissipation with the equipment manufacturer.

Air Distribution

Ensure supply of minimum ventilation room for the spaces cooled by 100% re-circulating AC unit. Maintain room air balance as recommended by ASHRAE Handbook and/or Standard 170. Provide negative pressure for the Trophon equipment room.

J. General Exhaust Systems

Ventilate spaces, such as toilets, janitor's closet, soiled utility rooms, and bathrooms, at the rate specified in VA HVAC Design Manual to the exterior of the building. Exhaust elevator machine rooms directly outside with no connections to building's exhaust system. Maintain negative air balance in the spaces.

K. Reserved

L. Vestibules

Provide a dedicated terminal heating unit to heat vestibules at the main entrance, ambulance entrance, and employee entrance. Ventilate vestibule by maintaining positive air balance, i.e., supplying air without taking return air back.

M. External (Perimeter Stairs)

Provide a thermostatically-controlled heating terminal unit to heat the stairs leading to outdoors.

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N. Waiting Areas (Admission and Radiology)

In compliance with ASHRAE requirements for ER and Radiology Waiting Rooms, the Urgent Care and Radiology Waiting Rooms shall be maintained under negative air balance and exhausted outdoors at the rate of 12 air changes per hour. General exhaust systems can be used to exhaust this air. Optionally, in accordance with ASHRAE Standard 170, HEPA filters shall be permitted instead of exhausting the air from these spaces to the outdoors, provided the return air passes through HEPA filters before it is introduced into any other spaces”

O. Reserved

P. Supply Processing & Distribution

HVAC for Supply Processing & Distribution shall be per VA Design Guide, “Supply Processing & Distribution”, dated February 2010.

6.5 FIRE PROTECTION

6.5.1 FIRE EXTINGUISHERS

Portable fire extinguishers recessed in cabinets shall be provided, inspected, and maintained by the Lessor in accordance with National Fire Protection Association (NFPA) 10, Standard for Portable Fire Extinguishers.

Recessed cabinets shall be provided in occupied areas. Size fire extinguisher cabinets to accommodate large capacity dry chemical extinguisher of 10 lb minimum with a discharge rate of 1 lb/sec or greater such as CO2 extinguisher. Recessed cabinets shall be conspicuously marked with visual signage. Provide a special non-metallic dry chemical fire extinguisher, with capacity designated above, approved for use in MRI room.

Locate additional fire extinguisher cabinets in every mechanical, electrical, telecom, and storage rooms and in elevator machine rooms.

6.5.2 FIXED FIRE EXTINGUISHING SYSTEMS

Provide fixed fire extinguishing systems in accordance with NFPA 96 for cooking operations producing grease laden vapors or smoke.

Fixed fire extinguishing systems shall be wet chemical and shall comply with UL300 in accordance with NFPA 17A. Activation of the fixed fire extinguishing system shall shut down the power/fuel source to the cooking equipment and shall be connected to the fire alarm system.

6.5.3 AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS

Automatic sprinkler systems shall be installed in 100% of the outpatient clinic building and any accessory buildings. Installation shall comply with NFPA 13. Sprinklers shall be installed throughout the building(s), including elevator machine rooms, walk-in freezers and cold rooms, telecommunications rooms, radiology and MRI suites, loading docks, electrical rooms and closets, audiometric booths, and vaults.

In addition to the aforementioned criteria, the following requirements apply:

- CPVC Piping is not allowed.

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- Fire Protection Piping shall be of Schedule 40 Steel.
- Smoke Zones shall match Zone Valve areas.

Provide a standpipe system as required by locally adopted codes and standards, NFPA 45, NFPA 1, or NFPA 101.

A. Design

The design shall comply with the requirements of NFPA 13. The automatic sprinkler system shall be hydraulically designed by any design approach allowed by NFPA 13. A minimum safety factor of 10% shall be provided in the hydraulic calculations. Pipe schedule systems may be used for extension of existing pipe schedule systems where water supply is adequate. Sprinkler systems shall be designed based on available water supply without fire pump operating, where possible.

B. Installation

The installation shall comply with the requirements of NFPA 13. Sprinklers shall be provided throughout the building. Standpipes shall be Class I hose connections.

Where necessary, provide a fire pump to supplement the fire flow and pressure. The installation of the fire pump shall comply with the requirements of NFPA 20. The fire pump shall be an electric motor driven, horizontal split case centrifugal type. The fire pump shall be provided with both a test header and flowmeter. Relief valves, if provided, shall be recirculated back to the suction side of the pump. Jockey pumps shall be rated for no less than 60 GPM [3.79 L/s]. Fire pumps shall start automatically at 10 ppsi below the jockey pump start pressure. Fire pumps shall be manually shut down.

Design wet pipe sprinkler systems, unless installed in areas subject to freezing. Dry pendant or sidewall sprinklers are preferred in lieu of dry pipe or antifreeze systems. Propylene glycol shall be used should antifreeze systems need to be installed when permitted by local authorities. Glycol percentage to be in compliance with current NFPA Safety Alerts. Do not use pre-action type systems.

Sprinkler densities shall comply with NFPA 13, except in rooms containing movable/mobile shelving (high density storage) where the density shall be Ordinary Hazard (Group 2).

Rooms containing bulk supply storage shall be classified as defined by NFPA 13. Do not use shelving which obstructs sprinkler water from penetrating down through racks.

Utilize FM200 type system or approved equivalent in addition to main water system for Radiology, electrical room and closets, and main data room.

Install quick response sprinklers (QRS) in all areas, except where specifically prohibited (e.g., high temperature areas as defined in NFPA 13, elevator shafts, or elevator machine rooms). On retrofit projects, replace existing standard sprinklers with QRS.

Install standard sprinklers with intermediate temperature rating 200 °F [93 °C] or higher in elevator shafts, elevator pits, and elevator machine rooms. Install sprinklers in elevator shafts and pits only where required by NFPA 13. (Comply with necessary power shutdown requirements.)

The installation of flow control (on/off) sprinkler heads is not permitted.

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Provide non-ferrous piping and heads for all areas within Magnetic Resonance Imaging (MRI) suites.

Coordinate with architectural, mechanical and electrical work and show smoke zone boundaries, hazard classification, density, and other special requirements on drawings.

Match sprinkler zones with fire or smoke (compartments) and fire alarm evacuation zones. Provide a flow switch, isolation valve, tamper switch, and pressure gauge for each zone. Notification shall comply with NFPA 72.

Determine and identify on drawings the location of fire pump, risers, all valves, fire department connections, drains, and points of connection with underground fire service main.

C. Commissioning

For the leased facilities, commissioning of the fire protection systems shall be implemented to verify the intent of the design by inspecting and testing the systems.

6.6 PLUMBING

6.6.1 GENERAL

The Lessor and the Lessor's Design Engineer (henceforth known as the A/E or Engineer) shall use the contents of this document to design, install, test, adjust, balance, and commission the Plumbing systems in a trouble-free working manner to provide comfort and safety to the veterans, staff, and visitors.

6.6.2 MANDATORY PROVISIONS

See Paragraphs 4.1 CODES and 4.2.1 VA ADOPTED CODES, STANDARDS, GUIDELINES, AND EXECUTIVE ORDERS.

6.6.3 APPLICABLE CODES AND CRITERIA

See Paragraph 4.1 CODES, for applicable codes and standards including the VA Plumbing Design Manual.

6.6.4 PLUMBING DESIGN SCOPE

The plumbing design scope includes the following systems, which are detailed following this list. (All pumps shall be duplex.)

- A. Water Distribution System
- B. Potable Water Treatment Systems (includes softening, de-alkalizing, deionization, and reagent grade water production)
- C. Domestic Hot Water System, including Recirculation
- D. Reserved
- E. Sewer/Vent/Waste System inside buildings
- F. Roof Drainage System
- G. Sub Soil Drainage System
- H. Interior Fuel Gas System
- I. Medical Gas and Vacuum System

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- J. Reserved
- K. Laboratory/Shop Compressed Air System
- L. Reserved
- M. Seismic Restraint System
- N. *Legionella* Mitigation
- O. Reserved
- P. Plumbing System Commissioning

A. Water Distribution System

Size the piping for the hot and cold water systems per criteria specified in the IPC including backflow preventers, water hammer arrestors, and trap primers. Minimum pipe size shall be ¾" and the maximum velocity at design flow shall be six feet per second (1.83 meters per second). The water distribution system shall include all backflow preventers, water hammer arrestors, and trap primers.

Provide wall hydrants (a maximum of 200 feet [60.96 m] apart at the building exterior perimeter) at loading docks and at building entrances, with a minimum of one wall hydrant on each exterior wall.

Maintain a minimum pressure of 35 PSI [240 kPa] at the plumbing fixtures on the top floor. In minimum pressure calculations, use residual pressure at design flow. Monitor for diurnal pressure fluctuations experienced by the building water supply and modify starting pressures accordingly. Provide a pressure gauge on the top floor branch adjacent to the riser.

Where required, provide a domestic water booster system. Use a three-pump system with each pump handling half of the design flow rate. An inlet and discharge potable water bladder type buffer tank shall be provided to absorb pressure fluctuations and minimize pump cycling. Discharge pressure shall be controlled using variable frequency drives through a packaged booster pump controller. Provide spring loaded swing check valves on the pump discharge.

The electrical supply shall be coordinated with the electrical engineer for all electronic faucets and flush valves, trap primers, solenoid valves, pumps, alarm panels, hot water heaters, and other appliances and equipment requiring electrical power. Power for electronic faucets and flush valves shall be hardwired. Battery operated units and units that plug into a receptacle are not acceptable.

B. Potable and Special Water Treatment Systems

Potable water provided to VA shall meet minimal EPA and/or state standards for contaminants. If potable water does not meet EPA and/or state standards, Lessor shall take action necessary to reduce contamination to acceptable levels. Lessor shall test potable water periodically to ensure that it continues to meet EPA and state standards.

Provide water treatment as required to meet EPA and/or state drinking water standards, and to meet special water use needs.

Water Softener

Provide vertical, pressure type, sodium cycle water softeners from a single vendor. Regeneration shall occur no more than once per day. Provide bypass. A water softener system is required under the following conditions:

Entire Clinic: Provide 100% duplex softening equipment (with hard water bypass) when total hardness exceeds 170 ppm (mg/L) as CaCO₃. Blend equipment effluent to a hardness of

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approximately 50 ppm [mg/L]. Provide a ventilated salt storage room to store a 30 day supply of salt.

Boiler Feed-water Make-up Use: Design duplex softeners, each furnishing 100% of the maximum flow rate, at an exchange capacity required for peak boiler feed-water make-up.

Dealkalizing System

As facility needs dictate, provide a single chloride-anion pressure-type water-dealkalizing system for boiler feed-water make-up to follow water softening equipment. Reduce alkalinity to 20 ppm [mg/L]. Provide soft water bypass.

Design a separate measuring tank of sufficient size to furnish amount of saturated salt and caustic soda solution required for one regeneration. Caustic soda shall be approximately 10% by weight of total solution. Designate interior floor space for caustic storage independent of space indicated in VA space program.

Deionization System

As facility needs dictate, provide a three-bed deionizer (cation, anion, mixed bed) of the tank exchange type, providing de-ionized water to meet the requirements of the facility. Feedwater to the deionizer system shall be fed through a 5 micron filter, provided as a component of the deionization system. The system shall be factory assembled, full duplex, and designed for automatic production of water with a conductivity of less than 10 micro-ohms.

Reagent Grade System

As facility needs dictate, provide a complete packaged reagent grade water system. Confirm if users require grade 1, 2, or 3 quality, and estimate consumption amounts. Evaluate if it is cost-effective to provide reagent grade water system, or to have the users purchase water from an ISO3696: 1987-listed firm.

C. Domestic Hot Water System

Evaluate whether a central hot water system or stand-alone hot water heaters are better suited to the project. Comply with pertinent sections of ASHRAE 90.1-2007 for water heating equipment efficiencies and pipe insulation. System shall be a recirculating system with recirculating pumps. Hot water re-circulation pump shall be all bronze, with timer based controls. Install solar hot water tanks if economically feasible. Analyze the various options in providing domestic hot water, and comply with pertinent sections of ASHRAE 90.1-2007 for water heating equipment efficiencies and pipe insulation.

If a central system is provided, evaluate whether it should be dedicated to domestic hot water, or if it should be a part of the central steam plant. Coordinate this design with the facility requirements, as steam requirements for humidifiers may be significant. Provide recirculation pump per IPC.

Stand-Alone Hot Water

Provide gas (or electric if gas not available) storage tank type water heater(s), sized per ASPE. Provide drain pan, pressure/temperature relief valve, flue, and combustion air per IPC and local codes.

Central Storage Tank System

Provide gas (central storage tank hot water system, sized per ASPE. Water heater discharge temperature shall be set at 140 °F [60 °C]. Provide temperature limiting valve set at 105 °F [41

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°C] at all shower heads. Provide pressure/temperature relief valve, flue, and combustion air per IPC and local codes. (Instant hot gas/electric to supplement/backup).

D. Reserved

E. Sewer/Vent/Waste Systems Inside Building

Design sewer/vent/waste systems in accordance with IPC and ASPE. "Sovent" combination waste and vent systems are not allowed.

Unless required by local codes, floor drains shall not be installed in private or individual toilet rooms with a single water closet. Provide floor drains with trap primers in public toilet rooms containing two or more water closets, or a combination of one or more water closets and one or more urinals. Floor drains are required in bathrooms with showers.

Provide cleanouts according to the IPC. Identify all cleanouts on plans and riser diagrams. Do not locate cleanouts above ceilings or crawl spaces, and provide additional cleanout at the "end of run" of all groups of fixtures. Wherever possible, extend cleanout to outside the building perimeter.

Floor drains are required in bathrooms with showers in addition to the shower drain.

A floor drain shall be provided within 36 inches of an emergency shower station, eye wash shall be hard connected. The discharge from the eye wash attached to the emergency shower station shall be piped to the floor drain such that all water discharged will be captured by the floor drain. The piping shall be chrome plated.

F. Roof Drainage System

Roof drains shall be sized per IPC with applicable local amendments. In locations where the ASHRAE winter 1% dry bulb temperature is below 32 °F [0 °C], insulate roof drain leaders located under the roof and above lay-in or hard ceilings. Coordinate connection of roof drainage piping to storm drain site piping. Point of connection of building roof drain piping to site piping is at 5'-0" outside the building perimeter.

G. Sub-Soil Drainage Piping

Sub-soil drainage piping for building structure is the responsibility of the site civil engineer.

H. Interior Fuel Gas System

Design in accordance with NFPA 54 or IFGC, as required and as modified by local codes.

Provide natural gas earthquake valve downstream of and adjacent to the main gas meter at all locations within a seismicity rating of moderate-high, high, or very high, as indicated within VA Seismic Design Requirements Publication No. H-18-8.

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I. Reserved

J. Reserved

K. Reserved

L. Reserved

M. Seismic Restraint Systems

Earthquake-resistive design for plumbing equipment and piping shall comply with the International Building Code (IBC).

Exceptions: When allowed by local code, seismic restraint may be omitted for the following installations:

- Gas and medical air piping less than 1 inch [25 mm] inside diameter.
- Piping in boiler and mechanical equipment rooms less than 1¼ inch [32 mm].
- All other piping not including gas and medical air less than 2½ inch [64 mm].
- Equipment weighing less than 400 pounds [180 kg] support and attached directly on the floor.
- Equipment weighing less than 50 pounds [9 kg] suspended from the roof or floor or hung/supported from the wall.

N. Legionella Mitigation

Comply with ASHRAE Guideline 12-2000, Minimizing the Risk of Legionellosis Associated with Building Water Systems.

There are currently no EPA enforceable regulations governing the levels of *Legionella* bacteria in potable water systems; however, EPA has issued a Maximum Contaminant Level Goal (MCLG) of 0 ppm [mg/L]. Municipal water supplies and wells can carry *Legionella*, so it is given that the bacteria will be introduced into the facility potable water system at some time. The challenge is to limit the amplification of the bacteria to less than lethal levels.

Legionella bacterial amplification occurs when bio-films exist in water storage tanks and dead-end piping legs which allow for growth sites, and when temperature and pH levels are optimum for growth. Infection can occur when patients inhale atomized droplets while showering, drinking or receiving respiratory treatment.

Piping Design

Provide means to easily remove and disinfect all outlet devices such as showerheads and faucets, etc. Utilize self-draining showerheads.

Provide a ¾" ball valve at the end of each piping section as a means to drain heated (above 140 °F [60 °C]) flushing hot water that will be used for initial and supplemental disinfection. Ball valve shall be within 50 feet [15.24 meters] of a floor sink, floor drain, sink, or lavatory.

Mix hot/cold water as near the showerhead as possible.

Eliminate all dead legs in the piping system.

Design domestic water piping system to facilitate future installation of a copper-silver ion generator system.

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Disinfection Methods

Subsequent to piping disinfection required per IPC, and as part of the commissioning process, disinfect the potable water systems against *Legionella* by one of the following methods:

- **Thermal Eradication:** Flush 145°F water through all outlets for a period of at least 30 minutes.
- **Chlorine:** Flush free chlorine at a level of 2 parts per million (PPM) or greater for a period of at least 2 hours.

Further information can be found in ASHRAE paper CH-03-3-2.

O. Reserved

P. Plumbing System Commissioning

Refer to 4.7 SUSTAINABLE DESIGN AND ENERGY EFFICIENCY.

6.6.5 PLUMBING FIXTURES, TRIM AND EQUIPMENT

Provide plumbing fixtures, trim and equipment as required by the IPC.

A. Plumbing Fixtures

Water closets, urinals, sinks and lavatories shall be vitreous china or stainless steel. Bariatric water closets shall be rated at 1,000 pound [454 kg] capacity. Bariatric water closets shall be rated at 1,000 pound [454 kg] capacity. Waterless urinals are not permitted. Service sinks (mop sink/basin) shall be floor-mounted cast terrazzo, (a combination of Portland cement and grey marble chips).

B. Plumbing Trim

Faucets and showerheads shall be of chromed brass, Monel, or stainless steel; plastic trim is not permitted. Faucets shall be laminar flow; aerators are not permitted. Electronic hands-free controls shall be provided at all hand washing sinks and lavatories, except for three exam rooms in Primary Care to be designated for ear washing. Sinks in these three rooms shall be equipped with wrist blade faucets, in lieu of electronic hands free controls. Additionally all faucets in patient care areas should be traditional paddle-handle units. All exposed piping, including drain piping shall be chrome plated, including piping enclosed with ADA compliant safety shield. Electronic sensors shall be hardwired. Battery operated electronic sensors and electronic sensors that plug into receptacles are not acceptable.

C. Plumbing Equipment

Provide wall-hung, self-contained, electric wheelchair accessible water cooler.

Hot water re-circulation pump shall be all bronze, with timer based controls.

6.7 ELECTRICAL

6.7.1 GENERAL

The Lessor shall provide all the necessary electrical facilities for the project. It is expected that electrical systems will meet their primary objective of providing appropriate and reliable interior and exterior electrical, lighting, and auxiliary systems and services necessary to the safety and

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comfort to the veterans, employees, and visitors. In addition, the systems shall be safe, easily accessible for repairs and maintenance, and energy-efficient.

6.7.2 CALCULATIONS

Prepare and submit calculations as required by the type of design work performed. Calculations shall justify lighting designs; size of each branch circuit and feeder conductor, overcurrent protective device, equipment bus, transformer, etc., at all voltage levels; setting of each overcurrent protective device with adjustable characteristic; required PPE to meet arc flash energy levels; etc. The Lessor shall submit the following calculations to VA: fault current calculations, protective device coordination study, arc flash calculations, load calculations, voltage drop calculations, lightning protection system risk analysis, and lighting calculations.

6.7.3 LIGHTING CALCULATIONS

Perform all lighting calculations based on illumination criteria per the IESNA Lighting Handbook, latest edition. Calculations shall include room name, room number, fixture type chosen for the room, number and type of lamps to be used in the room, required illumination level, calculated illumination level, and all assumptions used.

Calculations for most interior spaces may be performed using the zonal cavity method. Perform and submit point-by-point calculations for areas of greater architectural or luminous sophistication. Calculations for exterior spaces, including parking structures, shall be point by point. Calculations shall demonstrate compliance with energy requirements per Paragraph 4.7 SUSTAINABLE DESIGN AND ENERGY EFFICIENCY.

6.7.4 FIRE ALARM SYSTEMS

Fire alarm systems shall be provided as required by The VA Fire Protection Manual, NFPA 101 or the locally adopted codes.

Manufacturer shall be Edwards System Tech (EST), or approved equivalent.

The fire alarm system shall be designed to meet the requirements of NFPA 72 and the local codes.

For new installations, locate the fire alarm control panel at the main entrance or at a 24-hour constantly attended location.

New fire alarm systems shall be digital with addressable programming and devices.

Fire alarm systems shall not be combined with other systems such as building automation, energy management, security, etc.

All wiring for fire alarm systems shall be red and installed in conduit. Initiating Device Circuits – Style B (Class B), Signaling Line Circuits – Style 4.0 (Class B), Notification Appliance Circuits – Style Y (Class B), and Communications between fire alarm control units – Style 7 (Class A). Where there are conflicts with local codes, the most stringent requirements shall be enforced. All exposed FA conduits shall be painted red. All FA junction boxes shall be painted red and labeled, “Fire Alarm”.

Initiation devices shall be provided in accordance with NFPA 101, NFPA 72, NFPA 90A, and ASME 17.1 or ASME 17.3, as applicable.

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Voice fire alarm notification appliances shall be provided in accordance with NFPA 72, NFPA 101, and the VA Fire Protection Manual.

Visual fire alarm notification appliances shall be provided in mechanical rooms, public restrooms, public accessible areas such as corridors, assembly rooms, and other publically accessible rooms of more than 750 square feet [228.6 square meters] of area.

Coordinate fire alarm zones with the location of smoke compartments and sprinkler zones.

The fire alarm system shall be monitored by a listed remote central station. Lessor is responsible for cost of remote monitoring.

6.7.5 RACEWAYS AND WIRING

Install all wiring in raceways. All wiring shall be copper. All circuits and branch circuits shall have a separate equipment grounding conductor of appropriate size per the NEC. No more than 3 branch circuits are allowed to run in one homerun. Utilize minimum conduct size of 1 inch. (Data wiring shall not be mixed with other systems.) All junction boxes (J-boxes) shall be color-coded as directed by SRE. All J-boxes shall be labeled on cover as to circuit, and what is in box.

6.7.6 LIGHTNING PROTECTION SYSTEM

Perform risk analysis per NFPA 780, Annex L and provide a lightning protection system, where $N_d > N_c$. Submit calculations, including all assumptions. The Lessor shall use the following fixed factors in the calculation: $C_3 = 2.0$, $C_4 = 1.0$, $C_5 = 5.0$. All other factors shall be project-specific. All cables, Air Terminals, rods, and components shall be copper, and use exothermic weld joints. Master label shall be required for lightening protection system.

6.7.7 RECEPTACLE CIRCUITS

No more than 6 receptacles shall be installed on a single circuit. Receptacles shall be Hospital grade.

6.7.8 STANDBY AND ESSENTIAL ELECTRICAL SYSTEM FOR CLINICS

The Essential Electrical System (EES) for other health care facilities shall comply with the Type 3 system as defined in NFPA 99, shall supply loads as defined in NFPA 70 and 99, and shall comply with the Joint Commission testing and reporting requirements. The Type 3 Essential Electrical System shall supply power for the task illumination and limited power service that is related to the safety of life, and that is necessary for the safe cessation of procedures in progress. The alternate source of power shall be per NFPA 70 and 99.

If electrical life support equipment is required or critical care areas are present in the facility, the Essential Electrical System shall comply with the Type 1 system as defined in NFPA 99. If a Type 1 system is required, connect the functions/items listed in Paragraph 6.7.9 to the Essential Electrical System.

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6.7.9 RESERVED

6.7.10 POWER MONITORING AND METERING

Power monitoring and metering are required to support energy use, and conservations.

ELECTRICAL ROOMS AND CLOSETS:

No plumbing piping and no telecommunications equipment, other than telecommunications outlets, shall be placed within electrical rooms. Provide appropriate construction for the type of transformer(s) installed. Electrical closets shall stack vertically, and shall not be further than 150 feet [45.72 m] apart, to limit maximum 120V circuit length to approximately 75 feet [22.86 m]. No water lines or drainage lines shall be fed into or through the closet except for sprinkler feed stubbed into closet.

Rooms that contain freestanding electrical equipment shall be sized so that sufficient space is provided to add one additional section to each unit of freestanding equipment. Provide extended pad space and spare conduits that will facilitate future installation of equipment and conductors. Spare breakers shall be indicated on drawings. Walls shall go to deck with one hour rating.

6.7.11 ELECTRICAL EQUIPMENT

Electrical distribution components shall have copper bussing. Each panelboard shall contain a main disconnect and 25% spare breakers in addition to a main breaker disconnect.

6.7.12 LIGHTING FIXTURES

Select the number of fixtures according to the recommended finishes specified in each area to ensure the intended lighting levels.

Fixtures shall be LED type with CRI 80 and rated lifespan of 50,000 hours.

All lights should be LED zero-10V drivers, control compatible with LED.

Fixtures having a CRI of 90 or above and correlated color temperature between 5000 degrees K and 6000 degrees K, are required in examination, recovery, labs, treatment, and x-ray).

Select fixtures and light sources with long operating lives; which utilize controlling elements (lenses, louvers, reflectors, etc.) designed to provide the best utilization of emitted light at the task location; that are appropriate for the ambient temperature; and that are not prone to dirt accumulation. In high ceiling areas, locate fixtures for maintenance access or provide access for maintenance equipment. No incandescent or fluorescent light fixture shall be installed – utilize LED lighting instead.

Exterior lighting shall be LED type and comply with energy requirements, and should comply with Dark Sky principles. When required by VA, exterior lighting designs are to meet the requirements of local outdoor lighting codes. Criteria recommended in the IESNA Guideline for Security Lighting for People, Property, and Public Spaces (latest edition) shall govern the lighting design. Exterior lighting shall be coordinated with physical security, SSTV, and landscaping requirements.

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Public restrooms shall be provided with one lighting fixture on an emergency circuit or one emergency battery lighting unit with dual head. Occupancy sensors for lighting shall be used in each toilet stall and for over-all area coverage.

6.7.13 RESERVED

6.7.14 LIGHTING CONTROL

Energy consumption constraints and Green Globes dictate the installation of automatic lighting controls for both interior and exterior lighting. Select and design master and room-specific lighting control systems that comply with energy codes and requirements; that respond to daylight harvesting; that utilize the correct sensor and sensor location for the controlled space; that are compatible with the controlled ballasts and lamps; and that are responsive to the occupant's desire not to feel "over-controlled." Toilet rooms, Eye Clinic exam rooms, and Urgent Care shall have standard toggle switch type lighting control.

6.8 TELECOMMUNICATIONS

6.8.1 TELECOMMUNICATIONS: CABLE PATHWAYS, WIRING, CABLES, AND INFRASTRUCTURE PLANT; AND SPECIAL TELECOMMUNICATIONS SYSTEMS

A. Scope

This section covers requirements for cable pathways and raceways, fiber optic and copper wiring and cables, and special telecommunications systems (hereinafter referred to as "Special Systems"). Special Systems are identified as those telecommunications systems that are not telephone, data, or fire alarm (or related functions).

Manufacturer shall be SMP Data Communications or approved equivalent and Mohawk CAT 6 plenum cable, with green color for Data, and white color for Telephone, with 25 year warranty. (ACCU-TECH Part Numbers-4G404/6W-5-NS-MHK).

Cable pathways, wiring, and cables (both copper and fiber optic) make up the Telecommunications Infrastructure Plant (TIP) for the telephone, data, and Special Systems.

B. General Requirements

All TIP wire and cabling shall be installed above drop ceiling using cable hangers for a wire basket cable tray. In hard ceiling areas, a raceway system, which may consist of a mixture of conduits and enclosed cable trays, is required.

TIP wires or cables installed inside masonry walls and gybboard walls shall be installed in conduit, to 1 foot above ceiling.

The term "provide," where used herein, shall mean the same as "designed, engineered, furnished, installed, tested, guaranteed, and certified."

A complete and functional telecommunications infrastructure plant (TIP) is required. In renovation projects, the TIP shall be compatible with the facility's existing TIP. The TIP shall at a minimum incorporate all telephone, data, and Special Systems cables.

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C. Conduits and Boxes

General

For system conduits, junction boxes, routing, termination, risers, horizontal runs, sizing, etc., follow industry-standard requirements. All j-boxes shall be color coded. Paint all exposed Nurse Call conduits purple and all exposed fire alarm conduits red. All fire alarm boxes shall be painted red and all nurse call boxes shall be painted purple.

Minimum Size

Conduit from outlet to above ceiling should be a minimum of one (1) inch.

Conduit runs outside buildings will be equipped with a pull box (inside) or manhole (outside) after two 90-degree bends or an accumulation of 120-degrees of total pathway deviations from a straight line between each point of access.

Conduits outside of buildings shall be waterproof and shall not exceed 400 feet [122 meters] between manholes or pull boxes (not counting bend or traverse loss).

Interconnecting Conduit Requirements

The following table identifies the minimum conduit requirements for the telecommunications and special systems infrastructure (not all conduits may be required, depending on rooms provided):

Conduit Requirements

Location A	Location B	Conduit Type	Quantity	Size
Entrance from street	TER	Direct burial PVC or PE	4	4 inch [100 mm]
TER	MCR	EMT	4	
Stacked Telecommunications Rooms (TR)	Next Stacked TR	Sleeve	4-6	4 inch [100 mm]
MCR (Optional)	Each TR Vertical Riser Stack	EMT	4	4 inch [100 mm]
Between TRs on same floor	Between TRs on same floor	Cable Tray	--	16 inch [405 mm]
MCR (Optional)	PCR	EMT	1	4 inch [100 mm]
HE Room (Optional)	Roof or access to antennas	EMT	2	3 inch [75 mm]

Horizontal Conduits

Basket type cable trays may be installed above suspended ceilings in corridors for station wiring in corridors. Minimum size shall be 16 inch wide with 4 inch sidewalls.

Surface metal raceways are not acceptable and will not be approved for wire or cable on the outside of walls.

Provide cable radius drop fittings (aka waterfalls) where cables exit basket type cable tray.

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Vertical Risers

Provide conduits of the size and counts depicted in the Conduit Requirements table in each TR as shown. Also, ensure each floor and ceiling penetration is sleeved and the corresponding conduit ends secured AFF and BFC, as described herein. Seal each conduit and associated cable with fire-proofing compound. Also, ensure each empty conduit penetration is like sealed.

Telecommunications Cable Ducts Under Cellular Floors

Underfloor ducts and/or cellular floors shall be considered as air plenum areas. Therefore, all system wires and cables provided in these areas shall be plenum-rated and installed accordingly.

Each underfloor cable duct and/or cellular floor installation shall be provided with appropriate wire management system(s).

D. Telecommunications Outlets

Outlet boxes shall be the same minimum size as NEC standard quadraplex (or dual duplex) electrical outlet boxes. Office outlet box faceplates, phone jacks, and data jacks shall be Ortronics. Face plates shall be model OR-4030015; phone jack plates shall be model number OR-S22600-00; and data jack plates shall be model number OR-S21600-00.

A minimum of 12 analog lines are required.

Outlet boxes shall be equipped with full covered wall faceplates and four (4) each modular Category Six RJ-45 jacks. Three outlets per room are to be provided at a minimum for all staff work spaces such as conference rooms, team areas, offices, and all patient care areas. For cable installed in systems furniture route cables through raceways internal to the furniture frame to the outlet at each workstation.

Unless otherwise specified, mounting heights for telecommunication outlets shall be:

Telecommunications Outlets Mounting Height

AREA/FUNCTION	MOUNTING REQUIREMENTS
Pay station	4 ft [1,200 mm] above finished floor (AFF)
Desk outlet	1.5 ft [450 mm] AFF
Special Use Areas	As required by design

Special Systems: Provide each outlet minimum 18 in [450 mm] AFF unless otherwise specified by system design or indicated on the drawings.

Outlets shall not be located within 48 in [1200 mm] of the "swing open" side of inward opening doors or within 18 in [450 mm] of light switches, thermostats, or other electrical receptacles.

Elevator voice cables providing voice service to the elevator car shall be extended to the elevator equipment room and to the telephone operator's room.

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E. Drawings

The A/E shall clearly show the locations of telecommunications outlets, conduit runs, cable trays or wireways, equipment cabinets and/or racks, telecommunications rooms/backboards, terminal, junction, and/or pull boxes on the drawings.

The A/E shall clearly show the exterior and/or underground raceway system, including distances between buildings, manholes, and in-ground pullboxes.

All raceways sizes shall be indicated on the drawings.

Drawings must include a detailed riser diagram for all distribution systems, and the interfaces between systems.

F. Wires and Cables

The voice and data structured cabling system shall be Category 6 cable and Category 6 termination hardware. Additionally, the system should be installed by a structured cabling contractor certified by the manufacturer to install the system and capable of offering the manufacturer's system warranty. Such warranty shall be as stated above in Paragraph 6.8.1A.

G. Special Systems Specific Requirements

General

Provide systems as determined by project requirements. Not all systems may be required, and not all required systems may be listed below.

Nurse Call

Provide emergency nurse call stations in all non-public patient bathrooms for each toilet.

Public Address (PA)

Provide public address and mass notification (PA) system(s) as required. System(s) shall be as manufactured by Bogen, JBL, Dukane, or approved equivalent, as updated to most current technology or manufacturer. Ceiling mounted speakers shall be located a maximum of 20ft center to center in all corridors, and in rooms and waiting areas where indicated in Schedule B. The system shall be capable of being dialed into from any telephone for paging. Provide two (2) ea. microphones for paging from the telephone operators Call Center. System shall have the capability of paging each floor of the building separately, or to page the entire building.

Intercommunication System

Provide intercommunications system(s) as required. System(s) shall be as manufactured by Bogen, Aiphone, Leviton, or approved equivalent, as updated to most current technology or manufacturer.

Provide appropriate intercommunication systems at designated facility ingress and egress points connected to the Security Service Control Room.

Radio Entertainment Distribution (RED)

Provide radio entertainment distribution (RED) systems as required. System(s) shall be as manufactured by Bogen, JBL, Dukane, or approved equivalent, as updated to most current technology or manufacturer.

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All loudspeakers shall be of the recessed or ceiling type in lieu of surface-mounted type, wherever possible.

Loudspeakers in each day room, TV lounge, waiting room, and other designated areas that also contain PA speakers may be combined within the same speaker back box and grille, and use the same speaker cone, as long as each speaker function contains a separate matching transformer and voice coil for each service (i.e., one transformer and associated voice coil for RED and one transformer and associated voice coil for PA). This consolidation practice is an acceptable alternate to two individual speakers, back boxes, grilles, and mounts in these locations. Also, provide volume and selector controls in each of the aforementioned RED only areas at their Reception Room desk.

Music should be piped into exam rooms, with switches outside of the room (located within work room) to help maintain privacy.

Cable Television (CATV)

Lessor to provide cable television.

Security Surveillance Television (SSTV)

Provide SSTV systems as required. System(s) shall be as manufactured by Access, Bosch, or Pelco, as updated to most current technology or manufacturer.

Security Management and Control, and Centralized Police Security Management Systems (aka Security Management Telecommunications System SMTS)

Provide SMTS systems as required. System(s) shall be as manufactured by Lockheed, Viper, Access Gold, Casi-Rusco, or approved equivalent, as updated to most current technology or manufacturer.

Guest wireless to be paid for by Lessor. Including installation, service, content. Pre and Post wireless survey to be provided by Lessor along with installation of AP's, for both guest wireless and VAMC wireless.

- *Electronic Access and Door Control – Dyna Lock, Locknetics, Sentrol, or approved equivalent, as updated to most current technology or manufacturer.*
- *Motion Intrusion Detection – Security Metrics, Ademco, Honeywell, or approved equivalent, as updated to most current technology or manufacturer.*
- *Patient (also Staff) Annunciator/Locator System – Viking, Radiance, Secur Trak, Patient Central, or approved equivalent, as updated to most current technology or manufacturer.*
- *Duress Alarm and Emergency Notification System – Code Blue Pole Systems or approved equivalent, as updated to most current technology or manufacturer. Under no circumstance shall the telephone system be used to provide duress alarm functions. Provide a marquee display in the Police Operations Room and the telephone operators Call Center to display location where a duress alarm is initiated. Marquee shall be red letters/numbers on black background. Marquee nominal size shall be 4"H X 24"W.*

Duress-Panic Alarms shall meet the following:

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- *Housing shall be a rugged corrosion-resistant housing of stainless steel or Acrylonitrile Butadiene Styrene (ABS) molded plastic or similar material that is weather and dust proof.*
- *Actuating device shall include a plunger button whose head is recessed from the face/front edge of the housing and be designed to avoid accidental activation.*
- *Alarm switch/button shall lock-in upon activation until manually reset with key or manufacturer provided device.*
- *The switch shall be a positive-acting, double-pole, and double-throw switch.*
- *Duress/Panic alarms shall meet UL 305 Standard for Panic Alarms. To reduce the possibility of false alarms and ensure installation functionality UL 636 Standard for Holdup Alarms standards shall be met.*
- *System requires silent alarm notification of activated device to a monitoring station, and to pagers to be carried by personnel. Lessor shall provide 10 pagers that will provide an audible and visual alert when a panic alarm button has been activated. The volume of the audible alert shall be adjustable. The visual display shall indicate the specific location of the panic alarm button that has been activated. They shall annunciate at the Access Control System and Database Management, monitored by a central station. Provide a marquee display in the Police Operations Room and the telephone operators Call Center room to display location where duress-panic alarm has been activated. Marquee shall be red letters/numbers on black background. Marquee nominal size shall be 4”H X 24”W.*
- *Shall be capable of being mounted for hand use in a manner that is unable to be viewed by the public. After modular furniture workstations are installed by VA, Lessor shall extend panic alarm wiring to workstation and permanently mount alarm switch/button under the underside of the workstation counter to right or left hand side of where employee would be positioned. In some rooms the alarm switch/button, where there is not a workstation, will be mounted adjacent to the room door at 40” AFF to the bottom of the device. The system shall automatically notify the police officers, via a pager, when an alarm switch/button is activated. The Lessor shall provide nine (9) each pagers as part of the system. The pager shall give a visible indication of the location of the activated alarm. These systems shall be hardwired.*
- *Wiring will be four (4) conductor #18 American Wire Gauge (AWG).*
- *Duress-Panic Alarm Technical Characteristics:*

<i>Temperature Range</i>	<i>0° to 110°F (-17.8°C to 43.3°C)</i>
<i>Nominal Voltage</i>	<i>12 V DC @ 6 mA</i>
<i>Current</i>	<i>Max 8 mA</i>
<i>Operational Voltage</i>	<i>7 V DC to 15 V DC</i>
<i>Operational life</i>	<i>Rated for 10,000 activations</i>
<i>Battery Activations</i>	<i>500</i>
<i>Actuator</i>	<i>Dual button plunger with activation lock</i>
<i>LED</i>	<i>Bi-color – on and activated</i>

Radio Paging System

Provide radio paging system (identified as Public Safety Operation) as required. System(s) shall be as manufactured by Motorola, Johnson, Kenwood, or approved equivalent, as updated to most current technology or manufacturer.

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Two-Way Radio System

Provide two-way radio systems as required. System(s) shall be as manufactured by Motorola, Johnson, Vertex Standard, or approved equivalent, as updated to most current technology or manufacturer.

Video Teleconferencing System (VTS)

Provide VTS systems as required. System(s) shall be as manufactured by Polycom, Tandberg, HP, or approved equivalent, as updated to most current technology or manufacturer.

Satellite System

Provide VTS systems as required. System(s) shall be as manufactured by Scientific Atlanta, Blonder Tongue, Pico Macom, or approved equivalent, as updated to most current technology or manufacturer.

TV/Monitor

In each conference room, provide an HDMI cable (nominal length 30') from the television location to a box, with cover plate, located 18" AFF, at location to be determined, in each conference room, to permit television to be used as a presentation monitor connected to a computer.

Cell Phone Booster:

Install cell phone booster system to allow no drop calls in or out of the building (Use Verizon unless informed differently).

Wireless

Construct building for wireless capabilities. The Wireless LAN system (WLAN) shall be designed to provide 100% coverage with established signal strength and through put heat maps as identified by a wireless pre and postsurvey. WLAN Access Points (WAPs) are anticipated to be Power-Over-Ethernet (POE). WLAN infrastructure shall include Category 6 cable from the WAP location to the Data Patch Panel and Data Switches in the nearest Telecommunications Room. Lessor shall perform wireless pre and post survey of clinic in accordance with attached survey document entitled, "Wireless Survey", and provide copy to VA. Lessor should provide and install APs for both guest and VAMC wireless.

6.8.2 TELECOMMUNICATIONS/SPECIAL SYSTEMS ROOMS AND SPACE REQUIREMENTS

A. Scope

This chapter covers the requirements for telecommunications, data, and special systems rooms and spaces.

B. Room Types and Definitions

General

Provide rooms as determined by project requirements. Not all room types may be required, and not all required room types may be listed below.

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Main Telephone Console Room (TCER)

The Telephone Console Room is where telephone operators are located. Operators provide service to the entire building. The Telephone Console Room is in many cases, but not all, continuously staffed. At many locations the operators also have the responsibility of monitoring critical alarms for equipment throughout the facility.

Low Voltage Room

The Low Voltage Room will be located in the general mechanical or other area dictated by system design. The room will accommodate all provided and planned Special Systems, Head-end Cabinets (i.e., CATV, SSTV, RED, Satellite TV, PA, Two-Way Radio, Radio Paging, and M/W Radio, etc.). The room will be sized for a minimum of (5) each separate systems. CCTV server to be installed within the Police Armory.

Telecommunications Room (TR)

The Telecommunications Room is a room designed to centrally deliver data, telephone, and special systems services to users and equipment on that floor. There may be multiple rooms on a floor.

The design "Telecommunications Room" replaces the term "Signal Closet," which is no longer used. The new designation indicates the current construction practice of combining telephone, data, functions into one terminus, control, and distribution point. If security requirements require separation of systems, this will be accomplished by a chain link or other barrier that will provide physical security while allowing common lighting, heating and cooling, and power protection systems.

Remote or Secondary Telecommunications Room (TR)

These rooms are typically provided for Special Systems that are allowed in patient or other designated areas that exceed the 300 foot [90 meters] maximum wire distance to Telecommunications Rooms, and the installation area is small enough so as to not warrant the larger and more costly stacked Telecommunications Rooms.

Entrance Room (ER OR DMARC)

The Entrance Room (ER) is a room or rooms designed to be the initial termination point for services being brought to the building by outside providers, such as telephone companies, data providers, CATV providers, etc.

Telephone Equipment Room (TER)

The Telephone Equipment Room will be designed to house equipment to provide telephone, voice, and video conferencing services to the facility. It shall be interconnected with the DEMARC, MCR, and TRs via the facility's TIP system.

Police, Emergency, and Designated Control Rooms

Police Control Room (PCR), Engineering Control Room (ECR), and other designated control rooms are other rooms throughout the facility that house specialized functions. CCTV server to be housed in the Police Armory.

Lessor Systems Equipment Rooms

Systems Equipment Rooms are provided to house special systems, head-end cabinets, TV, SSTV, nurse call, paging, panic alarm, card reader, and other systems of these types that is provided by the Lessor

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C. General Environmental, Power and Space Requirements

General

The following is a list of minimal environmental, power, and space requirements that apply to all telephone / data, and special system rooms and spaces (hereinafter 'rooms' in this article) that contain electronic equipment. The list is not all inclusive and additional information or requirements may be found in this chapter.

Location, Protection, and Access

Rooms shall be rectangular in shape and free of obstructions, such as columns and braces, if possible. If columns or braces are present, they shall not impede the installation or operation of individual system equipment and access to each equipment cabinet's front, side, or rear. The floor area occupied by the column shall not be counted as a part of the room's minimum useable square foot requirements.

Rooms shall be located above the Base Flood Elevation. Rooms shall not be located beneath toilets, showers, laboratories, kitchens, sinks, open courtyards, planters, roof drain leaders, or other areas where water service is provided. Active telephone / data, and special systems equipment is not allowed to be installed in elevator penthouses, electrical rooms or mechanical rooms; dedicated rooms are required.

Rooms shall be designed to allow maintenance equipment access, and to facilitate equipment replacement without significant demolition and reconstruction.

Rooms shall not be located in patient care areas.

Any pipe or duct system foreign to the telecommunications installation shall not enter or pass through a room. The A/E shall ensure that foreign piping such as water pipes, steam pipes, medical gas pipes, soil pipes, sanitary drains, storm drains, A/C ducts, and other unrelated systems utilized for or containing liquids, or gases are not installed or pass through rooms. Sprinkler piping serving only telecommunications spaces shall not be considered foreign to the telecommunications installation, and shall not pass through the space to serve other areas.

Rooms shall be located away from or protected from sources of EMI at a distance which will reduce the interference to less than 3.0V/M through the frequency spectrum. Pay special attention to EMI from electrical power supplies, transformers, motors, x-ray equipment, radio transmitters, and induction heating devices.

Rooms shall be located to minimize effects of lightning strikes and sunlight radiant heating. Rooms shall not have windows.

Rooms that are considered computer rooms should not be located on exterior walls.

Rooms shall have a controlled access door with card reader to control access to authorized personnel.

Room Envelope

Finish flooring shall be anti-static plastic laminate or vinyl tile. The acceptable resistance range is from 0.5 megohm minimum to 20,000 megohm maximum.

Floors, walls and ceilings shall be sealed to prevent dust, and all walls shall be painted a light color from floor level to ceiling or exposed structure above.

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Backboards shall be ¾" fire-retardant plywood. All walls of all rooms shall be lined with fire treated backboards, 8 feet high, with the bottom 1 foot above the finished floor.

Heating, Ventilation, and Air Conditioning

Design conditions shall be 75 °F [24 °C] dry bulb temperature (cooling), 65 °F [18 °C] dry bulb temperature (heating), with individual room temperature control.

Power

Power for all rooms and equipment shall be connected to the appropriate branch of the Essential Electrical System. Equipment shall be backed by an uninterruptible power supply (UPS), except HVAC equipment. Provide 120V 20A and 30A capacity, and 220/208V 20/30A capability as required. Match receptacles types with equipment provided and installed by VA Office of Information and Technology (OI&T).

Grounding

Telecommunications systems grounding and bonding will consist, at a minimum, of an equipotential grounding system (Telecommunications Bonding Backbone (TBB)) that originates from the Telecommunications Main Ground Bar (TMGB). The TMGB (typically located in the Telephone Equipment Room) is then connected to other telecommunications spaces (independently from other building grounding systems such as electrical or lightning protection) via the TBB. The TMGB is connected to the building electrical service ground point via a mechanically and electrically protected minimum #1/0 copper equipotential grounding conductor, and to building steel. The TBB helps ensure that all equipment in the telecommunications spaces is referenced at the same equipotential earth ground level, and reduces high frequency electrical noise resulting from high speed digital switching, RFI, and EMI. Cabinet, rack and fixed structures bonding conductor(s) shall be minimum #6 AWG-insulated stranded copper wire (or equal copper braid). All frames and cabinets shall be grounded in accordance with ANSI/TIA/EIA-607.

The telecommunications grounding system will comply with ANSI/TIA/EIA-607 requirements and follow BICSI – Telecommunications Distribution Methods Manual (Latest Edition) guidelines.

Security

Comply with Physical Security Criteria in Paragraph 4.2.4 PHYSICAL SECURITY AND NATURAL DISASTERS RESISTIVE DESIGN and as follows. Provide electronic security system that is connected to and fully functional with the PCR SMTS and a cipher lock with numeric keypad, associated electronic card access device, and electric strike. Each room security system shall be powered from either the building or a local UPS system.

Each programmable door control shall be fully functional with the SMTS in a stand-alone status if its connection to the controller is cut. Once the connection is restored, the local door control system shall update the SMTS on all operations that occurred after the connection was interrupted, and the SMTS shall update the local door control units to current operational function.

Wire Management

Refer to Paragraph 6.8.1 for requirements.

D. Telephone Console Room (Optional)

Configuration

Space shall be per the following table:

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Telephone Console Room Size Requirements

NUMBER OF CONSOLES	SPACE REQUIRED SQ M (SQ FT)
1	100 [9]
2	150 [14]
3	200 [19]

Provide a restroom and break room, separate from the operations area.

Heating, Ventilation, and Air Conditioning

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements-Heating, Ventilation, and Air Conditioning.

Power

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements.

Provide sufficient 120V receptacles at each operator position.

Alarm Panels

Provide adequate space, heating and cooling, power, lighting, and telecommunications raceways for alarm panels as required for each project. At a minimum, provide for nurse call, public address, emergency notification, duress alarm, fire alarm, and emergency and standby generator alarm annunciator panels.

E. Low Voltage Room (Optional)

General

This section covers the requirements for the Low Voltage Room. The Low Voltage Room may include, but is not limited to, head end cabinets for CATV, SSTV, RED, satellite TV, PA, two-way radio, and radio paging systems.

Location

Dedicated rooms are required. These rooms may be located in the mechanical penthouse (as close as possible to a roof entrance) or attic, or an area as dictated by system design. It shall not be located in the elevator equipment room, or in the basement, or below the Base Flood Elevation.

The Systems Equipment Rooms shall not be located further than 300 feet [91.44 meters] from the nearest vertically stacked Telecommunications Room.

Configuration

The Systems Equipment Room shall be a minimum of 10 foot x 12 foot [3.0 m x 3.7 m], or as large as the sum of the provided and future systems require, including space for UPS equipment. The Systems Equipment Room shall be sized for the head end equipment of a minimum of five (5) each separate systems, four (4) each future systems, one (1) each overhead, and wall wire management system, four (4) each 4" ID weatherproof wall/ceiling cable feedthroughs, and two (2) each 4" ID conduits to the nearest vertically stacked telecommunications room. The space for future systems shall be clearly indicated on the contract documents.

Cabinets are installed joined or side by side, in which case where the 3 foot [900 mm] rule applies around the entire assembly. Minimum ceiling height shall be 10 feet above finished floor.

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The Systems Equipment Room may be sized to use an Environmental Equipment Protection Cabinet in lieu of an air-handled space, if previously approved by VA. Add three (3) each sf with 3 ft clear floor area circumference per environmental cabinet.

Tip Wire/Cable Interface Area

Provide a wall area, minimum size of 8 feet x 8 feet [2.4 m x 2.4m] (plywood covered, to provide a common termination point for all the cabling entering and leaving the HE Room).

Heating, Ventilation, and Air Conditioning

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements.

A fully climate-controlled, standalone equipment cabinet is acceptable for each special system in lieu of fully acclimatizing the Systems Equipment Room.

Power

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements.

Grounding

Provide a copper bus plate minimum 6 in [150 mm] w x 18in [470 mm] L x 0.5 in [13 mm], with a connection point located on the inside wall within the immediate area of the antenna coaxial cable(s) entrance conduit sleeves. Connect this plate to the lightning protection system with a minimum #1/0 (AWG) stranded copper wire, or increased sized connection device (i.e., strap, buss, etc.), as approved by the RE, to maintain the integrity of the lightning protection system so each of the system antenna cables' coaxial cable lightning protector can be installed and connected to the plate.

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements for additional requirements.

Wire Management

Refer to Paragraph 6.8.1 for additional requirements.

The Systems Equipment Room shall be provided with waterproof wall entrance sleeves to allow connecting of each outside antenna coaxial cable to the HE Room equipment. Add extra like sleeves for additional outside-mounted antennas as required by system design. One of these sleeves shall contain only the lightning protection connection.

The Systems Equipment Room shall be provided with a minimum separate 6 in [150 mm] x 6 in [150 mm] cable duct/ladder/wireway from the designated TIP interface point to the dedicated waterproof locking 24" x 24" x 12" [600 mm x 600 mm x 300 mm] TIP connection enclosure. A minimum 12" cable ladder may be used for this purpose. A minimum of five (5) each 3" conduits may be provided in lieu the cable duct/ladder/wireway; additional cable duct/ladder/wireway shall be provided based on overall system design.

The mixing of coaxial cables and STP/UTP/fiber optic/AC and DC power wiring within the cable duct/ladder/wireway and/or conduits is not allowed.

Each wire/cable connection point shall be provided with a connection MDF capability and routes to connect the room's internal wire management system to the facility's TIP system.

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F. Telecommunications Room (TR)

Rooms shall be provided in the quantities and locations that will limit telephone/data/special systems TIP cable/wire runs from the Telecommunications Room to the outlets to a maximum of 300 feet [90 m]. Splicing of cables is not allowed. Terminal cabinets shall not be used in lieu of Telecommunications Rooms.

Configuration

Minimum room size shall be 10 feet [3 m] deep x 10 feet [3.6 m] wide. Minimum door size shall be 50 in [1,000 mm] wide x 84 in [2,100 mm] high. For every additional 10,000 sq ft [930 sq m] of floor space served, there shall be 10 linear feet [3 linear m] of wall space required. The TR Room will have a minimum of 4-19 inch racks with vertical wire management. The TR Room shall be sized for the building head end equipment requirements.

Rooms shall be vertically stacked.

All walls of all rooms shall be lined with backboards, Fire-treated, 8 feet [2.44 m] high, with the bottom 1 foot [0.30 m] above the finished floor.

Room height shall be a minimum of 9 feet [2.74 m] above finished floor. Rooms shall not have a suspended ceiling.

Entrance must have a minimum unobstructed area of 48 in [1200 mm] directly in front of the room door.

Heating, Ventilation, and Air Conditioning

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements.

Cooling shall be provided according to the actual expected equipment installation and use.

Power

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements.

Provide a separate 120V, dedicated 20A circuit with two (2) quadraplex receptacles centered in each side backboard, two (2) quadraplex receptacles centered in each front backboard either side of the room door, and three (3) quadraplex receptacles centered in the rear backboard. All receptacles shall be 18 in [457.2 mm] above finished floor. Allow 3 quadraplex receptacles on each 20 A circuit.

Grounding

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements.

Wire Management

Refer to Paragraph 6.8.1.

Each room shall be provided with lateral and vertical risers from the TER and MCR to each room to support a separate TIP distribution system for telephone, data and special systems.

G. Remote or Secondary Telecommunications Rooms (Optional)

Location

Provide these rooms as required by each system design.

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These rooms are typically provided for Special Systems that are allowed in patient or other designated areas that exceed the 300 foot [90 m] maximum wire distance to Telecommunications Rooms, and have a small enough installation area so as to not warrant the larger and more costly stacked Telecommunications Rooms.

Configuration

Each room shall be a minimum of 6 feet x 8 feet x 8 feet [1.58 m x 2.4 m x 2.4 m] or according to BICSI Wiring Standards for the areas, whichever is greater. The minimum door size shall be 36 in [900 mm] wide by 84 in [2,100 mm] high.

Each wall shall be provided floor to ceiling with backboards and two (2) 19 inch racks with vertical wire management.

Heating, Ventilation, and Air Conditioning

Refer to Paragraph 6.8.2F Telecommunications Room (TR).

Power

Refer to Paragraph 6.8.2F Telecommunications Room (TR).

Grounding

Refer to Paragraph 6.8.2F Telecommunications Room (TR).

Wire Management

Refer to Paragraph 6.8.2F Telecommunications Room (TR).

H. Terminal Cabinets (Optional)

Terminal cabinets may be used where the number of outlets served is minimal, the distance of the run is in excess of 300 feet [90 m] from the otherwise nearest vertically stacked Telecommunications Room, and/or the cost of providing a Telecommunication Room is prohibitive. The use of terminal cabinets as a substitute for Telecommunications Rooms will not be approved.

Where required, each cabinet shall be not less than 16-gauge steel with doors and concealed hinges attached by welding.

Doors must be secured by a lock with a minimum of two keys.

Shall be thoroughly cleaned and painted at the factory with primer and the OEM's standard finish.

Each cabinet shall have a backboard covering the entire interior surface of the back of each cabinet if equipment-mounting rails are not required.

Cabinets shall have a minimum inside depth of 16 in [400 mm] from the inside of the door to the face of the backboard.

For Special Systems, provide equipment-mounting rails, guides, and shelves in lieu of the backboard. However, a backboard is acceptable if the cabinet is used solely for the interconnection and distribution of systems wires or cables where active or electronic equipment is not provided.

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I. Entrance Room (ER or DMARC) (Optional)

Location

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements.

Configuration

The Entrance Room shall be a minimum of 12 feet x 8 feet[3.7 m x 2.4 m], and shall be equipped with backboards as required by system design.

Other Requirements

All other requirements of Paragraph 6.8.2C General Environmental, Power and Space Requirements apply to the Entrance Room.

J. Telephone Equipment Room (TER)

Location

The TER shall be located within a cable distance of 100 feet [30 m] of the Telephone Console Room (if provided). It should be located close to the DEMARC and MCR rooms (if provided).

A floor drain, evacuating and/or sump water pump, etc., shall be provided within the room if risk of water ingress exists. A high water level alarm annunciating system shall be provided in addition to intrusion alarm(s) that connects to the facility's ECR, PCR, SMS Console, and one other continuously-manned location.

Configuration

Space shall be per the following table:

Minimum Telephone Equipment Room Size

NUMBER OF LINES	ROOM SIZE SQ FT [SQ M] (GEN SIZE)	
200 to 300	168 [11]	(12' X 14')
301 to 600	250 [23.5]	(12' X 20')
601 to 900	500 [47]	(20' X 25')
901 to 1,600	700 [65]	(20' X 35')
1,601 to 2,000	900 [84]	(20' X 45')
2,001 to 2,400	1,100 [102]	(20' X 55')
2,401 to 2,800	1,300 [121]	(25' X 44')
2,801 to 3,200	1,500 [140]	(34' X 45')
3,201 to 4,000	1,700 [158]	(34' X 50')

A minimum of 3 feet [910 mm] shall be provided around each cabinet unless the cabinets are installed joined or side by side where the 3-foot [910-mm] rule applies around the entire assembly. Minimum suspended ceiling height shall be 8 feet [2.4 m] above finish floor. The TER shall be a minimum of 12 feet x 14 feet [3.7 m x 4.3 m].

Provide a metal insulated door equipped with a deadbolt key lock and/or electronic lock with keypad. Also, each door shall be provided with an intrusion alarm to be annunciated locally, at the Facility's Engineering Control Room, Security Police Control Console, and one other continuously-manned location (i.e., Telephone Operator or MAS Emergency Room Desk).

Provide fire treated backboards on all walls shall be provided to limit interconnection wire and cable length from backboard to the room wire management system and planned cabinets.

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Backboards shall be located so as to allow unobstructed access to entrance and exit cable ducts, internal room wire management system, cabinets and doors.

Room height shall be a minimum of 9 feet [2.74 m] above finished floor. Rooms shall not have a suspended ceiling.

Sufficient space should be provided for UPS equipment.

Room Envelope

Room shall be enclosed with fire-rated construction in accordance with NFPA 75.

TIP Wire/Cable Interface Area

Within the TER there will be an area designated that houses and locates all TIP conduit and cable pathway terminations coming into the room from TRs, HE room, MCR, and either the single or duplicated Entrance Rooms (DEMARC). This area will house the distribution cable management system.

This area shall be a minimum of 12 feet x 8 feet x 8 feet [3.7 m x 2.4 m x 2.4 m] in addition to the minimum area required by the Telephone Equipment Room.

Heating, Ventilation, and Air Conditioning

Design Conditions: 64 °F [18 °C] to 75 °F [24 °C] dry bulb temperature, 30 to 55% relative humidity.

HVAC load calculations shall include the rectifiers and associated batteries. Cooling requirements shall be based on system design with 30% reserve capacity. Cooling equipment shall be dedicated to the room, and an N+1 configuration shall be provided for reliability.

Power

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements.

UPS system must provide power for a period of 4 hours. Power shall be distributed by Power Distribution Units (PDUs).

UPS equipment shall be sized based on the equipment requirements, plus future anticipated growth. The initial design load shall not be less than 30% and not more than 70% of the UPS capacity. The Lessor provides 1 large UPS per VAMC specifications for the facility for telecom and special closet. Maintained by Lessor per original equipment manufacturer specifications.

The UPS shall be monitored by the PCR SMS for power, alarms, and alarm history. The UPS shall have dry contacts or external alarm and control from the PCR SMS and one "C" contact for local computer signaling. The UPS shall be provided with computer system shutdown software and hardware connectivity as required. System shall supply all power to Main Telephone/Data Room and Remote Telephone/Data Rooms

The sharing of the TCER's UPS is NOT allowed, except for Remote Telephone/Data Rooms.

The room shall be equipped with dedicated electrical panel(s) capable of providing 208/120V, 3-phase, 4-wire power, with capacity designed for the equipment load plus future capacity. Each panel shall contain 20% spare electrical capacity and spare circuit breaker space.

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Provide a minimum of one quadruplex receptacle (two duplex) for each 8 linear feet [2.4 linear meters] of wall space.

Emergency Power Off (EPO) push buttons shall be installed according to NFPA 75.

Lighting

In addition to room lighting, provide battery-powered lighting in accordance with NFPA 75 and 101 installed in public restrooms

Grounding

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements.

The Telephone Equipment Room shall be provided with a building earth ground connection by a clearly marked copper equipotential bus bar (Telecommunications Main Ground Bar (TMGB)).

The TMGB shall be directly connected to the facility's electrical ground via a mechanically and electrically protected minimum #1/0 AWG stranded copper equipotential grounding conductor. An AC electrical equipment grounding conductor is not acceptable for this function and will not be approved.

Security

Refer to Paragraph 6.8.2C General Environmental, Power and Space Requirements.

Each door shall have a color security surveillance camera that connects to a color monitor in the IT Chief's Office and is routed to the PCR.

A MID system shall be installed within the TER. The system shall be controlled and monitored by the PCR SMS.

An emergency voice-operated sound system shall be installed within the TER, terminated in the PCR SMS and the IT Chief's Office.

A duress alarm button shall be placed every 10 linear feet [3 linear meters] within the TER, annunciating to the PCR SMS and ECR, in addition to the Telephone Console Room and one additional continuously-manned location. Provide wireless pagers with system as directed.

Wire Management

Refer to Paragraph 6.8.1 for requirements.

K. Reserved

L. Police, Engineering and Other Designated Control Room(s)

These rooms shall comply with SECTION 4, General Design Criteria.
Provide these rooms with adequate designated TIP connectivity between the TEP and TCER.

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6.9 ELEVATORS

The Lessor shall provide **three (3) elevators** minimum for VA use in all multi-story buildings or in space offered above ground, to provide for full access. Two elevators shall be passenger elevators as described below, the third shall be a service elevator as described below. Elevators shall conform to the requirements of the American Society of Mechanical Engineers A17.1, Safety Code for Elevators, Dumbwaiters, Escalators, and Moving Walks; NFPA 70 (National Electrical Code). Elevators shall meet accessibility requirements. Refer to Paragraph 4.5 ACCESSIBILITY STANDARDS.

Elevators shall be inspected and maintained in accordance with American Society of Mechanical Engineers (A17.2), Inspector's Manual for Elevators.

Passenger and service elevators platforms and entrance doors shall be of size and configuration specified to accommodate VA or ambulance gurneys.

Passenger elevator shall be minimum 4,000 pound capacity with 8'-0" wide by 6'-2" deep platform.

Service elevator shall be minimum 4,000 pound capacity with 6'-0" wide by 8'-8" deep platform.

The entrance openings for passenger and service elevator doors shall be 48 inches wide by 84 inches high. Doors shall be single-speed center opening, or two-speed side slide.

Provide an autodial system with hands free operation which is activated by the emergency alarm switch or call button in main and auxiliary control panels. The system shall be designed to communicate to a location in the building staffed during all working hours, such as the security office or telephone operator. After working hours, the autodial system shall rollover to an emergency number.

The floor covering in the car shall be a non-slip, firm surface which permits easy movement of wheelchairs. Carpet of any kind is not acceptable.

Emergency Lowering: Emergency power operation of elevators is not required unless otherwise required by local codes. Lessor shall provide a backup power source to provide emergency lowering upon loss of normal power as follows. Upon loss of normal power, each elevator shall return to the lowest landing by activating the down valve. After the elevator has leveled at the lowest landing, provide power to open the car doors automatically. After a predetermined time, the car doors shall close. Power shall stay applied to the door open button so the doors can be opened from inside the elevator only. The elevator shall remain shut down at the bottom landing until normal power is restored. A sign shall be installed on the controller indicating that power is applied to the down valves and door operators during loss of normal power.

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SECTION 7 INTERIOR CONSTRUCTION, FINISHES, AND INTERIOR DESIGN

7.1 GENERAL

7.1.1 SPACE PLANNING AND FUNCTIONAL LAYOUT

The conceptual floor plan (PART IX) provided in this solicitation shall be used as the basis for the planning and functional layout of the facility. The final layout, design development documents, and construction documents shall be in accordance with Paragraph "Design and Construction Documents After Award" in this solicitation. The completed building shall accommodate VA's space program and interior functional requirements. Offerors are advised that the conceptual plans have been developed using VA Space Planning Criteria and information from VA Outpatient Clinic (SOC/CBOC) Design Guide which may be found at <http://www.cfm.va.gov/til/dGuide.asp#PC>.

Lessor shall provide accurate space layout drawings (floor plans) with offer and during design and construction document phases. Plans shall include sufficient information for the Government to compute the net area of each function (room), and to compute Building Gross Area and Net Usable Area in order to determine compliance with solicitation requirements. The net area of each room indicated in the VA Space Program shall be indicated on the floor plans. The actual area of each room as drawn on the floor plan will be indicated on the floor plan under the area of each room indicated in the VA Space Program. The Lessor shall calculate and indicate on the floor plan the Lessor's numbers for Building Gross Area, Rentable Square Footage, and Net Usable Area for informational purposes.

7.1.2 ROOM NUMBERING

Lessor shall provide room numbers prior to design development for VA approval.

The Lessor shall work closely with VA to establish the room numbering system to be used for the facility and electrical panel breaker identification.

7.1.3 CIRCULATION SYSTEMS

The conceptual floor plan in this SFO defines the basic elements of the interior circulation systems and their relation to the functional plan within VA occupied space with NUSF shaded. The Lessor is responsible for the final design of horizontal and vertical circulation systems including building support space and common areas within the building during Design Development as defined in SECTION 3 MISCELLANEOUS above. Lessor shall integrate the design of circulation systems with building entrances, functional elements, wayfinding systems (refer to Paragraph 7.7.2 INTERIOR DESIGN CRITERIA) and signage (refer to Paragraph 7.12 INTERIOR SIGNAGE).

Circulation system components include entrances, lobbies, corridors, and vertical circulation (stairs).

Refer to Paragraph 3.14 for calculations involving circulation systems in the determination of Rentable and Net Usable Area.

Minimum width of major corridors serving multiple departments and building entrances and lobbies shall be 8 feet [2400 mm] in width.

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In Ambulatory Healthcare Occupancies the Minimum width of corridors shall be 8 feet [2400 mm].

7.1.4 FLOOR-TO-FLOOR HEIGHTS

Floor-to-floor heights shall be sufficient to maintain minimum ceiling heights required in this solicitation (see Schedule E) and to install mechanical and electrical systems above the ceiling. Lessor is responsible for coordinating ceiling heights, structural members, proper clearances to install mechanical and electrical systems, and floor-to-floor heights (see Paragraph "Submittal Requirements for DD and CD Reviews" for drawings required during design development and construction document phases). Required room heights are not to be reduced to accommodate ductwork runs originating out of shafts, corridors or chases.

7.1.5 MATERIALS AND PRODUCTS FOR INTERIOR CONSTRUCTION AND FINISHES

A. General

The Lessor shall use materials and products for interior construction that comply with the minimum requirements specified in this solicitation. Materials not definitively specified in this solicitation shall be manufacturer's or supplier's regular production, first quality, and suitable for commercial use.

B. Recycled Contents Products

The Lessor shall comply to the extent feasible with the Resource Conservation and Recovery Act (RCRA), Section 6002, 1976. The Lessor shall use recycled content products as indicated in this SFO and as designated by the U.S. Environmental Protection Agency (EPA) in the Comprehensive Procurement Guidelines (CPG), 40 CFR Part 247, and its accompanying Recovered Materials Advisory Notice (RMAN). The CPG lists the designated recycled content products. EPA also provides recommended levels of recycled content for these products. The list of designated products, EPA's recommendations, and lists of manufacturers and suppliers of the products can be found at <https://www3.epa.gov>.

The Offeror, if unable to comply with both the CPG and RMAN lists, shall submit a request for waiver for each material to the Contracting Officer with the pricing submittal. The request for waiver shall be based on the following criteria:

- The cost of the recommended product is unreasonable.
- Inadequate competition exists.
- Items are not available within a reasonable period of time.
- Items do not meet the SFO's performance standards.

C. Environmentally Preferable Building Products and Materials

The Lessor shall use environmentally preferable products and materials. The Lessor shall consider the life-cycle analysis of the product in addition to the initial cost.

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Refer to EPA's environmentally preferable purchasing website, EPA.GOV-Greener Products and USDA BioPreferred products website, USDA.GOV. In general, environmentally preferable products and materials do one or more of the following:

- Contain recycled material, are biobased, are rapidly renewable (10-year or shorter growth cycle), or have other positive environmental attributes.
- Minimize the consumption of resources, energy, and water.
- Prevent the creation of solid waste, air pollution, or water pollution.
- Promote the use of nontoxic substances and avoid toxic materials or processes.

The Lessor shall give preference to materials and products that are extracted and manufactured regionally.

7.1.6 MENTAL HEALTH

Design and construct areas to be used by outpatient mental health functions to incorporate the following features. Provide exterior door serving this area for after hours and possible weekend operation as indicated on the conceptual plans.

- Minimize dead ends or blind spots in corridors.
- Maximize visibility from staff stations.
- Place doors in offices where staff will consult with patients so that either patient or staff can exit the room without having to pass by the other to get out. Based on layout, this tends to put the door more in the center of the room.

Patient toilet doors that are in-swinging shall be equipped with hardware that allows them to open out in an emergency.

Glazing: Use laminated (preferred) or tempered glazing materials for all interior and exterior glazed openings in mental health areas.

7.2 PARTITIONS

Non-bearing interior partitions shall be capable of supporting equipment and furnishings specified for the clinic. For interior partition framing use minimum 3-5/8 inch, 20-gauge, galvanized metal studs ASTM C645 with fasteners and accessories complying with ASTM C 754. Stud spacing shall be 16-inches on center maximum. For special requirements, use other sizes or systems as appropriate. Where pipe spaces are required, size partition framing thickness to conceal piping. Installation of metal studs shall comply with ASTM C754. Provide support required for equipment, furnishings, and work of other trades.

Use 5/8-inch thick gypsum wallboard ASTM C1396, except for special conditions. Use fire resistant Type X or Type C wallboard ASTM C1396 in fire resistant rated assemblies. Use moisture resistant wallboard ASTM C620 at wet locations. Provide accessories, fasteners, and finishing materials in accordance with ASTM C1047, C1002, and C840. Install and finish gypsum wallboard in accordance with ASTM C840. Use Level 5 finish for all occupied areas

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with paint finish. Provide Level 4 finish for surfaces to receive Type I vinyl wall coverings or ceramic tile. Provide Level 3 finish for surfaces to receive Type II vinyl wall coverings. Provide Level 2 finish in rooms or spaces for which no decorative finish is specified in Schedule E.

Provide fire and/or smoke rated partitions that comply with published UL, FM Global, or IBC designs.

Extend all layers of gypsum board, on both sides of studs, from floor to underside of structure above on the following partitions:

- Fire rated partitions (Urgent Care Infectious Isolation Bedroom, Storage Rooms, Systems Equipment Closets, Vending, Other Rooms Required by Life-Safety Code).
- Security partitions (see Paragraph 4.2.4G)
- Smoke barriers
- Sound rated partitions
- Toilet partitions walls
- Corridor partitions
- Electrical Rooms
- Data Closets
- Fire & N/C closets
- Isolation exam rooms
- Wound Clinic exam room(s)

In other locations, extend gypsum board from floor to heights as follows:

- Not less than 6 inches above suspended acoustical ceilings
- At ceiling of suspended gypsum board ceilings

Use lead-lined gypsum wallboard for shielding of x-ray rooms and CT scan room. PET CT could require up to ¾ inch lead walls. Refer to Paragraph 7.6 below.

7.3 INTERIOR DOORS

7.3.1 GENERAL

Schedule E, "Room Finishes, Door and Hardware Schedule" indicates sizes and types of doors required. Doors shall be of flush design.

Fire rated door and frame assemblies shall comply with NFPA 80.

Acoustical door and frame assemblies shall provide STC rating specified. Submit certified test reports per ASTM E90.

All corridor-to-corridor doors shall have 100 sq. in. glass vision panels and double doors shall swing in opposite directions from each other. Doors in fire partitions and smoke barriers shall

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have fire-rated glazing vision panels and be held open with electromagnetic holders, except doors which should remain closed for functional reasons or are power operated.

Interior Stairway Doors: Provide interior stairway doors with passage latch sets having inside and outside door handles free at all times. Exceptions are where stairway doors are required to be locked to prevent entrance into and elopement from functional departments or areas. Locking shall comply with NFPA 101.

7.3.2 WOOD DOORS

Interior wood doors shall be solid core, 1-3/4 inch thick, with face veneers for transparent finish. See Schedules for detailed specs.

Wood doors shall comply with Window and Door Manufacturer's Association (WDMA) I.S.1-A, Heavy Duty with Type II adhesives.

7.3.3 HOLLOW METAL DOORS

Hollow metal doors shall be 1-3/4 inch thick and comply with Standard Duty Doors per Steel Door Institute (SDI) A250.8, Level 1, Model 2; except:

- Stairwell doors shall comply with Heavy Duty Doors: SDI A250.8, Level 2, Model 2.
- Security doors (Type 36) shall comply with Extra Heavy Duty Doors SDI A250.8, Level 3, Model 2.
- Detention Doors (Type 22) shall comply with Extra Heavy Duty Doors SDI A250.8, Level 3, Model 2 with core type 'd' or 'f.'

7.3.4 HOLLOW METAL DOOR FRAMES

A. Frames for Hollow Metal Doors

Hollow metal door frames shall comply with Steel Door Institute (SDI) 250 for type and grade of doors required (Standard, Heavy Duty, or Extra Heavy Duty) and as follows. Frames shall be welded construction; knockdown frames are not allowed. Frames for doors specified to have automatic operators shall be minimum 16-gauge. Provide double studs on both sides of every door frame.

B. Frames for Wood Doors

Hollow metal door frames shall be shop fabricated, pre-finished, site assembled steel frames. Provide fire rated assemblies where scheduled. Fabricate frames from cold rolled steel ASTM A1008, minimum 18-gauge; casings and trim minimum 20-gauge. Prepare frames for door hardware. Provide reinforcements for hardware specified.

Shop fabricated, pre-finished frames shall not be used for sound rated doors. Provide frames complying with SDI 114.

Shop fabricated, pre-finished frames shall not be used at openings scheduled to receive mortise locksets. Provide frames complying with SDI 250.

Hollow metal door frames shall comply with Steel Door Institute (SDI) 250 for Standard Duty, minimum 18 gauge.

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Frames for wood doors specified to have automatic operators shall comply with Steel Door Institute (SDI) 250; shall be welded construction; knockdown frames are not allowed; and shall be minimum 16 gauge.

7.3.5 RESERVED

7.3.6 AUTOMATIC DOORS

Provide operators which will move the doors from the fully closed to fully opened position in five seconds maximum time interval, when speed adjustment is at maximum setting. Provide key operated power disconnect wall switch for each door installation. Automatic door operators and hardware shall be selected and sized appropriately for the door and frame, and for the type and frequency of traffic anticipated for the opening. Provide controls to open automatic doors from both sides. Equip controls with safety devices for pedestrian protection. Provide door operator controls and equipment that are easily accessible for maintenance.

Swing door operators shall be of institutional type, door panel size 2'-0" to 5'-0" width, weight not to exceed 600 pounds, electric operated for overhead mounting. Furnish metal mounting supports, brackets, and other accessories necessary for the installation of operators at the head of the door frames. The motor on automatic door operator shall be provided with an interlock so that the motor will not operate when doors are locked. Operators shall have checking mechanism providing cushioning action at last part of door travel, in both opening and closing cycle. Operators shall be capable of recycling doors instantaneously to fully open position from any point in the closing cycle when control switch is activated. Operators shall, when automatic power is interrupted or shut-off, permit doors to easily open manually without damage to automatic operator system.

Sliding doors shall have electric operators. Assembly shall be single or bi-parting sliding doors as shown on conceptual drawings. Doors shall be opened by electric motor pulling door from closed to open position and shall stop door by electrically reducing voltage and stalling door against mechanical stop. System shall permit manual control of door in event of power failure. Opening and closing speeds shall be adjustable. In compliance with NFPA-101, all door panels shall allow "breakout" to the fully open position to provide instant egress at any point in the door's movement.

Single use Public Restrooms indicated on the drawings shall have automatic door operators. Provide ON/OFF hold open switch. . Provide a separate F19 privacy lock with dead bolt.

For interior doors other than restrooms, automatic door operators shall be activated by two (2) each hard wired push plates or card readers with one located on each side of the door(s). Provide ON/OFF hold open switch. If doors are located in a rated wall, provide components and accessories to the automatic door operator as required to provide positive latching as required by the NFPA

Automatic doors are required where shown on the VA conceptual floor plans and in Schedule E.

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7.3.7 FINISH HARDWARE

Comply with requirements specified in "Room Finishes, Door and Hardware Schedule" in Schedule E for door hardware, hardware sets, and installation methods. Verify all hardware selections and locking systems with VA and RE prior to ordering and installation.

7.3.8 DOOR IDENTIFICATION

Special door identification for handicapped accessibility and hazard warning signs shall be installed at all necessary interior room doors. The forms and locations of door identification must comply with Paragraph 7.12 INTERIOR SIGNAGE. Doors leading into hazardous areas that might prove dangerous to a blind person shall be made quickly identifiable to the touch by knurling, roughening, or applying an abrasive coating to the surface of the knob, door handle, pull, or other hardware. Tactile warning indicators shall not be provided for emergency exit doors.

7.4 NOISE TRANSMISSION CONTROL

7.4.1 GENERAL

All interior partitions shall be provided with sound-resistant construction at the rooms and areas listed in paragraphs below. Submit details of sound resistant construction with Second Design Development Submittal. Include test reports for designs or systems to be used. Construct partition, ceiling, and floor systems to provide necessary performance. Special attention shall be given to prevent possible flanking paths for noise transmission. Verification of noise transmission control shall be included in building commissioning.

Sound damping in meditation rooms, quiet rooms, and similar areas shall be provided by finish materials shown for these areas in Schedule E, "Room Finishes, Door, & Hardware Schedule."

Where an area generating unusual noise or vibration is located adjacent to occupied spaces, the Lessor's A/E shall obtain the services of a professional acoustical consultant to design the sound suppression measures required to produce a comfortable working environment in the adjacent spaces. A sound masking system complete with a piped-in music system shall be installed in all areas. Music system shall be controlled in room as directed by Resident Engineer.

In keeping with HIPA regulations the design of the staffed check-in areas shall include provisions to provide speech privacy. Check-in cubicles shall include floor-to-ceiling height wing walls of a depth sufficient to aid in both visual and speech privacy for veterans and for staff. Both the face of the wing walls and the core of the wing walls shall include sound absorbing materials. The walls and their exposed surfaces shall be of sufficient strength to handle normal wear and tear without failure for what will typically be several hundred people a day utilizing the check-in area. The ceiling and the ceiling materials over the check-in area shall be designed so as to maximize speech privacy for the veterans and staff personnel using this work area.

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7.4.2 SOUND TRANSMISSION CLASS (STC) 50

The sound resistant enclosures (partitions, doors, duct system) of the spaces listed below shall be designed to suppress generated noise and provide a satisfactory degree of acoustical isolation for adjacent occupied spaces. A minimum Sound Transmission Class (STC) rating of 50 shall be achieved.

A/C and other mechanical equipment rooms
Auditoriums
Multipurpose Rooms
Mental Health Group Therapy rooms
Conference rooms
Individual offices in Mental Health and Behavioral Sciences Service
Audiology and Speech Pathology areas

7.4.3 SOUND TRANSMISSION CLASS (STC) 45

The sound resistant enclosures of the following spaces shall be designed to assure speech privacy and achieve an STC rating of 45.

Consultation offices
Examination and treatment rooms
Benefits Counselors—VBA Regional Offices

Workrooms should have sound cancelling panels to help control noise levels within the workrooms. Music piped into exam rooms, with individual switches outside each exam room on the workroom side. This will help with patient privacy within exam rooms.

7.5 WINDOW TREATMENTS

All exterior windows shall be equipped with window blinds and 2-3% (openness factor – transparent)light transmitting shades, compliance with NFPA 701-99. Solar shades, Thermoveil Dense Vertical Weave 1000 Series, Color: 1011 Porcelain, Content: 75% PVC (coating), 25% polyester (yarn), solar optical properties (Ts 0.45, Rs 0.41, As 0.38, Tv 0.03, Tu 0.02) as manufactured by MechoSystems, manual operations, or equivalent.

7.5.1 RESERVED

7.5.2 BLACKOUT SHADES AND SUNSCREEN SHADES

Windows indicated in Schedule B shall receive Room Darkening A/V shades with double shade brackets for a blackout shade and a sunscreen shade as manufactured by MechoSystems, or equivalent, in lieu of a window blind. Shades shall be manual operation.

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7.6 X-RAY RADIATION SHIELDING AND RADIOGRAPHIC ROOMS

7.6.1 X-RAY RADIATION SHIELDING

A. General

Provide shielding against radiation from x-ray equipment. When required by State or Local jurisdictions, obtain the services of a physicist approved by the American Board of Radiology in accordance with the appropriate standards and regulations of the National Council on Radiation Protection and Measurements (obtainable from NCRP Publications; 7910 Woodmont Avenue, Suite 400; Bethesda, MD; 20814) to design and specify the level of radiation protection required.

State the prescribed shielding in terms of millimeters of lead or in inches of wall, ceiling, floor, and door construction of equivalent protection thickness. Post a certificate, stating the lead equivalent protection of each surface, in all rooms with radiation shielding.

B. Lead Lined Doors and Frames

Lead lining of frames, doors and other items occurring in partitions shall provide an x-ray absorption equivalent to that of partitions in which they occur.

Lead Lined Wood Doors

- Use flush veneered construction.
- Face veneers shall be same species and grade as used for other wood doors in the project.
- Construct doors of two separate solid wood cores with a single sheet of lead lining through center.
- Extend sheet lead lining to all door edges, providing x-ray absorption equal to partition in which door occurs.
- Fasten wood cores together with either countersunk steel bolts through lead with bolt heads and nuts covered with poured lead, or with poured lead dowels.
- Finish face of dowels and lead covering of bolt heads and nuts flush with wood cores.
- **Edge strips:** Use same species of wood as face veneer.
- Minimum thickness shall be 1-1/2 inches at top edge and 2-1/2 inches at bottom edge.
- Extend vertical edge strips full height of door and bevel 1/8-inch for each two inches of door thickness.
- PET CT shall utilize 3/4" and 1/2" lead lined walls.

Hardware for lead lined doors is specified in Schedule E. Make total thickness of sheet lead used for lining hardware equivalent to thickness of sheet lead core of door.

7.6.2 DESIGN FOR RADIOGRAPHIC EQUIPMENT

Rooms containing radiographic equipment shall be designed to be shelled in and finish work scheduled for completion as late as possible in the construction process.

Rooms containing radiographic equipment shall be designed for a generic installation system that can accept and accommodate all vendors' radiology equipment (DOD/VA Universal X-Ray (R-F) Room). Design and construct room(s) in accordance with requirements shown on conceptual drawings, and utilizing requirements covered by DOD/VA specifications for universal x-ray (R-F) rooms.

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The structural support for overhead radiology equipment shall be designed such that movement of the radiology equipment ceiling-mounted support rails shall not exceed 0.2 in [5 mm] in any direction.

For a list of work items and materials required for the completion of rooms with radiographic equipment, refer to Schedules B and C of this solicitation. The Lessor will be required to provide unit costs for these items.

7.6.3 SPECIAL X-RAY CONTROL ROOM REQUIREMENTS

Provide single pane viewing windows of conventional lead glass for x-ray control rooms. Where the control room projects into and is located near the corner of the diagnostic x-ray room, the projecting control room partition shall have a portion of wall angled toward the x-ray work space. Locate the viewing window in this angled section.

To allow for clearance for x-ray tube crane travel, do not exceed a height of 7' 6" above the floor for that portion of the shielded partition of a control room which projects into a diagnostic x-ray room. Feed all electric service, located in or on the projecting control room partition, up from the floor or horizontally from the wall where the control room projects. Leave the space above the projecting control area clear to allow x-ray equipment to traverse.

7.7 INTERIOR FINISHES

Interior finishes should refer to the Interior Design Standards for the Charleston VA Medical Center.

7.7.1 GENERAL

Interior finishes are prescribed in "Room Finishes, Door and Hardware Schedule" in Schedule E of this Solicitation. VA must review and approve any deviation from this document prior to start of final construction documents.

The Interior Design concept and materials, finishes, colors, patterns and textures must be approved by the Contracting Officer. Submit sample boards for review and approval by Contracting Officer with 75% construction documents (Paragraph 3.20.4).

Finish materials, including vinyl wall covering, vinyl composition tile flooring, sheet vinyl, carpet, and ceramic wall and floor tile finish, and special flooring as specified herein, shall be included in the rental rate. An estimate of base quantities of finish material that should be included in the proposed rental rate is indicated on Schedule C in this solicitation. Adjustments will be made at the end of the construction based on actual measurement. Payment will be made per the pre-negotiated unit cost for these items.

Vinyl wall covering on any walls is not acceptable.

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7.7.2 INTERIOR DESIGN CRITERIA

A. Goal

To provide a supportive interior environment that is conducive to healing both the patient's mind and body, is respectful of the public monies, promotes staff performance, and expresses progressive high quality design.

B. Concept

The design is to pivot from the facility's mission and its patient profile. This includes a working knowledge of the profile and characteristics of the veteran as a patient population and the distinct profile of the users of said facility and said project. VA patients are often long-term, high repeaters with multi-medical problems. Each user group will reveal the degree of need for the design to address aging, physical and mental disabilities, abusiveness, loss of function and perceptual ability.

C. Function

Functional requirements dictate maintainable colors, textures, patterns, material selections, combination of materials, and installation techniques. Materials must be chosen for longevity and good appearance retention.

D. Signage and Wayfinding

A "wayfinding" process shall be designed into the project. Patients, visitors, and staff need to know where they are, what their destination is, how to get there, and how to return to their origination point. Identification, personalization of occupied spaces, and orientation are all to be addressed in the design. Wayfinding is to be thought of broadly as building elements, color, texture, and pattern cues, as well as a coordinated set-up for separate contacted signage and artwork.

E. Guidelines

Design attention shall be given to all spaces. Areas which could initiate the design may be the lobby or administrative suite, but extensions of the same quality and variety are required for the corridors, staff areas, and patient areas. The design must offer a distinctive and clear lead for the planning and selecting of interior furnishings. Designs that narrow choices of procurement furnishings are inappropriate. A working understanding of the limits of government sources is to be considered. This consideration will produce a good environment for the furnishings.

Designs that use "lifetime of the building" materials in colors, patterns, and designs that transcend time are endorsed. Trendy colors and patterns are to be restricted to cycle replacement materials, such as paint and wall coverings.

7.8 CEILINGS

7.8.1 ACOUSTICAL CEILINGS

Ceiling suspension system shall be heavy-duty system.

Acoustical units shall be mineral fiber units that provide a noise reduction coefficient (NRC) of at least 0.55 and a ceiling attenuation class (CAC) rating of at least 33. Provide units with manufacturer's standard white painted finish, except provide membrane faced (mylar) units in locations scheduled for non-absorbent, scrubbable finish. Ceiling units shall have a flame-

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spread of 25 or less and a smoke development rating of 50 or less (ASTM E-84). Acoustical units patterns shall be submitted to the Contracting Officer for selection and approval.

Additional hangers shall be provided at each corner of lay-in light fixtures.

7.8.2 CUBICLE CURTAIN TRACKS

Provide cubicle curtain tracks as manufactured by INPRO, or approved equivalent, Optitrac-AN-8 Anodized Track with Optitrac spool: CE5040 (2.5" Ht, wheel ht 1/2", peak load 46.9 lbs) to include all required hardware, splice and end cap parts and accessories, with carriers and hooks in exam rooms and other locations indicated in Schedule B for privacy. Provide a support structure for the curtain track independent of the ceiling grid.

Provide surface-mounted tracks of extruded aluminum, ASTM B221, alloy 6063, temper T5 or T6, channel shaped, with smooth inside raceway for curtain carriers. End stop connectors, ceiling flanges and other accessories shall be fabricated from the same material with the same finish as the tracks or from nylon.

VA will supply and maintain fabric cubicle curtains.

7.9 FLOORING

An estimate of base quantities of each type of flooring that should be included in the proposed rental rate is indicated in Schedule C. Adjustments will be made at the end of the construction based on actual measurement and payment will be made per the pre-negotiated unit cost for these items.

Flooring material specifications and installation methods shall conform to the requirements of this SFO, AHJ and referenced national standards. Under floor concrete must be smooth and level and have cured for proper adhesion of flooring materials. Patching and leveling compounds containing gypsum are prohibited. When floor coverings are newly installed or changed, samples must be approved in advance by the Contracting Officer.

Unless other material is scheduled for a room or area, perimeter base shall be rubber or vinyl complying with ASTM F1861. Base shall be 1/8-inch thick, 4 inches high with molded top. Style B (cove) shall be used throughout. Provide prefabricated corner pieces for internal and external corners.

7.9.1 MEMBRANE WATERPROOFING AT INTERIOR FLOOR DRAINS

Provide membrane waterproofing under floor finishes surrounding floor drains in areas subject to wet conditions to prevent water and moisture from penetrating the underlying floor slabs and damaging the finishes and contents of the rooms or spaces below. Attach the membrane waterproofing to the floor drain by a clamp, extend outward from the floor drain under the entire area of the surrounding floor finish surface or concrete topping which slopes toward the floor drain or which is subject to surface water, and carry up abutting vertical surfaces at least 3 in [76.2 mm].

Do not provide membrane waterproofing if either:

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- The floor slab is placed on grade.
- The floor finish itself is latex mastic with waterproofing membrane.

7.9.2 FLOOR SLAB DEPRESSIONS

Floor slab depressions are required in specific areas or rooms for the purpose of providing slopes in floors to:

- Direct water into drains.
- Provide for special floor finishes that require a setting bed like CT.
- Provide for equipment installation (including Audiology Booths). Isolate floor slab around sound booths.
- Elevator Machine Room (4 inch depression)
- In-floor scales
- Telephone Data Room
- Entry way pads

It is the responsibility of the Lessor to ensure that depressions are provided to suit the actual finishes and equipment provided, and to satisfy the actual conditions required by the design.

Liquid applied water proofing shall be latex based water proofing membrane, ANSI A118.10; ready to use liquid latex compatible with Cement Backer Boards and tile setting mortars. Reinforcing fabric shall be alkali-resistant glass fiber. Final Performance shall be as follows in conformance with ANSI A118.10:

Waterproofing ability (ASTM D 4068)	Conforms (no water penetration)
Seam strength and breaking strength (ASTM D751)	Conforms (no water penetration)
Seam strength and breaking strength (ASTM D751)	Conforms
Dimensional stability (ASTM D1204)	Conforms
Shear strength to ceramic tile (ASTM C482)	Conforms
Fungus and microorganism resistance (ASTM G21-96)	Conforms

7.9.3 FLOORING, CERAMIC TILE

Porcelain tile shall be used in all toilets and other areas specified in Schedule E. Provide slab depressions, setting beds and waterproof membrane per Paragraph 7.9.2.

Provide quarry tile in areas designated in Schedule E.

Comply with ANSI A137.1, Standard Grade, and as follows. Coefficient of friction, when tested in accordance with ASTM C1028, shall provide the following level of performance:

- Not less than 0.7 (wet condition) for bathing areas.
- Not less than 0.8 on ramps for wet and dry conditions.
- Not less than 0.6 for wet and dry conditions for other areas.

7.9.4 FLOORING, VINYL TILE AND SHEET VINYL

A. Luxury Vinyl Tile

Luxury Vinyl Tile (LVT) shall be provided at locations listed in Schedule E. Rooms to receive LVT shall have 6-inch integral cove base (flash coving). LVT shall conform to ASTM F1700

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Class III for sheet vinyl flooring, Type A Printed Vinyl Tile, Grade 1, backing classification not applicable. Foam-backed sheet flooring is not acceptable. Use smooth face, minimum thickness nominal 30 mil (0.76 mm). Provide sheet material produced by manufacturer, 4 by 36 inches (10.16 by 91.44 cm). Each color and pattern of sheet flooring shall be of same production run. Integral cove base shall be installed around all casework, fixed cabinets, etc. Basis-of-Design: Tandus Centiva Classic Plank. Recycle content 13.8-27.5% preconsumer. Chemical resistance ASTM F925-pass.

B. Welded Seam Sheet Flooring

Welded Seam Sheet Flooring (WSF) shall be provided at locations listed in Schedule E. Rooms to receive WSF shall have 6-inch integral cove base (flash coving). WSF shall conform to ASTM F1303 for sheet vinyl flooring, Type II, Grade 1, except for backing requirements. Flooring shall be homogeneous through full thickness; backed sheet flooring is not acceptable. Minimum nominal thickness is 0.08 in [2 mm]; minimum width, 6 feet [18 m]. Each color and pattern of sheet flooring shall be of same production run. Welding rod shall be product of floor covering manufacturer; color of welding rod shall match field color of sheet vinyl. Integral cove base shall be installed around all casework, fixed cabinets, etc.

C. Department of Veterans

Provide in the front lobby of the facility a flush mounted Department of Veterans seal. Location of the seal to be reviewed and approved by the Resident Engineer. Seal to be constructed of luxury vinyl tile materials in the colors and patterns matching the included design. Seal to be assembled off site and installed as one homogenous unit. Design is a based on designs by Tandus Centiva, Armstrong, Amtico or approved equivalent manufacturer. Submit shop drawings and detail design drawings detailing the seal as to how it will be constructed and installed.

NOTES

COLOR LAYOUT
A=R-PN11CEU-WHITE
B=R-PN22CEU-BLACK
C=PN901CEU-SKY BLUE
D=R-W701 BLACK WALNUT
E=R-PN553CEU-POPPY
F=R-PN915CEU-OCEAN
G=R-PN777CEU-CANARY

6'-4"

G-ROPE, LARGE STARS, TEXT, BEAK, TALONS, & FLAG POLE

D-MAIN BODY FEATHERS

B-ALL TRIM, CLAWS, & IRIS

A-STARS, HEAD FEATHERS, TAIL FEATHERS, & STRIPES

F-BACKGROUND TO LETTERS, ROPE RING AND FLAGS

E-STRIPES

C-BACKGROUND

Amtico
Works of art you can walk on.

Amtico International Inc.
US Headquarters
6480 Roswell Road
Atlanta, Georgia 30328
Tel: 404/267-1911
Fax: 404/267-1901

CLIENT: _____

TITLE: _____

4			DESIGN	CUSTOM
3			SCALE	3/4" = 1'-0"
2			DRAWN	WSERRAND
1			DRG.No.	SKV
REV	DATE	REASON FOR CHANGE	DRN	

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7.9.5 FLOORING, RUBBER

If required by design rubber tile shall conform to ASTM F1344, Class 1, homogenous rubber tile, through mottled, 12 inch or 24 inch square, 1/8 inch thick; color and pattern uniformly distributed throughout tile. Molded pattern wearing surface base thickness shall be 1/8-inch thick. Where rubber tile is used, provide tiles with a minimum of 90% post consumer rubber.

Resilient treads shall conform to Fed. Spec. RR-T-650, Composition A, Type 2,-3/16 inch thick on wear surface tapering to 1/8-inch thick at riser end. Nosing shape shall to conform to sub-tread nosing shape.

Sheet rubber flooring shall conform to ASTM F1344, F1859 or F1860, 36 inches wide, 1/8-inch thick, smooth face or patterned face, material by the same manufacturer as the rubber treads, color and pattern to match treads. Provide rubber flooring made with a minimum of 90% consumer rubber where possible.

7.9.6 FLOORING, CARPET

A. Carpet

VA Standard New carpet tiles Schedule E. The successful Offeror/Lessor shall submit carpet samples and specifications.

Provide new carpet tile as floor covering in those areas indicated in Schedule E of this Solicitation

Physical Characteristics

Carpet shall be free of visual blemishes, streaks, poorly-dyed areas, fuzzing of pile yarn, spots or stains, and other physical and manufacturing defects.

Carpet shall be manufacturer's standard construction commercial carpet:

Modular Tile: 24 in [600 mm] square tile.

Provide static control to permanently control static build up to less than 2.0 kV when tested at 20% relative humidity and 70 °F [21 °C] in accordance with AATCC 134.

Pile Height: Maximum 0.10 in [3.25 mm].

Pile Fiber: Nylon with recycled content 25% minimum branded (federally registered trademark).

Pile Type: Level Loop.

Backing materials: Manufacturer's unitary backing designed for glue-down installation using recovered materials.

Appearance Retention Rating (ARR): Carpet shall be tested and have the minimum 3.5-4.0 Severe ARR when tested in accordance with either the ASTM D 5252 (Hexapod) or ASTM D 5417 (Vettermann) test methods using the number of cycles for short and long term tests as specified.

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Tuft Bind: Minimum force of 40 N (10 lb) required to pull a tuft or loop free from carpet backing. Test per ASTM D1335.

Colorfastness to Crocking: Dry and wet crocking and water bleed, comply with AATCC 165 Color Transference Chart for colors, minimum class 4 rating.

Colorfastness to Ozone: Comply with AATCC 129, minimum rating of 4 on the AATCC color transfer chart.

Delamination Strength: Minimum of 440 N/m (2.5 lb/inch) between secondary backing.

Flammability and Critical Radiant Flux Requirements: Test Carpet in accordance with ASTM E 648: Class I: Not less than 0.45 watts per square centimeter.

Corridors, lobbies, entrances, common areas or multipurpose rooms, open offices, waiting areas and dining areas: Minimum APYD 6000.

Other areas: Minimum APYD 4000.

VOC Limits: Use carpet that complies with the testing and product requirements of the Carpet and Rug Institute's Green Label Program. Use carpet adhesives that comply with the product requirements of the South Coast Air Quality Management District (SCAQMD), rule #1168.

B. Installation

Carpet shall be a direct glue down installation following the manufacturer's instructions. All patterns and/or stripes shall match. A seam layout plan shall be provided for broadloom to assure that seams are located out of major traffic patterns.

C. Replacement

Carpet must be replaced at anytime during the lease when it cannot be satisfactorily cleaned, stains removed or when excessive wearing or tearing occurs or unsightly seaming is noticed. The determination will be made by the Contracting Officer. **At a minimum, the carpet will be replaced every eight (8) years.** All replacement work will be done after hours at the Lessor's expense, including moving and replacing furniture.

D. Samples for Color Selection

When carpet must be newly installed or be changed, the Lessor will provide the Government a minimum of four samples of carpeting which vary in color. The color selected shall have the ability to disguise soil in entrance areas and wax-track off in areas adjacent to vinyl composition. A small pattern, tweed, or heather effect is most desirable. The sample and color must be approved by the Contracting Officer prior to installation. No substitution will be made by the Lessor after sample selection.

E. Installation of rooms with sinks

Rooms specified to receive carpet and with a sink in the room shall have a 4' x 4' area of VCT installed at the sink location.

7.9.7 FLOORING, LATEX MASTIC

Traffic-bearing, trowel-applied, vinyl resin, neoprene resin, or polyacrylate resin flooring system, latex mastic (LM) shall be provided at locations listed in Schedule E. A reinforced elastomeric waterproof membrane is not required for slab-on-grade installations of latex mastic.

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A. Latex Mastic Flooring

Mil. Spec. MIL D 3134, Type II.

B. Waterproof Membrane

Shall consist of a neoprene emulsion or elastomeric polyurethane resin reinforced with fiberglass net or cloth.

7.9.8 RESERVED

7.9.9 PORCELAIN WALL TILE

Ceramic tile at showers and restrooms and all other wet locations shall be installed over cement backer board or Portland cement mortar on metal lath. Tile should run 6' 8" up on walls.

Comply with ANSI A137.1, Standard Grade; cushion edges; matte glazing. Trim shapes shall conform to applicable requirements of adjoining floor and wall tile. Provide cove and bullnose shapes where shown, and required to complete tile work.

Cementitious backer units shall comply with ANSI A118.9.

Type II (Medium Duty)

Adhesive shall be vermin and mildew resistant.

A. Wallpaper Borders

Wallpaper borders shall be installed in spaces indicated in Schedule E. Borders shall be vinyl coated, 10 inches [254 mm] in width.

B. Protective Wallcovering (WP)

Wainscot of rigid PVC protective wall covering (WP) shall be installed on walls in corridors and other locations in accordance with Schedule E.

Provide rigid, embossed, impact-resistant protective wallcovering of PVC plastic sheets or roll stock. Material shall have following minimum properties: Thickness: 0.060 inch ; Roll Width: 48 inches [1200 mm]; or Sheet Size: 48" x 96" [1200 mm x 2400 mm]; Flame/Smoke Ratings: ASTM E 84, Class A; Flame Spread 0-25; Smoke Developed 0-450. Provide accessories: color matched rigid vinyl moldings and trim; acrylic latex primer/sealer, and mildew-resistant adhesives and caulk. Materials shall be cadmium and mercury free.

7.9.10 MAINTENANCE AND REPLACEMENT

All wall covering is to be maintained in "like new" condition for the life of the lease. Wall covering must be replaced or repaired at the Lessor's expense, including moving and replacing furnishings (except where wall covering has been damaged due to the negligence of VA), anytime during the occupancy by VA if it is torn, peeling, or permanently stained. Ceramic tile must be replaced or repaired if it is loose, chipped, broken, or permanently discolored. All repair and replacement work is to be done after working hours.

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7.10 PAINTING

A. General

Painting shall include field application of paints, stains, epoxies, and other coatings for surfaces and materials not supplied with factory finish or otherwise pre-finished. Painting includes shellacs, stains, varnishes, coatings specified, striping or markers, and identity markings. Wall surfaces shall be painted throughout, except where wall coverings above are called for in "Room Finish Schedule" in Schedule E.

Immediately prior to VA occupancy, all surfaces designated by VA for painting must be newly painted in colors acceptable to VA. At a minimum, all painted surfaces including public areas must be repainted after working hours at the Lessor's expense every three (3) years. This includes moving and replacement of furniture.

B. Submittals

Before work is started, or sample panels are prepared, submit manufacturer's literature indicating brand label, product name, and product code as of the date of contract award. Each coating system is to be from a single manufacturer. All coats on a particular substrate must be from a single manufacturer.

Sample Panels: After painters' materials have been approved and before work is started, submit sample panels showing each type of finish and color specified. Panels to show color shall be composition board, 4 inch x 10 inch x 1/8 inch [101.6 mm x 254 mm x 3.175 mm]; Panels to show transparent finishes shall be wood of same species and grain pattern as wood approved for use, 4 inch x 10 inch face x 1/4 inch [101.6 mm x 254 mm x 6.35 mm] thick minimum.

C. Products

Provide the best quality grade of the various types of painting materials and coatings as regularly manufactured by acceptable paint manufacturer. Materials not displaying the manufacturer's identification as a standard, best-grade product will not be acceptable. Paint products of the following manufacturers are acceptable:

- Dunn-Edwards
- Frazee
- ICI
- Sherwin-Williams

Use primers with pigment and vehicle recommended by top coat manufacturer as compatible with substrate and finish coats specified. Use only thinners approved by the paint manufacture and use only within recommended limits.

Use ready-mixed (including colors), except two component epoxies, polyurethanes, polyesters, paints having metallic powders packaged separately, and paints requiring specified additives.

Paint materials shall conform to the restrictions of the local Environmental and Toxic Control jurisdiction. Volatile Organic Compounds (VOC) content of paint materials shall not exceed local, state or district requirements. Lead-base paints shall not be used. Materials shall not contain asbestos, zinc-chromate, strontium-chromate, cadmium, mercury or mercury compounds, or free crystalline silica. Materials shall not contain any of the ACGIH-BKLT and ACGHI-DOC confirmed or suspected human carcinogens.

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D. Application

Unless otherwise specified, apply paint in three coats: prime, body, and finish. When two coats applied to prime coat are the same, the first coat applied over primer is body coat and the second coat is the finish coat. Apply each coat evenly and cover substrate completely. Finish surfaces to show solid even color, free from runs, lumps, brushmarks, laps, holidays, or other defects.

E. Paint Schedule

Gypsum Wallboard, except where epoxy coating (SC) is required:

- 1 coat primer sealer applied prior to texturing
- 1 coat pigmented sealer/primer
- 2 coats acrylic latex enamel low luster

Gypsum Wallboard epoxy coating, (SC):

- 1 coat primer sealer
- 2 coats waterborne epoxy semi-gloss

Ferrous and Galvanized Metal:

- 1 coat vinyl acrylic primer or vinyl pre-wash primer (if not factory-primed)
- 2 coats acrylic latex enamel semi-gloss

Wood – Transparent Finish:

- Provide hand-wiped stained finish, water-based, clear acrylic, premium grade semi-gloss and color as selected
- Stain
- 2 coats clear finish

Exterior paint shall be the lifetime liquid stucco type paint or approved equivalent.

7.11 HANDRAILS, WALL GUARDS AND CORNER GUARDS

An estimate of base quantities of each type of handrail, wall guard, and corner guard that should be included in the proposed rental rate is indicated in Schedule C. Adjustments will be made at the end of the project based on actual measurement and payment will be made per the pre-negotiated unit cost for these items.

Stainless steel shall conform to ASTM A167, Type 302B. Extruded aluminum components shall conform to ASTM B221, Alloy 6063, Temper T5 or T6. Resilient materials shall be extruded and injection molded acrylic vinyl or extruded polyvinyl chloride meeting following requirements:

- Minimum impact resistance of 2150 ft-lbs [200 Nm] (when tested in accordance with ASTM D256 (Izod impact, ft-lbs per inch notch).
- Class 1 fire rating when tested in accordance with ASTM E84, having a maximum flame spread of 25 and a smoke developed rating of 450 or less.
- shall be rated self-extinguishing when tested in accordance with ASTM D635

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- Material shall be labeled and tested by Underwriters Laboratories or other approved independent testing laboratory.

Provide resilient materials with integral color with all colored components matched in accordance with SAE J 1545 to within plus or minus 1.0 on the CIE LCH scales.

7.11.1 HANDRAILS AND WALL GUARDS (See VA Standards Requirements)

Except in administrative areas, provide handrails and wall guards on both sides of all corridors. Provide chair rail at locations indicated in Schedule C. Provide continuous reinforcing in the wall attachment of handrails and bumper guards.

Handrail/Wall Guard Combination shall consist of snap-on covers of resilient material, minimum 0.078-inch thick, free-floated on a continuous, extruded aluminum retainer, minimum 0.072-inch thick, anchored to wall at maximum 32 inches on center.

Wall Guards (Crash Rails) shall consist of snap-on covers of resilient material, minimum 0.110-inch thick, free-floated over a continuous extruded aluminum retainer, minimum 0.090-inch thick anchored to wall at maximum 24 inches on center.

7.11.2 CORNER GUARDS (See VA Standards Requirements)

Resilient, shock-absorbing corner guards shall be flush mounted surface mounted 1-1/4 inch [31.75 mm] radius 1/4-inch [6.35 mm] corner. Snap-on corner guards shall be formed from resilient material, minimum 0.078-inch [1.98 mm] thick, free floating on a continuous 0.063-inch thick extruded aluminum retainer. Aluminum retainer shall be mounted integral on wall. Provide appropriate mounting hardware, as required Provide factory fabricated end closure caps at top and bottom of surface mounted corner guards.

Stainless steel corner guards shall be fabricated of 0.0625 inch [1.59 mm] thick stainless steel. Stainless steel corner guards shall be surface mounted, with 3-inch [76-mm] wings and // 1-1/4 inch [31.75 mm] radius.

A. Resilient and Corrosion Resisting Metal Guards

Provide resilient or corrosion-resisting metal corner guards for the external corners of finished interior walls and columns in the paths of wheeled traffic as indicated below. Use surface applied full height resilient-type corner guards on gypsum wallboard walls. Use corrosion-resisting-metal corner guards on masonry or ceramic tile walls.

Corridors of:

- Ambulatory Care and Clinical Areas
- Warehouse and Receiving Areas
- And where noted in floor plan drawings or Schedules

Areas of:

- Cart Storage
- Warehouse and Receiving
- And where noted in floor plan drawings or Schedules

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B. Structural Steel Angle Guards

Provide structural steel angle guards, protected from corrosion by painting or galvanizing, for use in corridors and areas of:

- Warehouse and Receiving

Provide structural steel angle guards, protected from corrosion by painting or galvanizing, for exterior use in the paths of motor vehicle traffic to the receiving platform (loading dock) and at exposed corners on the platform.

7.12 INTERIOR SIGNAGE

Lessor shall develop and submit a signage plan for review and approval by the Contracting Officer during design development. Interior signage systems shall include identification, directional, informational, room numbers and code/life safety required signage. The Lessor shall furnish and install interior signs for all rooms, areas, conditions or features in the facility. Comply with accessibility standards listed in Paragraph 4.5 of this solicitation. For informational purposes, Offerors are advised that VA has an established signage program, VA *Signage Design Guide*, including VA Standard Mandatory signagewhich may be found at <http://www.cfm.va.gov/til/spclRqmts.asp>.

Lessor shall provide main front entry way electronic directory sign. Sign shall incorporate full building layout drawings and chart of all area listing with coordinating buttons. Designation shall light up building layout when button is pushed.

7.13 BUILT-IN WORK

7.13.1 CASEWORK AND COUNTERTOPS

Type(s), quantities and locations of solid surface countertops shall be per Schedule B and as shown on conceptual plans.

Special counter tops (wood, stainless steel, chemical resistant laminate, or epoxy) shall be provided as indicated in Schedule B.

A. Casework Cabinets, and Shelving,

Casework shall be of the flush overlay design and, except as otherwise specified, be in conformance with AWI 1600, Modular Cabinets. Fabricate casework of plastic laminated covered particleboard.

All counters shall be solid surface.

- Casework shall be of the flush overlay design and, except as otherwise specified, be in conformance with AWI 1600, Modular Cabinets.
- Exposed vertical surfaces including both sides of cabinet doors shall be high pressure laminate Type VGS (0.28)
- Cabinet interiors including shelving shall comply with NEMA, LD3.1 at a minimum: high pressure cabinet liner Type CLS (0.20), OR thermally fused melamine laminate. All metal cabinets, shelving, and bookcases shall have back and sides enclosed

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- Backing (concealed surfaces) shall be high pressure backer Type BKH (0.28).

Core materials shall be as follows:

- Particleboard up to 7/8 inch [22.22 mm] thick shall be Industrial Grade average 47-pound density particleboard, ANSI A 208.1, M-3.
- Particleboard 1 inch [25.4 mm] thick and thicker shall be Industrial Grade average 45-pound density particle-board, ANSI A 208.1, M-2.
- Moisture Resistant Particleboard shall be average 47-pound density particleboard, ANSI A208.1, M-3.
- Medium Density Fiberboard 1/4 inch thick shall be average 54-pound density grade, ANSI A208.2.

Edging materials shall be 1 mm PVC banding, machine applied, and 3 mm PVC banding, machine applied and machine profiled to 1/8 inch radius.

Exposed hardware, except as otherwise specified, shall be satin-finished chromium-plated brass or nickel plated brass.

Hinges shall be fabricated of minimum 0.072-inch [1.83-mm] thick chromium-plated steel leaves, with minimum 0.139-inch [3.53-mm] diameter stainless steel pin. Hinges shall be five knuckle design with 2-1/2 inch [63.5 mm] high leaves and hospital type tips. Doors 36 inches [914.4 mm] and more in height shall have three hinges, and doors less than 36 inches [914.4 mm] in height shall have two hinges. Each door shall close against two rubber bumpers.

Door catches shall be friction or magnetic type, fabricated with metal housing. Provide one catch for cabinet doors 48 inches [1200 mm] high and under, and two for doors over 48 inches [1200 mm] high.

Locks shall be cylinder type, 5 pin tumbler, cam style lock with strike. Acceptable locks for 3/4-inch [19 mm] thick doors include: National #M2-3708-157 lock and National #M2-3709-100 with strike. Provide two keys for each lock. The name of the manufacturer, or trademark by which manufacturer can readily be identified, shall be legibly marked on each lock, the key change number shall be marked on the exposed face of lock, and also stamped on each key. Key change numbers shall provide sufficient information for replacement of the key by the manufacturer.

Drawer and door pulls shall be flush pulls fabricated of ABS plastic or metal, Pulls shall be secured with screws.

Drawer slides shall be full extension, 150-pound [68-kg] load rated epoxy coated steel with nylon, ball bearing rollers, with positive stop both directions.

**B. Countertops
Corian or stainless steel shall be used.**

Test for resistance to reagents as follows: Test with five 0.25 mil drops remaining on surface for 16 hours followed by washing off with tap water, then cleaned with liquid soap and water, dried with soft cotton cloth and then cleaned with naphtha. There shall be no change in color, surface texture, and original protectability remaining from test results of following reagents:

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98% Acetic Acid	Butyl Alcohol	Acetone
90% Formic Acid	Benzine	Chloroform
28% Ammonium Hydroxide	Xylene	Carbon Tetrachloride
Zinc Chloride (Sat.)	Toluene	Cresol
Sodium Carbonate (Sat.)	Gasoline	Ether
Calcium Hypochlorite (Sat.)	Kerosene	Cottonseed Oil
Sodium Chloride (Sat.)	Mineral Oil	40% Formaldehyde
Methyl Alcohol	Ethyl Acetate	Trichlorethylene
Ethyl Alcohol	Amyl Acetate	Monochlorobenzene

Superficial effects only: Slight color change, spot, or residue only with original protectability remaining from test results of following reagents:

77% Sulfuric Acid	37% Hydrochloric Acid	85% Phenol
33% Sulfuric Acid	20% Nitric Acid	Furfural
85% Phosphoric Acid	30% Nitric Acid	Dioxane

- Particleboard up to 7/8 inch [22.22 mm] thick shall be Industrial Grade average 47-pound density particleboard, ANSI A 208.1, M-3.
- Particleboard 1 inch [25.4 mm] thick and thicker shall be Industrial Grade average 45-pound density particle-board, ANSI A 208.1, M-2.
- Moisture Resistant Particleboard shall be average 47-pound density particleboard, ANSI A208.1, M-3.

Particle board shall not be used.

Solid Surface Material (SSM): Solid surface material shall be a homogenous filled solid polymer, not coated, laminated, or of a composite construction, and meeting ANSI Z124.3 and ANSI Z124.6 requirements.

Flammability: Flame Spread shall be 25 max. Smoke Developed shall be 25 max. Material thickness shall be as indicated on the drawings. Cast, 100 % acrylic solid polymer material shall be composed of acrylic polymer, mineral fillers, and pigments and shall meet the following minimum performance requirements:

Property	Typical Result	Test
Tensile Strength	6,000 PSI	ASTM D 638
Tensile Modulus	1.5 x 10 ⁻⁶ PSI	ASTM D 638
Tensile Elongation	0.4% min.	ASTM D 638
Flexural Strength	10,000 PSI	ASTM D 790
Flexural Modulus	1.2 x 10 ⁻⁶ PSI	ASTM D 790
Hardness	>85	Rockwell "M" Scale ASTM D 785
Thermal Expansion	3.02 x 10 ⁻⁵ in./in.°C	ASTM D 696 (1.80 x 10 ⁻⁵)

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Property	Typical Result	Test
		⁵ in./in./°F)
Gloss (60° Gardner)	5–75 (matte—highly polished)	ANSI Z124
Light Resistance	(Xenon Arc) No effect	NEMA LD 3 Method 3.3
Wear and Cleanability	Passes	ANSI Z124.3 & Z124.6
Stain Resistance: Sheets	Passes	ANSI Z124.3 & Z124.6
Fungus and Bacteria Resistance	Does not support microbial growth	ASTM G21&G22
Boiling Water Resistance	No visible change	NEMA LD 3
High Temperature Resistance	No change	NEMA LD 3
Water Absorption	Long-term 0.6% (1/2") 0.8% (1/4")	ASTM D 570

Stainless Steel shall conform to ASTM A167, Type 304.

Sheet Steel shall conform to ASTM A366, cold rolled, Class 1 finish, stretcher leveled.

Hardwood Countertop shall be solid maple, clear grade.

Adhesive for shop and field joints in Solid Surface Material (SSM) shall be a two-part adhesive kit to create permanent, inconspicuous, non-porous, hard seams and joints by chemical bond between solid polymer materials and components to create a monolithic appearance of the fabrication. Adhesive shall be approved by the solid polymer manufacturer. Adhesive shall be color-matched to the surfaces being bonded where solid-colored, solid polymer materials are being bonded together. The seam adhesive shall be clear or color-matched where particulate patterned, solid polymer materials are being bonded together.

Fasteners shall be studs, bolts, spaces, threaded rods with nuts, or screws suitable for materials being joined with metal splice plates, channels, or other supporting shapes.

WINDOW SILLS:

Solid Surface Material shall be used on all window sills throughout.

7.13.2 COMPUTER WORKSTATIONS AND KEYBOARD TRAYS

Computer keyboard trays shall be provided at each sit down height and standing height knee space in casework and at each Radiology room control station countertop and at all MSA check in stations. Pull out computer keyboard trays with ergonomic wrist rest shall be provided at each sit down height and standing height knee space in casework and at each Radiology room control station countertop. Keyboard trays shall be adjustable vertically, have tilt capability, and be able to be pushed under countertop when not in use. Keyboard trays for Radiology room control stations are wider than standard keyboard trays, nominal size 8" X 24". Provide cut out with grommet in tops at each workstation, for desk top equipment access to power and telephone/data outlets located beneath countertop.

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7.13.3 LOCKERS AND SHELVING

VA Standard Lockers as manufactured by Tennsco; Type(s), quantities, and locations of lockers and shelving shall be per Schedule B and as shown on conceptual plans.

7.14 PLUMBING FIXTURES, TOILETS AND BATHS

7.14.1 TOILETS

Provide toilet partitions as indicated on conceptual plans. Public Toilet Rooms: Shall have solid core shuttered door type with stained veneer, mahogany finish with upgraded brushed nickel lever handled hardware and hinges in lieu of standard solid phenolic or solid polyethylene type doors used in all other areas.

Room entrance screens that double as part of a toilet partition enclosure shall be of typical stud construction, from floor to ceiling. Do not use toilet stalls or divider partitions in single-user toilet rooms in which only a lavatory and water closet are provided.

Conform to Fed. CID A-A-60003, except as modified herein. Fabricate to dimensions shown or specified.

Toilet Enclosures shall be Type 1, Style B (Ceiling hung). Reinforce panels to receive toilet tissue holders, grab bars, or other accessories specified. Upper pivots and lower hinges shall be adjustable to hold doors open 30 degrees. Latching devices and hinges for handicap compartments shall comply with accessibility requirements.

Finish: Solid phenolic or solid polyethylene : water resistant, graffiti resistant, non-absorbent, contain a minimum 30% post consumer recycled plastic, Class C flame spread rating.

Urinal Screens shall be Type III, Style D (wall hung), solid polyethylene, with integral flanges and continuous, full height wall anchor plate. Screens shall be 24 in' wide x 42 in high [600 mm wide x 1070 mm high].

7.14.2 SHOWERS

Use ceramic tile applied with thinset Portland cement to concrete-fiber reinforced backer board for shower enclosures and partitions of contiguous areas. Warp finished floors of adjoining drying rooms or toilet rooms toward showers to assure drainage to the shower drain. Floor slopes in and around a shower shall not exceed 5%.

Construct all patient showers without curbs. In non-patient shower rooms, provide at least one shower stall without a curb.

7.14.3 TOILET AND SHOWER ACCESSORIES

Types and locations of toilet accessories shall be as indicated in Schedule B of this solicitation. Multiple units of each type of accessory shall be furnished by the same manufacturer. Lessor shall provide suitable backing and other preparation as necessary for items indicated to be furnished by VA.

Toilet accessories shall be shop or factory assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor

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components for installation. Grind welded joints smooth. Fabricate units made of metal sheet of seamless sheets with flat surfaces.

Stainless steel sheet shall conform to ASTM A167, Type 304. Stainless steel tubing shall conform to ASTM A269. Galvanized sheet steel shall conform to ASTM A653, G60.

Mirror glass shall be float glass, Type I, Class 1, Quality q2 (ASTM C 1036), with silvering, copper coating, and suitable protective organic coating to copper backing in accordance with FS DD-M-411.

Adhesive shall be two component epoxy type or contact type and waterproof. Fasteners, screws, and bolts shall be stainless steel or hot dip galvanized. Exposed fasteners shall be tamper-proof. Expansion shields shall be fiber, lead, or rubber as recommended by accessory manufacturer for component and substrate.

Stainless steel shall have No. 4 satin brushed finish, unless otherwise noted. Chrome/Nickel Plating shall conform to ASTM B456, Type SC 2, satin finish, unless otherwise noted. Galvanizing for items other than sheet metal shall conform to ASTM A123, 1.25oz/sq yd.

7.15 HOLDING ROOM & ARMORY

Construct walls for holding room from minimum 4-inch [101.6-mm] CMU or 7/8-inch [24.76-mm] PCP (Portland Cement plaster on high-rib lath). Design wall studs for plaster partitions for maximum deflection of 1/120 of the wall height. Studs shall be minimum 4-inch 0.059", 16-gauge. Ceiling shall be 5/8-inch [15.88 mm] GWB. Walls shall extend from floor slab to structure above.

Construct walls for holding room with 5/8-inch [15.88 mm] abuse-resistant GWB over security mesh on metal studs as specified for plaster finish. Walls shall meet Level 3 Ballistic standards in the armory. Metal lath or plaster base is unacceptable as security mesh. Security mesh shall be flattened, expanded metal manufactured from high strength, low alloy steel and shall conform to ASTM F 1267, Type 11, Class 1, Mill finish.

- **Mesh designation:** 3/4 #13F
- **Mesh Design Size:** 0.923 x 2.10 inch
- **Mesh Opening Size:** 0.688 x 1.781 inch
- 13 meshes per foot, 74% open area
- **Mesh Strand Width:** 0.106 inch
- **Mesh Strand Thickness:** 0.078 inch
- **Weight:** 0.75 pounds per square foot

Provide manufacturer's attachment clips and use recommended fasteners to secure mesh to wall framing.

The Holding Room should be contiguous with Security Operations Room and contain a shatterproof observation window in the door. The door shall open outward. The holding room shall not have exterior windows. Provide a full width bench with a padded vinyl seat cushion that is secured to the metal frame support with tamper resistant screws. Bench to have a full width metal frame and cross supports. Bench legs to be anchored to the floor with concrete expansion anchors. All metal to be painted with rust inhibiting paint.

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The Lessor shall be responsible for constructing and carrying the cost of the holding room as listed above. Upon space acceptance by VA, all cost associated with the holding room outlined above will be paid by the VA in a lump sum payment to the Lessor. Offerors shall list the lump sum cost associated with the holding room on GSA Form 1364.

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SECTION 8 SERVICES, UTILITIES AND MAINTENANCE

8.1 UTILITIES

The Lessor shall ensure that public utilities necessary for operation are available and operable at the site at the time of final inspection. The Lessor is required to pay any deposits and hook-up fees relative to utilities (water-tap fee, water connection fee, sewer connection fee, sewer tap fee, etc.).

The cost of all utilities shall be included (Including guest wireless) as part of the rental consideration.

The Lessor shall provide separate meters (exterior electric and water) to measure VA usage versus Lessor usage. Pro-ration is not permissible. Prior to occupancy by VA, the Lessor shall furnish to the Contracting Officer written certification of the meter numbers and certification that these numbers measure VA usage only.

8.2 BUILDING MAINTENANCE AND CLEANING BY LESSOR

8.2.1 BUILDING MAINTENANCE BY LESSOR

A. Lessor's Responsibilities

The Lessor is responsible for total maintenance of the leased premises in accordance with Paragraph 14 of GSA Form 3517B; **including special equipment items specified in Schedule B to be maintained by the Lessor.** Replacement costs for Schedule B items due to normal wear and tear are the Lessor's responsibility. Maintenance of special equipment items identified in Schedule B to be maintained by VA is excluded from the Lessor's responsibility.

The Lessor must have a building superintendent or a local, designated representative available to promptly correct deficiencies or attempt to correct deficiencies upon written notice of such condition from VA. The Lessor's superintendent or designated representative shall correct or attempt to correct deficiencies within the timeframes specified in the O&M Plan (Paragraph 8.4 below) and agreed to by the Government. If no substantial attempt has been made to correct the deficiencies within the specified time, action will be taken by VA to correct such deficiencies and the cost of repairs will be deducted from the next month's rental payment. All Lessor's staff who require entry to the facility will require finger printing and background checks through the VAMC Police Service

The Lessor shall provide the labor, material, and supervision to adequately maintain the structure, the roof, the exterior walls, windows, doors, and any other necessary building appurtenances to provide watertight integrity, structural soundness, and acceptable appearance.

The Lessor's maintenance responsibility includes initial supplies of all items, materials, and equipment necessary for such maintenance. All maintenance work will be done in accordance with applicable local Building Codes and ordinances, and inspection certificates will be displayed as appropriate.

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Maintenance by Lessor includes, but is not limited to, interior and exterior care of the building and the site; all sidewalks, parking areas, driveways, private access roads, lawns, and shrubbery; utilities; and building service equipment; including all repairs and replacements. All equipment and systems shall be maintained to provide reliable service without unusual interruption, disturbing noises, exposure to fire or safety hazards, or unusual emissions of dirt.

Lessor shall maintain the Essential Electrical System as required by NFPA and the Joint Commission, including, but not limited to, weekly, monthly, annually, and triennial tests and activities.

8.2.2 EXTERIOR CLEANING BY LESSOR

A. Lessor’s Responsibilities

The Lessor shall maintain the leased premises to provide a clean, neat, and attractive appearance by performing the functions described below.

B. Waste and Recycling

The Lessor shall have no responsibility for disposing of hazardous or pathological waste. The Lessor shall provide collection, disposal, and recycling for all other waste materials generated by VA. Recycling of paper, aluminum, plastic, and cardboard is required.

Locate waste and recycling containers near the loading dock/service area in accordance with security requirements. The Lessor shall provide and maintain adequate quantity of trash container(s), including compacting equipment as required, based on volume of waste and frequency of collection. As a minimum, provide **one 40 cubic yard** covered container with weekly collection and removal from site for refuse, trash, and garbage. The Lessor shall provide the covered recycling receptacles, and shall collect and remove recycled materials weekly.

C. Extermination

Extermination of insects and rodents shall be provided on a regular basis (minimum of every three (3) months), and upon any sign of infestation. Use of chemicals shall conform to EPA and state requirements. If any signs of re-infestation appear, additional service shall be provided by the Lessor at the request of VA.

D. Frequency

At a minimum, the Lessor shall perform the following at the frequency indicated:

Confirm frequency and/or add additional tasks

(1) *Daily*

Building entrances and gazebo: Pick up trash, litter, debris, and cigarette butts.

(2) *Three Times Weekly*

Sweep landings, steps, and sidewalks.

Police all sidewalks, parking areas, green areas, planting beds, driveways, lawns, shrubbery, outside loading dock areas, platforms, etc., to maintain a neat and attractive appearance. This shall include, but not be limited to, the removal of cigarette butts, debris, litter, trash, limbs, etc. (from both sides of fences).

(3) *Weekly*

Mow and edge lawns weekly during the growth season.

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Check roof drains and remove any debris from roof and around roof drains that would restrict water flow into the drains to the storage tank.

(4) *Monthly*

Remove weeds from around building, parking areas, all landscaped areas (including lawn), and fence borders (both sides of fence).

Mow and edge lawns at least once a month during the dormant season.

Trim and prune shrubbery and trees to maintain an attractive appearance. Shrubbery shall not be allowed to grow up and cover windows.

(5) *Quarterly*

Provide interior and exterior extermination of insects and rodents. Use of chemicals shall conform to EPA and State requirements. The Lessor shall provide additional service at the request of VA, if any signs of re-infestation appear.

Pest management is to be done using an integrated pest management approach that minimizes the use of toxic chemicals.

Pesticide shall only be applied by persons deemed qualified by EPA and state requirements.

Lessor shall coordinate application of pesticide with the Government and only apply pesticide in a manner that VA agrees is protective of the health of patients, employees, and visitors.

Replace plants for seasonal colors

(6) *Semi-Annually*

Replace all filters in HVAC system. Replace on a more frequent basis if required by the manufacturer's recommendations.

Check area storm drains
Remulch flower beds

(7) *Annually*

Clean interior of all double-walled HVAC units and drain pans. Cleaning shall be done at times when clinic is not in operation.

Pressure wash exterior

(8) *As Required*

Lessor is responsible for the repair and replacement of all light fixture ballasts and starters (refer to GSA Form 1217). Lessor shall replace burned out bulbs and LED tubes/lights in interior light fixtures.

Lessor is responsible for replacement of worn floor or wall coverings (this includes the moving and returning of furnishings and equipment), unless caused by negligence on the part of VA. Provide interior extermination of insects and rodents upon any sign of infestation. Use of chemicals shall conform to EPA and State requirements.

Water the grass and plantings as necessary to maintain their health and attractive appearance.

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Fertilize all lawn areas at least three times per year. Fertilizer application prior the start of the growth season shall contain weed killer per manufacturer’s recommendations.

Fertilize plants and trees with type of fertilizer recommended by manufacturer. Fertilize with frequency recommended by manufacturer of type of fertilizer used.

Dead plantings or lawn shall be replaced with like kind immediately. Partially dead plantings may be trimmed if, after trimming, a good appearance is maintained.

Rake and remove leaves to ensure a good appearance of the site.

Clean HVAC units inside and out upon any signs of mildew or bacterial growth.

Pans in HVAC units shall be treated as required to prevent mildew or bacterial growth.

Before working hours, **7:00 AM to 6:30 PM Monday – Saturday**, remove snow and ice from all entrances, sidewalks parking lots, and approaches. In the event of snow or freezing rain during working hours, removal must occur within one hour from receipt of notification by VA staff. Chemicals or sand may be used to reduce safety hazards.

8.2.3 INTERIOR CLEANING BY LESSOR

A. Lessor’s Responsibilities

The Lessor shall furnish all supplies, materials machinery, appliances, supervision, and labor necessary to provide complete janitorial services for the clinic. Services shall be provided in all interior areas of the leased premises to provide a clean, neat, and attractive appearance by performing the functions described below. The Lessor shall make careful selection of cleaning products and equipment to ensure they are packaged ecologically, environmentally beneficial and/or recycled products that are phosphate-free, non-corrosive, non-flammable, and fully biodegradable, and minimize the use of harsh chemicals and the release of irritating fumes. The Lessor shall select paper and paper products with recycled content conforming to EPA’s CPG. Performance will be based on the Contracting Officer’s evaluation of results, not the frequency or method of performance.

Cleaning crew shall turn off lights as necessary and check all doors on completion of the work to ensure that doors are locked. Ensure that security alarm is set before leaving if there are no VA personnel on the premises.

B. Materials and Procedures

(1) Standards

It is the Lessor’s responsibility to maintain the clinic in a condition that meets all housekeeping and sanitation requirements of this solicitation and the current standards of the Joint Commission for the Accreditation of Hospitals and Outpatient Clinics (JCAHO).

The Lessor shall be responsible for providing a weekly certification in writing to the Government that all required cyclic cleaning has been completed.

(2) Work Schedule

Work will be accomplished at times indicated. Work schedule shall be from 6:30 AM to 11:00 PM, Monday through Friday. The Lessor shall ensure that sufficient employees are

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available to prepare the clinic to see patients at 8:00 AM, to be available to clean up spills, keep the public and specimen collection toilet rooms clean, and keep the toilet rooms stocked with sufficient paper products and soap. Mechanical equipment such as vacuum cleaners, burnishers, scrubbing machines, etc., will not be used during the hours of 7:30 AM to 5:00 PM.

(3) Janitorial Staff and Supervision

Janitorial staff will have access throughout the building; therefore, none of the janitorial staff may have a police record for anything more serious than traffic or parking violations.

There shall be a janitorial staff supervisor on duty at all times when janitorial staff is in the building. Any person whose work or conduct is found to be unacceptable by the Government shall be removed from the janitorial staff.

Smoking is permitted in designated areas only. Possession of weapons is prohibited. Enclosed containers, including tool kits, shall be subject to search.

Janitorial company's standard uniforms are acceptable, if they clearly identify the company and the occupation of the individual. Janitorial staff will be required to wear photo identification badges.

(4) Safety and Special Procedures

The Lessor shall consider the clinical environment and ensure that the janitorial staff is instructed on applicable safety precautions and special requirements. These requirements may include, but are not limited to, such conditions as cleaning of human secretions, blood, barium, etc. from both floors and walls. Lessor will be notified of isolation areas that need terminal cleaning. Terminal cleaning is defined as complete wipe down of all sinks, walls, countertops, casework, exam tables, etc., with germicide, and mopping of the floor with germicide. These areas require the use of gloves, gowns, masks, and shoe covers, which will be provided by the Government. The Lessor shall be responsible for collecting of sharps containers and hazardous materials. See "ALL AREAS" below under "Daily Cleaning Requirements" for method of handling sharps containers and hazardous waste.

The janitorial staff shall comply with applicable Federal, State, and Local safety and fire regulations and codes. The Lessor shall immediately bring to the attention of the Government any fire and safety deficiencies. The Lessor shall take such safety precautions as necessary to protect the lives and health of occupants of the building.

(5) Equipment and Materials

All equipment and materials used in the performance of this contract will be cleaned and stored properly at the end of the workday. Cleaning carts and/or equipment will not be left unattended for any reason while patients are in the clinic. Lessor shall ensure all equipment, tools, and supplies meet necessary safety requirements and janitorial staff have full working knowledge of their use.

An EPA-registered germicide will be used to clean all patient areas, floors, examination tables, and medical equipment. The Lessor shall provide all labor, materials, supplies, machinery, and appliances that may be necessary or appropriate in the performance of janitorial services. The Lessor shall provide supplies such as toilet tissue, multifold paper towels, toilet seat covers, and Medicated Vestal hand soap. The Lessor shall provide plastic linings for all trash receptacles. Provide clear plastic linings for non-hazardous waste trash receptacles and red plastic linings for hazardous waste trash receptacles. Housekeeping aide closets are located throughout the clinic for storage of supplies and equipment. The Lessor shall keep a minimum

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of two weeks stock of supplies on hand. All accumulated waste shall be removed and disposed of in the dumpster. Hazardous waste and sharps containers shall be picked up and stored in a designated storage area. Supplies to be used shall be approved by the Government. Specifications for supplies are as follows:

- **Toilet tissue:** Roll type, 4-1/2 inches wide, single ply
- **Paper towels:** Multi-fold, 10-1/8 inches wide
- **Hand soap:** Medicated Vestal
- **Trash receptacle liners:** (a) Polyethylene, flat type, 33 inches long, 52 inches wide, .66 millimeters thick; (b) Polyethylene, flat type, 24 inches long, 33 inches wide, .31 millimeters thick; (c) Polyethylene, red bags (biohazard) 33 inches long, 52 inches wide and 24 inches long, 33 inches wide
- **Carpet shampoo and soil resistant treatment:** Non-allergenic type
- **Furniture polish:** Spray type for use on wood and wood veneer
- **Window cleaner:** Ammonia type sufficient to remove smoke film and dust
- **Air freshener cartridges in bathrooms:** Johnson Wax Good Sense
- **Upholstery cleaners:** Dry or foam type recommended for fabric upholstery
- **Germicide:** EPA-registered
- **Resilient floor tile cleaner and maintainer:** As recommended by manufacturer of resilient flooring
- **Floor finish:** High-speed floor finish as recommended by manufacturer of resilient flooring
- **Floor sealer:** As recommended by manufacturer of resilient flooring
- **Floor stripper:** As recommended by manufacturer of resilient flooring
- **Toilet seat covers:** Paper, white

A copy of the MSDS sheets for all products used shall be maintained at the clinic and shall be available for review by VA upon request.

C. Daily Cleaning Requirements

(1) Building Entrances

- Pick up trash and cigarette butts around entrances and vestibules.
- Empty trash receptacles.

(2) Primary Care Area

During the hours of 6:30 AM to 8:00 AM, Monday through Friday:

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- All primary care area floors shall be wet mopped using a germicide before patients are seen.
- Wipe down all exam tables with a clean cloth dampened with germicide.
- Clean and disinfect sinks and countertops.
- Clean and refill soap dispensers.
- Clean mirrors.

*(3) Specialty Care Area
During the hours of 4:00 PM to 11:00 PM*

- Treatment rooms shall be cleaned and disinfected after each patient procedure.
- All floors shall be wet mopped using a germicide.
- Wipe down all exam tables with a clean cloth dampened with germicide.
- Clean and disinfect sinks, countertops, equipment, etc.
- Wipe down all walls with a clean cloth dampened with germicide.
- Clean and refill soap dispensers.
- Clean mirrors.

*(4) All Areas
During the hours of 8:00 AM to 4:00 PM*

- Trash receptacles shall be emptied and liners changed.
- Trash shall be removed from the building and placed in appropriate containers.
- Boxes and other empty containers, to be disposed of, shall be removed from the building and placed in appropriate containers.
- Hazardous waste and full sharps containers shall be collected in red plastic bags and placed in cardboard boxes provided.
- Cardboard boxes shall be sealed with tape and placed in hazardous collection room for removal and disposal off site by others.
- Spills, body fluids, etc. shall be cleaned from floors and walls immediately upon notification.
- Remove black scuff marks from corridor floors as necessary.

*(5) All Areas
During the hours of 4:00 PM to 11:00 PM*

- Complete other required janitorial services.
- Dust furniture, desks (do not disturb papers on desks), machines, phones, file cabinets, window ledges, etc.
- All resilient tile floor areas shall be swept and wet mopped with germicide.
- Electrical equipment shall only be used during these hours.
- Carpeted areas and mats shall be vacuumed. Carpet sweeper is not acceptable.
- Spot clean any carpet stains.
- Spot clean walls and doors.

*(6) Direct Patient Care Areas
During the hours of 4:00 PM to 11:00 PM*

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- Janitorial services in direct patient care areas such as clinics, x-ray, laboratory, rehab medicine, etc.
- Sweep and wet mop with germicide.
- Wipe down all exam tables with a clean cloth dampened with germicide.
- Clean and disinfect sinks and countertops.
- Clean and refill soap dispensers.
- Clean mirrors.

*(7) All Restrooms
During the hours of 8:00 AM to 4:00 PM*

- All restrooms shall be swept and wet mopped at least twice each day.
- All paper products and hand soap shall be replenished.
- All surfaces, including commodes, urinals, walls, mirrors, counters and sinks, shall be cleaned and disinfected.

Sponges and cloths shall not be used to clean commodes and urinals. Commodes and urinals shall be cleaned with disposable items that are disposed of after cleaning commode and/or urinal in each toilet room. Items used to clean commodes and urinals shall not be used in turn for cleaning other items or wiping down other surfaces. Clean exterior of commodes and urinals first, followed by cleaning of the interior.

*(8) Ceramic Tile Areas (Other than restrooms)
During the hours of 4:00 PM to 11:00 PM*

- Ceramic tile floors shall be swept and damp mopped. If dirt build-up occurs, ceramic tile floors shall be scrubbed when determined that it is required by COTR.

*(9) Corridors, Waiting Areas, Administrative Areas, Mental Health
During the hours of 4:00 PM to 11:00 PM*

- The areas shall be swept, wet mopped with a neutral cleaner, and burnished.
- Carpeted areas shall be vacuumed.

*(10) Pharmacy, Warehouse, SPD, Biomedical Engineering, Telephone Room, Conference Rooms (if unoccupied)
During the hours of 8:00 AM to 4:00 PM*

- The areas shall be swept, wet mopped with a neutral cleaner, and burnished.
- Areas with cushioned flooring shall be maintained in accordance with manufacturer's recommendations.
- Carpeted areas shall be vacuumed.
- Restrooms shall be swept and wet mopped once each day and all paper products and hand soap replenished.
- All restroom surfaces, including commodes, urinals, walls, mirrors, counters and sinks, shall be cleaned and disinfected.

*(11) Shower Areas
During the hours of 4:00 PM to 11:00 PM*

- Clean walls and floors with disinfectant.

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(12) *Waiting Room Tables, Doors, Walls and Trim*

- Dust tables, ledges, sills, moldings, and baseboards.

(13) *Mirrors and Glass Cleaning*

- Clean all mirrors and glass at entrances (fingerprints and smudges).

(14) *//Screened Porches*

- Sweep daily.//

(15) *Housekeeping Aide Closets*

- Clean daily including sinks, floors, and shelves.

(16) *Isolation Rooms*

- Any room where patients with suspected infectious disease have been examined will be thoroughly cleaned with germicide (terminal cleaning).

(17) *Water Coolers*

- Clean water coolers.
- Housing shall be wiped down. Particular attention shall be given to top surface and spout to prevent lime build-up, bacterial growth, etc.

(18) *Canteen and Vending Areas*

- Spot clean floors, walls, counters, cabinets, sink, microwave, etc. twice daily to eliminate spills, food items, trash, etc.

D. Three Times Weekly

- Collect, remove, and dispose of refuse, trash, and garbage from trash collection area.
- Apply resilient floor tile cleaner and maintainer to all resilient tile floors and burnish.

E. Weekly Cleaning Requirements

(1) *Furniture*

- Clean as necessary, but no less than weekly. Vacuum upholstered furniture.

(2) *Carpeted Areas and Mats*

- Spot clean as necessary.

(3) *All Restrooms*

- Scrub floors and ceramic tile base and wipe down with germicide.
- Clean ceramic tile walls and wipe down with germicide.

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- Spot wash painted walls as necessary.
- Damp wipe toilet stall partitions and waste receptacles with germicide.

(4) *Shower Areas*

- Scrub ceramic tile floors and walls and wipe down with germicide.
- Clean grout between tiles in patient and employee showers.

(5) *Doors, Walls and Trim*

- Spot wash (for fingerprints, smudges, etc.) as necessary but no less than once weekly.

(6) *Glass Cleaning*

- Clean interior and exterior of door and entrance glass in waiting areas, laboratories, exam rooms, offices, and treatment rooms.
- Spot clean walls as necessary, but not less than weekly.

F. Monthly Cleaning Requirements

(1) *Furniture*

- Polish all furniture as necessary, but not less than monthly.

(2) *Air Conditioning Grilles and Registers*

- Vacuum all grilles and registers.

(3) *Waiting Areas, Labs, Exam Rooms, Offices, Treatment Rooms*

- Wash waste receptacles with germicide.

(4) *Floor Maintenance of Resilient Tile Areas*

- Apply cleaning soap, as recommended by resilient tile manufacturer, scrub and re-wax hallways, waiting rooms, and lobbies.
- Apply cleaning soap, as recommended by resilient tile manufacturer, scrub and re-wax other resilient tiled areas as required.

G. Quarterly

(1) *Building Interior*

- Dust window coverings/blinds.
- Dust handrails and handrail brackets.

(2) *Grounds*

- Trim/maintain onsite landscaping as required.

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H. Semi-Annual Cleaning Requirements

(1) Furniture

- Shampoo upholstered furniture during January and July.

(2) Carpeted Areas and Mats

- Have carpets professionally steam cleaned and soil resistant treatment applied during January and July.
- Spot clean as needed.

(3) Floor Maintenance of Resilient Tile Areas

- Strip floors, apply sealer, apply wax and refinish all resilient tile floors.

(4) Glass

- Wash inside glass and clean interior of all window frames and window stools.

(5) Drainage Systems

- Inspect and clean all onsite catch basins and storm drain inlets of trash, leaves, and other deleterious materials.
- Detention/retention and silting basins shall be inspected and cleaned of weeds and overgrowth to ensure proper drainage is maintained.
- Basin bottoms should be scarified to maintain the integrity of the drainage design.

8.3 NORMAL HOURS

Normal working hours are **7:00 AM to 6:30 PM** except Sundays and Federal holidays.

8.4 BUILDING OPERATING PLAN

Offerors shall submit a building operating plan with the offer. The plan shall include a schedule of startup and shutdown times for operation of each building system, such as lighting, cooling, ventilation, and plumbing, necessary for the operation of the building. The plan shall be in operation on the effective date of the lease. HVAC system shall not be shut down after normal hours.

The Lessor shall submit an Operations and Maintenance Plan narrative as required in PART II Schedule A.

8.5 OVERTIME USAGE

Government shall have access to air-cooled or heated leased space at all times, including the use of toilets and lights without additional payment.

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8.6 FLAG DISPLAY

The Government will be responsible for flag display. Provide night-time lighting for flag pole.

8.7 SECURITY

The Government shall provide security personnel to prevent illegal entry or loitering in the leased space and to prevent unauthorized entry during duty hours.

The Lessor shall be responsible for providing security to prevent unauthorized entry after normal working hours. All Lessor staff and other non-VA staff requiring access to the facility will be required to obtain P.I.V. cards authorized by the V.A. Police.

8.8 VA CLEANING RESPONSIBILITY

The Government will be responsible for the disposal of hazardous or pathological waste which has been properly stored in the designated store room.

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SECTION 9 SAFETY, FIRE PROTECTION, AND ENVIRONMENTAL MANAGEMENT

9.1 GENERAL

9.1.1 PERMITS

Space must have a current occupancy permit issued by the local jurisdiction. Lessor shall obtain and maintain in force all necessary permits for operation of building services and equipment, including but not limited to fuel-fired mechanical equipment, automatic sprinkler systems, automatic fire alarm and detection system, emergency equipment to treat or exhaust toxic or hazardous gases, and solid or liquid wastes.

9.1.2 INSPECTIONS BY LESSOR

Lessor shall inspect, test and maintain building systems, fire and life safety systems and equipment, as required by the more stringent of NFPA codes and standards, the Joint Commission, or local building, fire, and property maintenance codes. Lessor shall submit documentation as acceptable to the Contracting Officer.

At a minimum, systems and equipment for which inspection, testing, and maintenance logs and reports are required include, but are not limited to, those systems as enumerated in the most current edition of NFPA 110, 101, 99, 72, 25, 24, 20, 13, 1, the VA Fire Protection Design Manual, and other applicable NFPA codes and standards, the Joint Commission, and the following:

- Lessor shall be responsible for all testing and maintenance of the Essential Electrical System in accordance with the current edition of NFPA, Chapter 110, Standard for Emergency and Standby Power Systems.
- Gas and Vacuum Systems
- Environmental Systems
- Fire Doors and Shutters
- Portable Fire Extinguishers
- Fire Suppression Systems
- Fire Pump
- Standpipe Systems
- Fire Alarm and Detection Systems
- Fire Dampers
- Fire Shutters
- Batteries for systems requiring battery backup
- Fire Department Connections
- Fire Extinguishers
- Emergency Egress Systems and Lighting

9.1.3 INSPECTIONS BY GOVERNMENT

The government reserves the right to conduct independent inspections, testing, assessments, and detailed studies in space it occupies, as well as in space serving the VA leased space (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The Lessor shall assist VA in its assessments and detailed studies by making available information on building operations and Lessor activities, and providing access to space for assessment and testing, if

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required. These may include, but are not limited to, noise and vibration testing, water and air quality sampling, water, and air sampling for pathogens, *Legionella* cultures and copper/silver analysis, radon testing, mold testing, Facility Condition Assessments of building systems and equipment, etc. Work may be performed by independent consultants, or VA personnel.

Lessor shall implement corrective measures required by the Contracting Officer.

9.2 CODE VIOLATIONS

Equipment, services, or utilities furnished, and activities of other occupants, shall be free of safety, health, and fire hazards. When hazards or code violations are detected, they must be promptly corrected at the Lessor's expense. Where requirements conflict, the decision of the Contracting Officer shall be final.

9.3 SPECIAL ENVIRONMENTAL REQUIREMENTS

9.3.1 INDOOR ENVIRONMENT

Lessor shall maintain building envelope and building systems in good repair in accordance with Section 8 and Part II, Appendix A of this solicitation. Excess or uncontrolled water can damage interior finishes, furnishings, or equipment, and can contribute to growth of mold and other pathogens. Lessor shall take precautions in design, construction, operation, and maintenance of the facility to control the entry of water from outside sources or leaks from building systems.

Lessor shall promptly repair any leaks and replace damaged materials or finishes. If mold or other pathogens are discovered, Lessor shall be responsible for remediation.

9.3.2 SPECIAL BUILDING EQUIPMENT

Special building equipment required to treat and exhaust to the atmosphere toxic gases produced by the agency program equipment shall be maintained in proper operating condition. Maintain all such installations in compliance with appropriate OSHA, EPA, or related regulations of the local community.

Offeror shall obtain operating permits as required by EPA, DEC, and local Authorities Having Jurisdiction for the operation of building air and water heating equipment.

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SECTION 10 INSTRUCTIONS AND PREPARATION

10.1 NOTICE TO OFFERORS

Offerors must read all parts of this Solicitation. All forms required for offer are included in this Solicitation. Any additional information must be requested in writing. **Oral instructions are not binding.**

When there is a discrepancy between this Basic Solicitation and GSA forms, the Basic Solicitation will prevail.

Prices provided within documents of the SFO are binding and unchangeable after award and will be utilized throughout construction for adjustments of count within Schedules without additional mark-ups.

NOTE: Current GSA forms are available electronically from the GSA web page at the following address:

<https://www.gsa.gov/portal/forms/type/TOP>

Offerors may utilize these current electronic versions of GSA forms to fill in the appropriate information in lieu of using hardcopy versions provided elsewhere in this Solicitation and filling in the information by hand.

10.2 DEVIATIONS

Offers will be construed to be in full and complete compliance with this Solicitation unless the Offeror describes any deviation or condition in the offer not already addressed in the Solicitation, amendments, or clarifications. Where there are discrepancies between drawings, specifications and schedules, the more stringent shall apply. Where items necessary for the complete operation of a particular assembly, or for an equipment item or function, are missing or not indicated, the Offeror shall provide what is necessary to be provided for a complete functioning assembly. The Contracting Officer has sole discretion to determine whether deviations constitute a conditional offer that is therefore considered to be nonresponsive and eliminated from consideration. To the extent the Offeror's narrative differs from the contents of the SFO, the Offeror's narrative cannot alter the terms of the lease contract to be less stringent than the requirements of the SFO. The Offeror's narrative may only describe how the Offeror is meeting or exceeding the requirements of the SFO.

10.3 ERASURES OR CHANGES

The person signing the offer must initial erasures on, or changes to, the offer forms.

NOTE: Agents must submit a valid copy of a notarized agreement authorizing him/her to submit offer and negotiate on behalf of owner/developer.

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10.4 COMPLETION OF GSA FORM 3518

The Offeror must submit with the offer a signed copy of GSA Form 3518, Representations and Certifications, with all information completed as requested.

10.5 PREPARATION OF GSA FORM 1217

The Offeror must submit a signed copy of GSA Form 1217, Lessor's Annual Cost Statement, with the offer. Directions for completion of the form are on the back of the form.

10.6 PREPARATION OF GSA FORM 1364A (REVISED 5/98)

The following instructions will assist you in completing GSA Form 1364, Proposal to Lease Space. **Offers must be submitted in Net Usable Square Feet (NUSF).**

Section I – Description of Premises

Blocks 1 – 7: Enter the general information about the site/building, including address and number of floors. Enter total amount of Net Usable Square Feet of space offered. Do not break out the space by type. Enter floor load, and type of construction, and building age. If not applicable, place N/A in appropriate block(s).

Section II – Space Offered and Rates

Blocks 8 – 11: Indicate whether space is Full or Partial Floor, enter the number of Net Usable Square Feet of space offered. If not applicable, place N/A in appropriate block(s).

Enter the Net Usable Square Foot rate per year for the Initial Term, **including** costs of special requirements as described in Schedule B and as specified in this Solicitation (refer to Paragraph 1.8 PROPOSALS) to be provided by the Lessor.

Enter the Net Usable Square Foot rate per year for the Renewal Option **including** costs of special requirements as described in Schedule B and as specified in this Solicitation (refer to Paragraph 1.8 PROPOSALS) to be provided by the Lessor. Alternate Proposals may be submitted on plain bond paper, attached to the form, and signed by the Offeror.

Proposals excluding cost of special requirements may be submitted on plain bond paper, attached to the form, and signed and dated by the Offeror.

Block 11: Determine the Composite Square Foot Rate Per Annum.

Block 12: Determine the cost per square foot for operating cost base rate (line 27 of the 1217), the cost per square foot for base year taxes (line 28 of the 1217), estimated total cost of build out and estimated amortization rate for build out.

Note: Build out = Total Construction Costs.

Block 13: Enter the number of parking spaces offered (inside and outside) and indicate any cost to the Government, if applicable.

Section III – Lease Terms

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Blocks 14 – 21: Enter information regarding Initial Lease Terms and Renewal Options of any Alternate Proposals, Schedule B lump sum costs, Rentable Square Foot Rate and Square Footage, Lists of Attachments, and any Additional Remarks, List of Attachments, Alternates, and any Additional Remarks.

Section IV – Owner Identification and Certifications

Blocks 22 – 27: Indicate the Offeror's interest in the offered property. Specify if other than owner or agent. Agents must submit a valid copy of a notarized agreement authorizing him/her to submit and negotiate on behalf of the owner/developer. If the Offeror is a partnership, VA must receive written evidence, by agreement or otherwise, that the person signing this offer has been authorized to do so by all partners. If the Offeror is a corporation, VA must receive a corporate resolution, signed by the Secretary of the corporation under corporate seal that sets forth all officers of the corporation and indicates which are authorized to bind the corporation.

Complete, sign, and date offer.

NOTE: OFFER MUST BE RECEIVED BY 4:00 PM (ET) ON THE DATE SPECIFIED, AT THE ADDRESS CONTAINED IN PARAGRAPH 1.7 OF THIS SOLICITATION. ENVELOPE SHOULD BE IDENTIFIED IN THE LOWER LEFT HAND CORNER WITH THE WORDS:

Myrtle Beach, South Carolina – SFO NO. VA-----

10.7 PREPARATION OF SMALL BUSINESS SUBCONTRACTING PLAN

Small Business Subcontracting Plan.

If the contractor is offering as a Large Business and subcontracting opportunities exist, the offer must include with the **initial offer** a Small Business Plan as defined in FAR 52.219-8, FAR 52.219-9, and VAAR 852.219-9 which are included by reference in this solicitation. An acceptable template can be found on the following website: <http://www.va.gov/oal/business/fss/sbsp.asp>. This is a suggested format only. Other formats are acceptable; however, all identified elements must be included for your plan to be processed and approved. Additional guidance is included in FAR 52.219-9. The subcontracting plan will be evaluated and rated on the demonstrated plan of meeting or exceeding VA's small business goals outlined in the table below and the following:

- Reflects a valid corporate commitment between all parties in providing subcontracting opportunities for small business, small disadvantaged business, women-owned small business, HUBZone small business, veteran-owned small business, and service-disabled veteran-owned concerns. Includes the strength and specificity of each corporate commitment (i.e., what type of commitment, how binding is the commitment, how specific is the commitment to this proposed effort, and what types of tasks are included in these subcontracting opportunities).
- Reflects a one year history demonstrating your corporate commitment to meet your subcontracting goals/targets by providing Individual Subcontracting Report (ISR), for those contracts/projects in which you are submitting under Past Performance. If goals were not met on the ISR, provide an explanation as to why the goals/targets were not met.
- Demonstrates realistic targets expressed in dollars and in percentages of the total proposed subcontracting dollars for each small business category listed above.

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- Reflects compliance, at a minimum, with VA goals listed below.

<i>Category</i>	<i>Goal</i>
<i>Small Business</i>	<i>17.5%</i>
<i>Veteran-Owned Small Business</i>	<i>5%</i>
<i>Service-Disabled Veteran-Owned Small Business</i>	<i>3%</i>
<i>Small Disadvantaged Business (including Section 8(a))</i>	<i>5%</i>
<i>Women-Owned Small Business</i>	<i>5%</i>
<i>Historically Underutilized Business Zone (HUBZone) Small Business</i>	<i>3%</i>

For Small Businesses: If the Offeror is a small business concern, the Offeror is not required to submit a small business plan.

The subcontracting plan submitted with the offer will be evaluated on the extent to which the proposal provides Small Business Subcontracting targets that meet the Department of Veteran Affairs Small Business goals for this project and the extent to which the offeror's Small Business Subcontracting Plan establishes reasonable efforts demonstrating the subcontracting targets can be met during the performance of the contract. **Failure to submit subcontracting plan at the time of initial offer may result in the offeror being considered nonresponsive, and potentially ineligible for award of the contract.**

10.8 DRAWINGS AND SPECIFICATIONS – SUBMISSION WITH OFFER

Offeror shall submit drawings and specifications on six discs (CD-Rom as specified above) and one hard copy sets of drawings and specifications with the following minimum information. Format and for hard copy submittal shall be as follows:

Drawings

Hard copies shall be black line prints on bond paper, full size (30" x 42"). Each set shall contain all sheets for all disciplines.

Specifications

Hard copies shall be printed on 8½" x 11" bond paper. Materials may be one-sided or double sided copies. Each copy shall contain all sections. Organize and tab materials by discipline.

NOTE 1: Failure to provide drawings and specifications in accordance with the requirements above may cause the offer to be deemed unacceptable and rejected accordingly.

NOTE2: The conceptual floor diagram provided by VA as a part of this Solicitation is intended to convey desired floor locations and adjacency relationships of the main components of the program. The interior layout and footprint of the building may vary as a result of actual site conditions and building design development. The number and location of doors will vary as

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the Offeror develops detailed plans. The conceptual diagram also shows rooms dedicated to building services. The size and location of these rooms will vary as the Offeror develops detailed plans. It is the Offeror's responsibility to design the building to comply with applicable Building Codes and ordinances. **Offerors are advised that rent payment will not be made for delivered space that is in excess of the maximum NUSF solicited.**

NOTE 3: All drawings shall be prepared per VHA National CAD Standard Application Guide, available on the VA Technical Information Library (TIL) website at <http://www.cfm.va.gov/til/projReq.asp>. Drawings shall be on Architectural E-size sheets (30x42 inches). Title blocks shall identify the Offeror and shall include Solicitation Number, Clinic Name, and Location. Drawings shall be organized by discipline and shall include the following minimum information.

10.8.1 SITE PLAN(S)

Minimum scale 1"=40' or per local jurisdictions standard requirements, whichever is greater. Plan(s) shall show all site and building demolition, and all site improvements including grading, exterior equipment location, parking, vehicle and pedestrian circulation, storm water retention, any offsite design requiring acceleration or deceleration lanes, water and sewer extensions, and landscaping. Indicate any relationship to flood plains, adjacent uses, and current zoning status.

Lessor shall identify potential issues as they pertain to the site complying with all Federal standards when applicable, i.e., National Environmental Policy Act (NEPA), The Department of Veterans Affairs Environmental Compliance Manual, Jurisdictional waters of the United States (404 & 401b) individual or nationwide permits, etc.

10.8.2 FLOOR PLAN(S)

Submit, as a minimum, a double line layout for all floors, penthouses, and roof areas with double line exterior walls at a scale not less than 1/8 inch. Show all rooms, doors, corridors, basic column grid, assumed column sizes, expansion and seismic joint locations, mechanical, electrical, and telecommunications rooms, shafts, and (if applicable) all vertical circulation, i.e., stairs. In addition to 1/8" scale drawings also submit 1/4" scale floor plans.

Identify each room or space with its space identification code or number from the VA conceptual plan and room number established in accordance with VA room numbering criteria or Room Finish and Door Schedule. Names on drawings shall be the same as those used in the VA Space Program. Programmed net square footage and design net square footage shall be shown on drawings in each room. Indicate Lessor's calculation of net usable square footage and gross square footage on cover sheet for informational purposes only.

Show the overall exterior dimensions, dimensions for building wings or offsets, and room dimensions for column grids.

10.8.3 ELEVATIONS

Submit preliminary elevations of all facades showing massing, proposed fenestration, and the building relationship to finish grades. Show all significant building materials, any proposed roof top mechanical equipment, and architectural screens on the elevation drawings.

Provide a schematic section to define building configuration.

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10.8.4 COLOR RENDERINGS

Submit a minimum of two color renderings of perspective views to communicate the design concept and materials. Submit at least one exterior view illustrating building massing, exterior materials and colors, fenestration, and relationship to context. Submit at least one interior view to illustrate approach to the interior design concept, materials, colors, and integration with wayfinding.

Renderings may be prepared using the A/E's preferred media. Renderings shall be minimum 15" x 20". Submit renderings or prints mounted on mat board, foam core, or similar lightweight material. Do not frame renderings. Renderings shall also be provided electronically. CO will retain material from bid package for SRE use during construction.

10.8.5 SPECIFICATIONS

Submit outline specifications for foundations, superstructure, exterior closure and building envelope systems, plumbing, fire protection, HVAC, electrical, and telecommunications systems.

10.9 DESIGN CONCEPT: SUBMISSION WITH OFFER

Offeror shall submit design concept materials with other technical submittals on six discs (CD Rom as specified in Paragraph 0) and one hard copy sets of drawings and specifications with the following minimum information. Materials shall be organized and tabbed to follow the outline in paragraphs 10.8.1 through 10.8.12.

Hard copies shall be printed on 8½" x 11" bond paper. Materials may be one-sided or double-sided at Offeror's option. Bind in one or more volumes as necessary. Identify each volume with Offeror's information, solicitation number, clinic name, and location. Each set shall contain all volumes.

10.9.1 ARCHITECTURE/STRUCTURAL

Submit a narrative explaining the design concept including exterior design, interior finishes, and interior design concept. Describe overall design concept and relationship to site and context. Describe any changes from VA-supplied concept plan for organization of spaces, departments, building entrances, and major circulation routes. Discuss preliminary concept for interiors and finishes.

Submit a narrative that clearly explains the engineering criteria and rationale used in selecting the proposed structural system. Describe proposed materials and approach to be used in design of foundations, vertical members, floor and roof systems, and lateral force resisting system. Indicate typical structural bay size.

10.9.2 SUSTAINABLE DESIGN AND ENERGY EFFICIENCY

Submit a checklist identifying targeted solutions to meet energy reduction goals and Two Green Globes® certification. Along with the checklist, the Offeror shall submit a brief statement outlining how each of the Two Green Globes® credits proposed will be achieved.

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10.9.3 FIRE PROTECTION

Submit a narrative explaining building construction type, building fire/smoke separation, fire sprinkler/standpipe systems, water supply available fire flow/maximum demand, and hazard rating and fire alarm systems. Outline all accessible means of egress from each story/floor and from the level of exit discharge. Indicate NFPA 220 and IBC fire-resistive ratings of the building.

10.9.4 MECHANICAL

Submit a narrative that clearly states the engineering criteria and rationale used for selecting the type of HVAC system(s) and tentative zoning of the systems. State clearly all assumptions and parameters used in calculating heating and cooling loads. If the calculations are performed on a computer, provide the name of the program. Provide a list of the energy conservation measures proposed to be used in the HVAC system design. State clearly the logic and criteria used in selecting each conservation measure. Investigate the availability of utilities, such as natural or propane gas, electricity, etc., for the HVAC equipment and provide description of their status.

Provide a single-line schematic plan of HVAC zoning.

10.9.5 ELECTRICAL

Submit a narrative that clearly states the electrical power and lighting design approach, including basic assumptions and information regarding the local electrical utility company. Describe extent of utility company work if any is required.

10.9.6 STRUCTURED CABLING

Submit a narrative that clearly states the structured cabling design approach, including basic assumptions and information regarding the data, telephone and CATV/SATV backbone, and horizontal cabling within the guidelines. Describe the extent of outside plant connections, either to service provider connections, or if required, as extensions of existing systems.

10.9.7 SECURITY

Submit a narrative that clearly states the security intent and cabling design for access control, intrusion detection, and video surveillance, including basic assumptions and information regarding the topology and connectivity within the guidelines. Describe the extent of monitoring, recording, control, and retention of all equipment.

10.9.8 AUDIO VISUAL

Submit a narrative that clearly states the audio visual intent and cabling design for the facility, including basic assumptions and information regarding the topology and connectivity within the guidelines. Describe the extent of digital signage, video projection, and sound.

10.9.9 SPECIAL SYSTEMS

Special systems will include but are not limited to the following:

- Nurse Call
- Public Address (PA)

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- Intercommunication System
- Radio Entertainment Distribution (RED)
- Cable Television (CATV)
- Radio Paging System
- Patient Annunciator/Locator System
- Two-Way Radio System
- Duress Alarm and Emergency Notification System (Panic Button system with 6 wireless pagers monitored at 3 locations by marquee type monitors)
- Security Management and Control, and Centralized Police Security Management Systems
- Camera SSTV audio/visual security coverage
- Electronic Access and Door Control
- Motion Intrusion Detection Building/Fence

Submit a narrative that clearly states the special systems cabling design approach, including basic assumptions and information regarding the special systems backbone and horizontal cabling within the guidelines. Describe the extent of the special systems and connections for new installed equipment, or if required, for extension of existing systems.

10.9.10 PHYSICAL SECURITY MEASURES

VA Outpatient facilities must comply with the requirements of the current version of VA Handbook 0730/4, Security and Law Enforcement, for Life Safety Protected (LSP) as defined in VA Physical Security Design Manual (PSDM). Note: The Physical Security Design Manual for Mission Critical Facilities is applicable where referenced in this SFO. Submit a narrative describing physical security measures incorporated into the design. Include features related to both man-made and natural events. See Paragraph 4.2.4.

10.9.11 WATER DISTRIBUTION

Submit a narrative that clearly states the water distribution design approach, including basic assumptions and information regarding the local water utility. Describe the required demand including the fire flow, the availability to connect to the existing water distributions system, whether the existing system can meet the proposed demand, and the ability to provide a looped system. If the water utility cannot provide modeling information that substantiates that the existing system can support the new structure(s), the Lessor shall be responsible for providing modeling information that supports the new structure(s).

10.9.12 SANITARY SEWERAGE SYSTEM

Submit a narrative that discusses the sanitary sewer design approach. Discuss existing capacity in the downstream sewer system and proposed points of connection. Provide calculations substantiating the proposed flows to be generated from this site.

10.10 CALCULATIONS: SUBMISSION WITH OFFER

This information will be used to evaluate the "Quality of Building and Design Concept" factor as referenced in Paragraph 2.3.

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Offeror shall submit calculations with other technical submittals on six discs (CD Rom as specified in Paragraph 0) and in two hard copy sets. Materials shall be organized and tabbed to follow the outline in Paragraphs 10.9.1 through 10.9.3.

Hard copies shall be printed on 8½" x 11" bond paper. Materials may be one-sided or double-sided at Offeror's option. Bind in one or more volumes as necessary. Identify each volume with Offeror's information, solicitation number, clinic name, and location. Each set shall contain all volumes.

10.10.1 AREA COMPUTATIONS

Submit key plans or diagrams to indicate methodology used to compute total gross area of the building and the total inside gross area minus the deductions as specified in Paragraph 3.14 RENTABLE AND NET USABLE SQUARE FEET of this Solicitation to arrive at the total net usable square foot calculation.

10.10.2 HVAC CALCULATIONS

Submit preliminary HVAC block load calculations for estimated heating and cooling requirements of the building (BTUH's per gross square foot per year).

10.10.3 ELECTRICAL CALCULATIONS

Submit preliminary electrical square foot load calculations for both normal and emergency use. Separate calculations into lighting, receptacles, and equipment power (medical, radiology, elevator, and mechanical).

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SECTION 11 GENERAL SERVICES ADMINISTRATION REQUIRED CLAUSES

11.1 ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016)

A. The Energy Independence and Security Act (EISA) establishes requirements for Government leases relating to energy efficiency standards and potential cost effective energy efficiency and conservation improvements.

B. Unless one of the statutory exceptions listed in sub-paragraph C below applies, GSA may award a lease for a Building only if the Building has earned the ENERGY STAR® label conferred by the U.S. Environmental Protection Agency (EPA) within the most recent year prior to the due date for final proposal revisions. The term “most recent year” means that the date of award of the ENERGY STAR® label by EPA must not be more than 1 year prior to the due date of final proposal revisions. For example, an ENERGY STAR® label awarded by EPA on October 1, 2010, is valid for all lease procurements where final proposal revisions are due on or before September 30, 2011. In lieu of the above, all new Buildings being specifically constructed for the Government must achieve an ENERGY STAR® label within 18 months after occupancy by the Government. In addition, Offerors of the following Buildings shall also have up to 18 months after occupancy by the Government, or as soon thereafter as the Building is eligible for Energy Star® consideration, to achieve an Energy Star® label: 1) All existing Buildings that have had an Energy Star® label but are unable to obtain a label in the most recent year (i.e., within 12 months prior to the due date for final proposal revisions) because of insufficient occupancy; 2) Newly built Buildings that have used Energy® Star’s Target Finder tool and either achieved a “Designed to Earn the Energy Star®” certification or received an unofficial score (in strict adherence to Target Finder’s usage instructions, including the use of required energy modeling) of 75 or higher prior to the due date for final proposal revisions and who are unable to obtain a label in the most recent year because of insufficient occupancy; 3) An existing Building that is unable to obtain a label because of insufficient occupancy but that can produce an indication, through the use of energy modeling or past utility and occupancy data input into Energy Star’s® Portfolio Manager tool or Target Finder, that it can receive an unofficial score of 75 or higher using all other requirements of Target Finder or Portfolio Manager, except for actual data from the most recent year. ENERGY STAR® tools and resources can be found at WWW.ENERGYSTAR.GOV.

C. EISA allows a Federal agency to lease Space in a Building that does not have an ENERGY STAR® Label if:

1. No Space is offered in a Building with an ENERGY STAR® Label that meets RLP requirements, including locational needs;
2. The agency will remain in a Building it currently occupies;
3. The Lease will be in a Building of historical, architectural, or cultural significance listed or eligible to be listed on the National Register of Historic Places; or
4. The Lease is for 10,000 RSF or less.

D. If one or more of the statutory exceptions applies, and the offered Space is not in a Building that has earned the ENERGY STAR® Label within one year prior to the due date for final proposal revisions, Offerors are required to include in their lease proposal an agreement to renovate the Building for all energy efficiency and conservation improvements that it has determined would be cost effective over the Firm Term of the Lease, if any, prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding lease). Such improvements may consist of, but are not limited to, the following:

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1. Heating, Ventilating, and Air Conditioning (HVAC) upgrades, including boilers, chillers, and Building Automation System (BAS)/Monitoring/Control System (EMCS).
2. Lighting Improvements.
3. Building Envelope Modifications.

NOTE: Additional information can be found on <http://www.gsa.gov/leasing> under "Green Leasing."

E. The term "cost effective" means an improvement that will result in substantial operational cost savings to the landlord by reducing electricity or fossil fuel consumption, water, or other utility costs. The term "operational cost savings" means a reduction in operational costs to the landlord through the application of Building improvements that achieve cost savings over the Firm Term of the Lease sufficient to pay the incremental additional costs of making the Building improvements.

F. Instructions for obtaining an ENERGY STAR® Label are provided at <http://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification> (use "Portfolio Manager" to apply). ENERGY STAR® tools and resources can be found at www.energystar.gov. The ENERGY STAR® Building Upgrade Manual (<http://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/save-energy/comprehensive-approach/energy-star>) and Building Upgrade Value Calculator (<http://www.energystar.gov/buildings/tools-and-resources/building-upgrade-value-calculator>) are tools which can be useful in considering energy efficiency and conservation improvements to Buildings.

G. If one or more of the statutory exceptions applies, and the offered Space is not in a Building that has earned the ENERGY STAR® Label within one year prior to the due date for final proposal revisions, the successful Offeror will be excused from performing any agreed-to energy efficiency and conservation renovations, and benchmarking with public disclosure (as provided in (I) below, if it obtains the ENERGY STAR® Label prior to the Government's acceptance of the Space (or not later than one year after the Lease Award Date for succeeding and superseding leases).

H. If no improvements are proposed, the Offeror must demonstrate to the Government using the ENERGY STAR® Online Tools why no energy efficiency and conservation improvements are cost effective. If such explanation is unreasonable, the offer may be rejected.

I. As described in Section 3 of the Lease, successful Offerors meeting one of the statutory exceptions above must agree to benchmark and publicly disclose the Building's current ENERGY STAR® score, using EPA's Portfolio Manager online software application. See the Lease for additional details.

J. All new Buildings being specifically constructed for the Government must achieve the ENERGY STAR® Label within 18 months after occupancy by the Government.

11.2 ENVIRONMENTAL CONSIDERATIONS (SEP 2013)

A. The Government requests space with no known hazardous conditions or recognized environmental conditions that would pose a health and safety risk or environmental liability to the Government.

B. Upon request by the Government, Offeror must provide all known previous use of the Building.

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C. Offeror must indicate in its written offer any known hazardous conditions or environmental releases with/from the offered Space, Building or Property.

11.3 DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS - SFO (SEP 2014)

A. Environmental Due Diligence

1. At the direction of the LCO, the Offeror must provide, at the Offeror's sole cost and expense, a current Phase I Environmental Site Assessment (ESA), using the American Society for Testing and Materials (ASTM) Standard E1527-13 and timeline, as such standard may be revised from time to time. In accordance with ASTM standards, the study must be performed by an environmental professional with qualifications that meet ASTM standards. This Phase I ESA must be prepared with a focus on the Government being the "user" of the Phase I, as the term "user" is defined in E1527-13. Failure to submit the required study may result in dismissal from consideration.

2. If the Phase I ESA identifies any recognized environmental conditions (RECs), the Offeror will be responsible for addressing such RECs, at its sole cost and expense, including performing any necessary Phase II ESA (using ASTM Standard E1903-11), performing any necessary cleanup actions in accordance with federal and state standards and requirements and submitting a proposed schedule for complying with these obligations. The Government will evaluate whether the nature of any of the RECs, the results of the Phase II, any completed cleanup, and the proposed schedule meet the Government's needs.

B. National Environmental Policy Act

1. While the Offeror is responsible for performing all environmental due diligence studies of the offered Property, the Government is responsible for compliance with NEPA, whether in whole or in part, on its own or with the assistance of the Offerors. NEPA requires federal agencies to consider the effects of their actions on the quality of the human environment as part of the federal decision making process and, to that end, the Government's obligations may, and in some cases will, be augmented by the Offerors as described in greater detail in the RLP.

2. The Government may either request information from the Offerors to help it meet its obligations under NEPA or share information provided in response to this provision with federal, state and local regulatory agencies as part of its compliance responsibilities under NEPA and other applicable federal, state and local environmental laws and regulations. Further consultation with these regulatory agencies may be necessary as part of the NEPA process.

3. The Offerors are advised that the Government may be required to release the location of each offered site and other building specific information in public hearings or in public NEPA documents. By submitting an offer in response to this RLP and without the need for any further documentation, the Offeror acknowledges and consents to such release.

4. The Government reserves the right to reject any offer where (i) the NEPA-related documentation provided by the Offeror for the offered Property is inadequate, (ii) the offer entails unacceptably adverse impacts on the human environment, (iii) the identified adverse impacts cannot be readily mitigated, or (iv) the level of NEPA analysis is more extensive than is acceptable to the Government (e.g., offers must be of a nature that would allow NEPA to be satisfied by preparation of a Categorical Exclusion (CATEX) NEPA study or an Environmental Assessment (EA) with or without mandatory mitigation).

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5. An Offeror must allow the Government access to the offered Property to conduct studies in furtherance of NEPA compliance. This requires research and field surveys to assess the potential impacts to the natural, social and cultural environments. Any recent studies previously conducted by the Offeror may be submitted to be included in the NEPA process.

6. The Government will not proceed with Lease award until the NEPA process is complete as evidenced by the Government's issuance of a completed CATEX, EA or Environmental Impact Statement. Upon Lease award, any mitigation measures, whether optional or mandatory, identified and adopted by the Government will become Lease obligations. All costs and expenses for development of design alternatives, mitigation measures and review submittals for work to be performed under the Lease will be the sole responsibility of Lessor.

11.4 NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS - SFO (SEP 2014)

A. The Government is responsible for complying with section 106 of the National Historic Preservation Act of 1966, as amended, 16 U.S.C. § 470f (Section 106). Section 106 requires federal agencies to consider the effects of their actions on historic properties prior to expending any federal funds on the undertaking. The Government is responsible for identifying whether any historic properties exist in, on, under, or near the offered Property that could be affected by the leasing action. Historic properties include both above-grade (*i.e.*, buildings and historic districts) and below-grade (*i.e.*, archeological sites) resources. The Government is responsible for assessing effects to identified historic properties and for consulting with the State Historic Preservation Officer (SHPO), the Tribal Historic Preservation Officer (THPO), if applicable, any local Historic Preservation or Landmarks Commission, and other interested parties, if applicable, in accordance with the implementing regulations set forth at 36 C.F.R. part 800 (Protection of Historic Properties).

B. An Offeror must allow the Government access to the offered Property to conduct studies in furtherance of the Section 106 compliance. This requires research and field surveys to assess the potential presence of historic properties that may be affected by construction activity, both above- and below-grade. Compliance also may require below-grade testing to determine the presence of archeological resources and possible artifact recovery, recordation and interpretation mitigation measures.

C. Demolition or destruction of a historic property by an Offeror in anticipation of an award of a Government lease may disqualify the Offeror from further consideration.

D. The Government reserves the right to reject any offer where documentation for the offered Property is inadequate or otherwise indicates preservation concerns or adverse effects to historic properties that cannot be reasonably mitigated.

E. If the Government determines that the leasing action could affect historic property, the Offeror of any Property that the Government determines could affect historic property will be required to retain, at its sole cost and expense, the services of a preservation architect who meets or exceeds the *Secretary of the Interior's Professional Qualifications Standards for Historic Architecture*, as amended and annotated and previously published in the Code of Federal Regulations, 36 C.F.R. part 61, and the *GSA Qualifications Standards for Preservation Architects*. These standards are available at: <http://www.gsa.gov/historicpreservation>>Project Management Tools> Qualification Requirements for Preservation Architects. The preservation architect will be responsible for developing preservation design solutions and project documentation required for review by the Government, the SHPO, the THPO, if applicable, and other consulting parties in accordance with Section 106. For Tenant Improvements and other tenant-driven alterations within an existing historic building, the preservation architect must develop context-sensitive design options consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Where new construction or exterior alterations, or both, are located within a historic

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district, may be visible from historic properties or may affect archeological resources, compliance may require tailoring the design of the improvements to be compatible with the surrounding area. Design review may require multiple revised submissions, depending on the complexity of the project and potential for adverse effects to historic properties, to respond to comments from the Government and the other consulting parties. Within GSA, the Regional Historic Preservation Officer is solely responsible for corresponding with the SHPO, the THPO, if applicable, and any other consulting party. All design costs and expenses relating to satisfying the requirements of this paragraph will be borne solely by the Offeror.

11.5 GREEN LEASE SUBMITTALS (SEP 2015)

The Lessor shall submit to the LCO:

- A. Product data sheets for floor coverings, paints and wall coverings, ceiling materials, all adhesives, wood products, suite and interior doors, subdividing partitions, wall base, door hardware finishes, window coverings, millwork substrate and millwork finishes, lighting and lighting controls, and insulation to be used within the leased Space. This information must be submitted NO LATER THAN the submission of the DIDs, if applicable.
- B. MSDS or other appropriate documents upon request for products listed in the Lease.
- C. Re-use plan required in accordance with the "Existing Fit-out, Salvaged, or Re-used Building Material" paragraph in the Lease.
- D. Any waiver needed when not using materials from the CPG and RMAN lists of acceptable products in accordance with the "Recycled Content Products" paragraph in the Lease.
- E. Radon test results as may be required by the "Radon in Air" and "Radon in Water" paragraphs in the Lease.
- F. Construction waste management plan: Prior to construction commencement, a proposed plan following industry standards to recycle construction waste. The construction waste management plan shall quantify material diversion goals and maximize the materials to be recycled and/or salvaged (at least 50 percent) from construction, demolition, and packaging debris. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government, upon written request of the Lessor and approval of the LCO, may permit alternative means of disposal.
- G. Building recycling service plan: A Building recycling service plan with floor plans annotating recycling area(s) as part of DIDs, if applicable, to be reflected on the CD submission.
- H. A signed statement from the Lessor for the leased Space explaining how all HVAC systems serving the leased Space will achieve the desired ventilation of the Space during the flush-out period called for in the Lease.
- I. A written commissioning plan submitted to the LCO prior to the completion of DIDs, if applicable, that includes:
 - 1. A schedule of systems commissioning (revised as needed during all construction phases of the project, with such revisions provided to the LCO immediately); and

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- 2. A description of how commissioning requirements will be met and confirmed.
- J. At completion of Green Globes documentation and receipt of final certification, along with two electronic copies of all supporting documentation for certification on compact disk.
- K. If renewable source power is purchased, documentation within 9 months of occupancy.

11.6 SEISMIC SAFETY FOR NEW CONSTRUCTION (SEP 2012)

For leases requiring new construction, the space will not be considered substantially complete until the LCO receives the Seismic Form F, Certificate Of Seismic Compliance – New Building. This form must be completed by the civil or structural engineer and certify that the building was designed and constructed in accordance with the appropriate local code.

11.7 DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS – LEASE (SEP 2014)

- A. Environmental Due Diligence

Lessor is responsible for performing all necessary “response” actions (as that term is defined at 42 U.S.C. § 9601(25) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)) with regard to all “recognized environmental conditions,” as that term is defined in ASTM Standard E1527-13, as such standard may be revised from time to time. This obligation extends to any contamination of the Property where such contamination is not attributable to the Government. Lessor must provide the Government with a summary report demonstrating completion of all required response actions prior to Substantial Completion. Any remediation performed by or on behalf of Lessor must be undertaken in strict compliance with all applicable federal, state and local laws and regulations.

- B. National Environmental Policy Act

The National Environmental Policy Act regulations provide for analyzing proposed major federal actions to determine if there are ways to mitigate the impact of the proposed actions to avoid, minimize, rectify, reduce, or compensate for environmental impacts associated with such actions. Where the Government has determined that any or all of these mitigation measures should be or must be adopted to lessen the impact of these proposed actions, Lessor must incorporate all mitigation measures identified and adopted by the Government in the design and construction drawings and specifications. All costs and expenses for development of design alternatives, mitigation measures and review submittals for work to be performed under the Lease are the sole responsibility of Lessor.

11.8 NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS - LEASE (SEP 2014)

A. Where a Memorandum of Agreement or other pre-award agreement concluding the Section 106 consultation includes mitigation, design review or other continuing responsibilities of the Government, Lessor must allow the Government access to the Property to carry out compliance activities. Compliance may require excavation for artifact recovery, recordation and interpretation. For Tenant Improvements and other tenant-driven alterations within an existing historic building, new construction or exterior alterations that could affect historic properties, compliance also may require on-going design review. In these instances, Lessor will be required to retain, at its sole cost and expense, the services of a preservation architect who meets or exceeds the *Secretary of the Interior’s Professional Qualifications Standards for*

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Historic Architecture, as amended and annotated and previously published in the Code of Federal Regulations, 36 C.F.R. part 61, and the *GSA Qualifications Standards for Preservation Architects*. These standards are available at: <http://www.gsa.gov/historicpreservation>>Project Management Tools>Qualification Requirements for Preservation Architects. The preservation architect will be responsible for developing preservation design solutions and project documentation required for review by the Government, the State Historic Preservation Officer (SHPO), the Tribal Historic Preservation Officer (THPO), if applicable, and other consulting parties in accordance with Section 106. For Tenant Improvements and other tenant-driven alterations within an existing historic building, the preservation architect must develop context-sensitive design options consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Where new construction or exterior alterations, or both, are located within a historic district, may be visible from historic properties or may affect archeological resources, compliance may require tailoring the design of the improvements to be compatible with the surrounding area. Design review may require multiple revised submissions, depending on the complexity of the project and potential for adverse effects to historic properties. GSA is responsible for corresponding with the SHPO, the THPO, if applicable, and any other consulting party.

B. Compliance requirements under Section 106 apply to all historic property alterations and new construction, regardless of the magnitude, complexity or cost of the proposed scope of work.

C. The costs for development of design alternatives and review submittals for work required under the Lease are the sole responsibility of Lessor. In addition, building shell costs relating to such design alternatives are the sole responsibility of Lessor and must be included in the shell rent. Such costs may be offset by federal, state or local preservation tax benefits. Lessor is encouraged to seek independent financial and legal advice concerning the availability of these tax benefits.

11.9 ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (SEP 2015)

A. Twenty (20) Working Days prior to the completion of the Space, the Lessor shall issue written notice to the Government to schedule the inspection of the Space for acceptance. The Government shall inspect the Space within ten (10) working days of the date Lessor identified in its notice that the Space will be ready for inspection. The Government shall accept the Space only if the construction of Building shell and TIs conforming to this Lease and the approved DIDs, if applicable, is substantially complete, a Certificate of Occupancy (C of O) has been issued as set forth below, and the Building improvements necessary for acceptance as described in the paragraph "Building Improvements" are completed.

B. The Space shall be considered substantially complete only if the Space may be used for its intended purpose, and completion of remaining work will not interfere unreasonably with the Government's enjoyment of the Space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed TIs to the approved DIDs, with the exception of items identified on a punch list generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other Lease requirements.

C. The Lessor shall provide a valid C of O, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue C of O's or if the C of O is not available, the Lessor may satisfy this condition by providing copies of signed permit cards and/or a report prepared by a licensed fire protection engineer that indicates the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease.

D. The Government will not be required to accept space prior to the schedule outlined in this Lease.

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11.10 ADDITIONAL SUBMITTALS (MAR 2016)

Offeror shall also submit with its offer the following:

A. GSA Form 3518-SAM, Addendum to System for Award Management (SAM), Representations and Certifications (Acquisitions of Leasehold Interests in Real Property). Note: This information applies to the status of the Ownership entity and not the authorized representative completing the form.

B. Satisfactory evidence of at least a conditional commitment of funds in an amount necessary to prepare the Space. Such commitments shall be signed by an authorized bank officer, or other legally authorized financing official, and at a minimum shall state: amount of loan, term in years, annual percentage rate, and length of loan commitment.

C. Evidence that the Property is zoned in compliance with local zoning laws, including evidence of variances, if any, approved by the proper local authority, or the Offeror's plan and schedule to obtain all necessary zoning approvals prior to performance if the same have not been received at the time of submission of offers.

D. Evidence of ownership or control of Building or site. If the Offeror owns the Property being offered or has a long-term leasehold interest, documentation satisfactory to the LCO evidencing the Offeror's stated interest in the Property and any encumbrances on the Property, shall be submitted.

E. If the Offeror does not yet have a vested interest in the Property, but rather has a written agreement to acquire an interest, then the Offeror shall submit a fully executed copy of the written agreement with its offer, together with a statement from the current owner that the agreement is in full force and effect and that the Offeror has performed all conditions precedent to closing, or other form of documentation satisfactory to the LCO. These submittals must remain current. The Offeror is required to submit updated documents as required.

F. If there is a potential for conflict of interest because of a single agent representing multiple owners, present evidence that the agent disclosed the multiple representation to each entity and has authorization from each ownership entity offering in response to this SFO package. Owners and agents in conflicting interest situations are advised to exercise due diligence with regard to ethics, independent pricing, and Government procurement integrity requirements. In such cases, the Government reserves the right to negotiate with the owner directly.

G. The Offeror must have an active registration in the System for Award Management (SAM), via the Internet at <https://www.acquisition.gov>, prior to final proposal revisions. This registration service is free of charge.

H. The legal description of the Property and tax ID number associated with the Property, copies of prior year tax notices and prior year tax bills, as well as any other information (such as a fact sheet, 5" wide x 3" high or larger color photograph, site plan, location map, and tax parcel map) in case of multiple tax parcels for an offered Building, and any other information that may affect the assessed value, in order for the Government to perform a complete and adequate analysis of the offered Property. The Offeror is to provide a detailed overview and documentation of any Tax Abatements on the Property as outlined in the "Real Estate Tax Adjustment" paragraph of the Lease.

I. A plan and short narrative as necessary to explain how the Offeror will meet the parking requirements.

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J. Provide evidence demonstrating amenities do or will exist by the Government's required occupancy date. Such evidence shall include copies of signed leases, construction contracts, or other documentation as deemed acceptable by the LCO.

K. No later than the due date for final proposal revisions, the Offeror must submit to the LCO:

1. Evidence of an Energy Star® label obtained within the 12 months prior to the due date of final proposal revisions,
2. Offerors falling under a statutory exception must also indicate by the due date for final proposal revisions what cost effective energy efficiency and conservation improvements they are proposing to make.
3. If no cost-effective improvements can be made, the Offeror must demonstrate to the Government using the ENERGY STAR® Online Tools referenced in the SFO paragraph, entitled "ENERGY INDEPENDENCE AND SECURITY ACT," why no energy efficiency and conservation improvements are cost effective. This explanation will be subject to review by the LCO. If the explanation is considered unreasonable, the offer may be considered technically unacceptable.
4. If the Offeror is claiming eligibility for additional time to obtain the Energy Star® label per sub-paragraph B of the SFO paragraph entitled "Energy Independence and Security Act," then the Offeror shall provide such indication with its initial offer and also must provide by the due date for final proposal revisions evidence substantiating their claim for additional time to obtain the Energy Star® label and substantiating their capability of earning the Energy Star®.
5. For new construction, the Offeror need not submit anything regarding compliance with EISA by the date of final proposal revisions, but shall be required to produce prior to the issuance of a permit for building construction a Statement of Energy Design Intent (SEDI) using Energy Star's® Target Finder online tool reflecting an Energy Star® benchmark score of 75 or higher and a certification from EPA of being Designed to Earn the Energy Star®.

O. Evidence of seismic safety compliance as required in this SFO.

P. Information required under paragraph entitled "DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS."

Q. Information required under paragraph entitled "NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS."

R. If the Offeror requests any deviations, all deviations must be documented on Form 1364 in block labeled "Additional Remarks or Conditions with Respect to this Offer." VA at its sole discretion will make the decision whether or not to accept the deviation. Any deviations must be requested prior to the request for final proposal revisions. If the Offeror requests any deviations, VA at its sole discretion will make the decision whether to accept the deviation.

S. If more than 5,000 square feet of land area is to be disturbed in order to meet the Government's requirements, (as more fully described in the lease paragraph named ENERGY INDEPENDENCE AND SECURITY ACT, sub-paragraph (B)(1)(b)), a statement from Offeror that the Offeror is aware of and will comply with the specific lease requirements concerning maintenance and restoration of the real property's hydrology.