



KNOXVILLE VETERANS CENTER LEASE REQUEST
PROPOSAL
VA249-17-R-0705
DEPARTMENT OF VETERANS AFFAIRS VA MEDICAL
CENTER, MOUNTAIN HOME
Agency Specific Requirements

The Agency Specific Requirements (ASRs) do not reduce the minimum requirements contained within the Lease. These ASRs provides specific agency requirements, which may be complementary, more specific, or more stringent than those of the Lease minimum requirements.

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SECTION 1 ROOM SCHEDULE AND DETAILS

1.01 INTENTIONALLY DELETED

1.02 SPACE DETAILS

For a complete list of requirements refer to the Lease document.

The contractor shall provide within the lease the following requirements and services:

- a) Fire and intrusion, detection system monitored 24 hours per day which alarms at the closest Police and Fire Department. The monitoring company will be given the appropriate VA personnel contact information. The Lessor shall install and pay for this system. The VA will reimburse the Lessor. The monitoring shall be included in the rent.
- b) Services, utilities and maintenance shall be provided by the Lessor as part of the rental consideration. The lessor shall have an onsite building superintendent or a locally designated representative available to promptly respond to deficiencies, and immediately address all emergency situations.
- c) Buildings which face and have street addresses on the boundary streets are deemed to be within the established delineated area.
- d) Space shall be located in a prime commercial office district with attractive, prestigious, professional surroundings with a prevalence of modern design and /or tasteful rehabilitation in modern use. Streets and public sidewalks shall be well-maintained.
- e) The location will require at least 25 parking spaces for the Knoxville Vet Center to conduct business, including at least two identified for handicapped use.

- f) A variety of inexpensive or moderately priced fast food and/or eat-in restaurants shall be located within the immediate vicinity of the building, as determined by the contracting officer.
- g) Two or more public or campus bus lines usable by tenant occupants shall be located within the vicinity of the building, as determined by the contracting officer.
- h) Accessibility to persons with disabilities shall be required throughout the common areas accessible to Government tenants in accordance with the Architectural Barriers Act Accessibility Standard (ABAAS), Appendices C and D to 36 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10) and shall be installed and coordinated with Tenant Improvements. To the extent the standard referenced in the preceding sentence conflicts with local accessibility requirements, the more stringent standard shall apply.
- i) Exterior building doors and doors necessary to the lobbies, common areas, and core areas shall be required. This does not include suite entry or interior doors specific to Tenant Improvements.
- j) Permanent, perimeter, and demising slab-to-slab partitions (including all columns) finished with paint and base shall be required as determined by the contracting officer.
- k) All building common areas shall have finished floors as determined by the contracting officer.
- l) There will be at least one Male restroom, one Female restroom, one unisex restroom and one staff restroom, as well as a Janitor closet. Hot and cold water risers and domestic waste and vent risers, installed and ready for connections that are required for Tenant Improvements, shall be included in the shell rent.
- m) Central HVAC system shall be installed and operational, including, as appropriate, main and branch lines.
- n) Electrical power distribution panels and circuit breakers shall be available in an electrical closet, with capacity and system as specified by the contracting officer.
- o) Fluorescent lighting fixtures (or other building standard fixtures approved by the VA Contracting Officer) shall be installed in the ceiling grid for an open office plan at a rate as determined by the contracting officer. Lighting as necessary shall be provided in all building common areas as determined by the contracting officer.
- p) Building telecommunication rooms on each floor shall be completed, operational, and ready for Tenant Improvements. The telephone closets shall include a telephone backboard.

Janitorial Services

A. The Lessor shall provide janitorial services for the leased space, public areas, entrances, and all other common areas and shall provide replacement of supplies.

B. The Lessor shall make careful selection of janitorial cleaning products and equipment to :

- 1) Use products that are packaged ecologically;
- 2) Use products and equipment considered environmentally beneficial and/or recycled products that are phosphate-free, non-corrosive, non-flammable, and fully biodegradable; and,
- 3) Minimize the use of harsh chemicals and the release of irritating fumes.
- 4) Examples of acceptable products may be found at www.gsa.gov/p2products.

C. The Lessor shall select paper and paper products (i.e., bathroom tissue and paper towels) with recycled content conforming to EPA's CPG.

D. The Lessor shall maintain the leased premises, including outside areas, in a clean condition and shall provide supplies and equipment for the term of the lease. The following schedule describes the level of services intended. Performance will be based on the Contracting Officer's evaluation of results, not the frequency or method of performance.

- 1) *Daily*. Empty trash receptacles. Sweep entrances, lobbies, and corridors. Spot sweep floors, and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub toilet room. Clean all toilet fixtures, and replenish toilet supplies as needed.
- 2) *Weekly*. Sweep sidewalks, parking areas, and driveways (weather permitting).
- 3) *Every Two Weeks*. Damp mop and spray buff hard and resilient floors in office space.
- 4) *Monthly*. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage space. Spot clean all wall surfaces within 70 inches of the floor.
- 5) *Every Two Months*. Damp wipe toilet wastepaper receptacles, stall partitions, doors, window sills, and frames.
- 6) *Three times a year*. Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Clean metal and marble surfaces in lobbies.
- 7) *Twice a year*. Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in toilets. Strip and refinish main corridors and other heavy traffic areas.
- 8) *Annually*. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the building of 70 inches from the floor, including light fixtures. Clean balconies, ledges, courts, areaways, and flat roofs.
- 9) *Every Two years*. Shampoo carpets in all offices and other non-public areas.
- 10) *Every Five Years*. Dry clean or wash (as appropriate) all draperies.
- 11) *As Required*. Properly maintain plants and lawns. Remove snow and ice from entrances, exterior walks, and parking lots of the building by the beginning of the normal working hours and continuing throughout the day. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Replace worn floor coverings (this includes the moving and returning of furnishings). Provide and empty exterior ash cans and clean area of any discarded cigarette butts.
- 12) Control pests as appropriate, using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).

Landscape Maintenance

A. Landscape maintenance shall be performed during the growing season at not less than a weekly cycle and shall consist of watering, weeding, mowing, and policing the area to keep it free of debris. Pruning and fertilization shall be done on an as needed basis. In addition, dead, dying, or damaged plants shall be replaced.

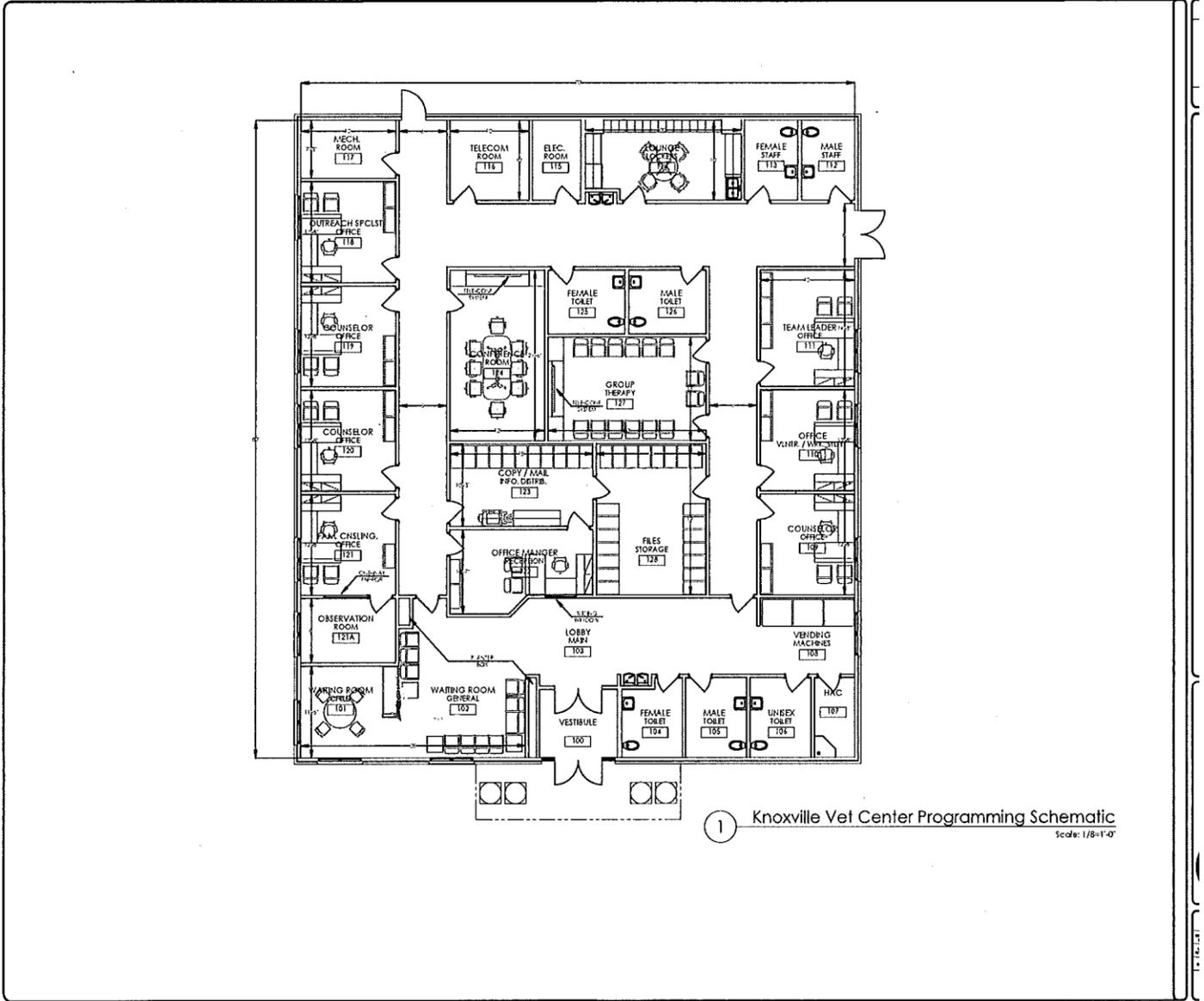
Maintenance and Testing of Systems

A. The Lessor is responsible for the total maintenance and repair of the leased premises. Such maintenance and repairs include the site and private access roads. All equipment and systems shall be maintained to provide reliable, energy-efficient service without unusual interruption, disturbing noises, exposure to fire or safety hazards, uncomfortable drafts, excessive air velocities, or unusual emissions of dirt. The Lessor's maintenance responsibility includes initial supply and replacement of all supplies, materials, and equipment necessary for such maintenance. Maintenance, testing, and inspection of appropriate equipment and systems shall be done in accordance with current applicable codes, and inspection certificates shall be displayed as appropriate. Copies of all records in this regard shall be forwarded to the VA Field Office Manager or a designated representative.

B. Without any additional charge, the Government reserves the right to required documentation of proper operations or testing prior to occupancy of such systems as fire alarm, sprinkler, standpipes, fire pumps, emergency lighting, illuminated exit signs, emergency generator, etc. to ensure proper operation. These tests shall be witnessed by a designated representative of the Contracting Officer.

SECTION 2 DESIGN SCHEMATIC LAYOUT

2.01 DESIGN SCHEMATIC



2.02 INTENTIONALLY DELETED

SECTION 3 ADDITIONAL SPECIAL REQUIREMENTS AND DETAILS

3.01 INTENTIONALLT DELETED

3.02 INTENTIONALLY DELETED

SECTION 4 GENERAL REQUIREMENTS

4.01 INTENTIONALLY DELETED

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