

Robley Rex VA Medical Center
Agency Specific Requirements (ASR)
Lease Space for Metropolitan Integrated Outpatient Clinic

- A. The VA uses Net Usable Square Footage (NUSF) as the basis for monthly payment. The following is the VA description of NUSF including calculation of the measure:

Net Usable Square Footage (NUSF) used for VA leases is that portion of rentable space that is available for a tenant's personnel, furnishings, and equipment, and includes the floor area of full-height columns and projections enclosing the structural elements of the building within the space. 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 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 shared public corridor and shaft walls and/or the centerline of tenant-separating fixed wall partitions.

Deduct the following from the inside gross area, including the enclosing walls, to arrive at the figure for net usable square feet:

- *Housekeeping closets not contained in programmed areas*
- *Public restrooms and lounges*
- *Building equipment and service areas*
- *Public corridors and entrance lobbies*
- *Vertical circulation (elevators, escalators, and stairs)*
- *Shafts, risers, and stacks*

(Excerpt from VA CFM Standards Alert 003C2B-SA 002a, dated April 1, 2012)

- B. The build-out of the leased space will be subject to the VA Master Construction Specifications (PG-18-1) located at - <http://www.cfm.va.gov/TIL/spec.asp>
- C. The leased space shall be in compliance with the *Physical Security Design Manual for VA Life-Safety Protected Facilities*, January 2015, which can be downloaded at - <http://www.cfm.va.gov/til/PhysicalSecurity/dmPhySecLS.pdf>.
- D. The leased space shall be in compliance with the VA *Office of Information & Technology Design Guide*, February 2011, which can be downloaded at - <http://www.cfm.va.gov/til/dguide/dgOIT.pdf>
- E. 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", which can be downloaded at - <http://www.cfm.va.gov/til/dGuide/barrfree.doc>. 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.accessboard.gov/>. 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 more stringent requirement shall be followed.

- F. Additional information concerning design and construction of VA facilities can be found online in the VA Technical Information Library (TIL): <http://www.cfm.va.gov/til/index.asp>
- G. The space shall be designed to accommodate the program in Table 1 below.

Table 1: Program for Design (PFD)			
Room/Space Description	Unit Area	Qty	Total Net Area
<i>Entry/Reception/Waiting</i>			
Alcove, Wheelchair	90	1	90
Kiosk, Patient Check-In	105	1	105
Lobby	200	1	200
Reception	280	1	280
Toilet, Family	80	1	80
Toilet, Female	205	1	205
Toilet, Male	205	1	205
Vending Machine Area	80	1	80
Vestibule	150	1	150
Waiting	1,400	1	1,400
Workstation, Patient Education	2	30	60
<i>Subtotal Net Square Feet (NSF):</i>			2,855
<i>Subtotal Net Useable Square Feet (NUSF)</i>			4,283
<i>Mental Health/Primary Care Integrated PACT Clinic</i>			
Alcove, Equipment/Supplies	20	3	60
Alcove, Medication	20	3	60
Behavioral Health, Testing	150	2	300
Consult Room, Mental Health	125	10	1,250
Exam Room, Women's Health	125	2	250
Exam/Consult/MH Consult	125	30	3,750
Group Therapy Room, Mental Health	300	3	900
Shared Medical Appointment Room	400	1	400
Storage, Shared Medical Appointment Room	100	1	100
Team Work Area	780	3	2,340
Team Work Area, Extended Team	280	3	840

Tele-Health Room	125	1	125
Tele-Retinal Room	125	1	125
Telemental Health	125	2	125
Toilet, PACT Patient	60	4	240
Toilet, Women's Health Exam Room Patient	60	2	120
<i>Subtotal Net Square Feet (NSF):</i>			<i>11,110</i>
<i>Subtotal Net Useable Square Feet (NUSF)</i>			<i>16,665</i>
<i>Pathology and Laboratory</i>			
Blood Specimen Collection Room	240	1	240
Laboratory, General	150	1	150
Toilet, Specimen Collection	60	1	60
<i>Subtotal Net Square Feet (NSF):</i>			<i>450</i>
<i>Subtotal Net Useable Square Feet (NUSF)</i>			<i>675</i>
<i>Clinic Management</i>			
Office, MH Supervisor	100	1	100
Office, Nurse Manager	100	1	100
Office, Supervisor	100	2	200
<i>Subtotal Net Square Feet (NSF):</i>			<i>400</i>
<i>Subtotal Net Useable Square Feet (NUSF)</i>			<i>600</i>
<i>Police Service</i>			
Holding Room	60	1	60
Locker Area	20	1	20
Operations	120	1	120
Storage, Secure	40	1	40
<i>Subtotal Net Square Feet (NSF):</i>			<i>240</i>
<i>Subtotal Net Useable Square Feet (NUSF)</i>			<i>360</i>
<i>Staff Support Area</i>			
Locker, Staff Personal Property	60	3	180
Lounge, Staff	220	3	660
Toilet, Staff, Female	200	1	200
Toilet, Staff, Male	200	1	200
<i>Subtotal Net Square Feet (NSF):</i>			<i>1,240</i>
<i>Subtotal Net Useable Square Feet (NUSF)</i>			<i>1,860</i>
<i>Support Area</i>			
Communications/IT Room	110	1	110
Housekeeping Aides Closet (HAC) {Janitor}	60	1	60
Utility Room, Clean	120	1	120
Utility Room, Soiled	60	1	60
<i>Subtotal Net Square Feet (NSF):</i>			<i>350</i>
<i>Subtotal Net Useable Square Feet (NUSF)</i>			<i>525</i>

TOTAL NSF:	16,645
TOTAL NUSF	24,968

- H. The lease design and construction shall comply with the *Notes and Sample Plan* drawings dated January 18, 2017 for the project, which is titled *Lease Space for Metropolitan Integrated Outpatient Clinic*.
- I. DIVISION 08 Doors and Windows: Keying; All cylinders shall be keyed into the Louisville VA Medical Center's existing Best Cormax™ SFIC Great Grand Master Key System. Provide removable core cylinders that are removable only with a special key or tool without disassembly of knob or lockset. Cylinders shall be 7 pin type. Keying information shall be furnished at a later date by the Contracting Officer Representative (COR).
- J. DIVISION 27 Communications: The VA will arrange for a minimum 10,000 MB connection to the AT&T loop specifically for the VA. The VA will also pay for the monthly service fees. The space must be able to accommodate this connection while meeting the requirements in the Physical Security Design Manual for VA Life-Safety Protected Facilities and the Office of Information & Technology Design Guide. The accommodation of this connection shall be included as tenant improvement.
- K. DIVISION 28 Electronic Safety and Security: The Security system for the leased space shall be fully integrated into the Louisville VAMC's Electronic Security System by a certified technician. All security system components shall be FIPS-201 and HSPD-12 compliant, and fully compatible with Louisville VAMC's system. Monitoring of the space will be performed at the Security Command Center at the main VAMC campus at 800 Zorn Avenue, Louisville, Kentucky 40206. The system currently utilizes the C Cure 9000 Access Control System, Version 2.30.1730.1101, Build730.1101. Card readers at the VAMC are Veridt Reader- Stealth Series although other card readers may be acceptable.

STATEMENT OF WORK
LEASE SPACE FOR METROPOLITAN INTEGRATED OUTPATIENT CLINIC
ROBLEY REX VA MEDICAL CENTER, LOUISVILLE, KENTUCKY

The Louisville VA Medical Center requires a fully serviced, turnkey Lease with rent that covers all Lessor costs, including all shell upgrades, operating costs, real estate taxes, and security upgrades. The Lessor shall be required to design and build Tenant Improvements (TI) and will be compensated for the TI costs based upon turnkey pricing established under the Lease. The cost for use of space will include the following services: utilities, landscaping, trash removal, cleaning maintenance, building management, alarm service, and building repairs. The lessor shall have a locally designated representative available to promptly correct any deficiencies. The Lessor shall supply or comply with all of the following:

1. Provide a maximum of 25,000 Net Useable Square Feet (NUSF) of space meeting the requirements laid out in the solicitation documents, including the Agency Specific Requirements (AST) and the *Notes and Sample Plan* drawings dated January 18, 2017 for the project, which is titled *Lease Space for Metropolitan Integrated Outpatient Clinic*.
2. The VA request space in Jefferson County, Kentucky in an area bounded as follows:
Blankenbaker Parkway to Shelbyville Road to Dorsey Lane to Hurstborne Parkway to Westport Road to Goosecreek Road to Brownsboro Road to Seminary Drive to US-42 to Interstate 71 to Zorn Avenue to Mellwood Avenue to Interstate 64 to Payne Street to Baxter Avenue to Eastern Parkway to Poplar Level Road to Fern Valley Road to South Hurstborne Parkway to Stony Brook Drive to Watterson Trail to Ruckriegel Parkway to Taylorsville Road to Blankenbaker Parkway
3. The Space shall be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the VA. If not a new Building, the Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences.
4. The lease term shall be 20 Years, 10 Years Firm, with Government termination rights, in whole or in part, effective at any time after the Firm Term of the Lease by providing not less than 180 days' prior written notice.
5. The VA's normal hours of operations are established as 6 AM to 6 PM, Monday through Friday, with the exception of Federal holidays. Services, maintenance, and utilities shall be provided during these hours. The Government shall have access to the Premises and its Appurtenant Areas at all times without additional payment, including the use, during other than normal hours, of necessary services and utilities such as elevators, restrooms, lights, and electric power. Cleaning shall be performed between 8 AM and 4:30 PM during normal business days
6. Provide 125 parking spaces for the use of the VA. Spaces must be secured and lit in accordance with the VA Security Requirements.
7. Not later than 14 days after the acceptance of the Space, the Lessor, at Lessor's expense, shall furnish to the Government a complete set of Computer Aided Design (CAD) files of as-built floor plans showing the Space under Lease, as well as corridors, stairways, and core areas. The plans

shall have been generated by a CAD program which is compatible with the latest release of AutoCAD. The required file extension is ".DWG." Clean and purged files shall be submitted on CD-ROM. They shall be labeled with Building name, address, list of drawing(s), date of the drawing(s), and Lessor's architect and architect's phone number. The Lessor's operator shall demonstrate the submission on GSA equipment, if requested by the LCO.

8. Provide the following building services:
 - a. Lessor is responsible for providing the following utilities: Electricity, Water, Sewer, and Cable Television services. All utilities necessary for operation are provided and all associated costs are included as part of the established rate;
 - b. Lessor shall provide snow removal services for the Government on all days for which this Lease has designated normal hours. Lessor shall clear parking lots if the accumulation of snow exceeds two inches. Lessor shall clear sidewalks, walkways and other entrances before accumulation exceeds 1.5 inches. The snow removal shall take place no later than 5:00 AM, without exception. Should accumulation continue throughout the day, the Lessor shall provide such additional snow removal services to prevent accumulation greater than the maximums specified in this paragraph. In addition to snow removal, the Lessor shall keep walkways, sidewalks and parking lots free of ice during the normal hours. The Lessor shall remove excess buildup of sand and/or ice melt to minimize slipping hazards. If the Building entrance(s) has a northern exposure, then Lessor shall take additional measures to protect the safety of pedestrians.
 - c. 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.
 - d. 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 Government's designated representative.
 - e. Janitorial Services: Janitorial services for the leased space, public areas, entrances and all other common areas are to be provided by Lessor under the lease for the property. Janitorial services include all cleaning supplies, equipment and supervision to provide satisfactory cleaning procedures. Lessor will be responsible for regulations and guidelines of OSHA, VA and/or any other pertinent federal or state references. Lessor is responsible for supplying all soap dispensers and refilling those dispensers. Lessor is

also responsible for supplying all gel hand sanitizer dispensers and refilling those dispensers. The Lessor is responsible for supplying all wall mounted paper towel dispensers, restocking all toiletry items, including toilet paper and paper towels. The Lessor is responsible for supplying all wastebaskets and wastebasket liners in the facility.

- i. 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 restrooms. Clean all restroom fixtures, and replenish restroom supplies. Dispose of all trash and garbage generated in or about the Building. Wash inside and out or steam clean cans used for collection of food remnants from snack bars and vending machines. Dust horizontal surfaces that are readily available and visibly require dusting. Spray buff resilient floors in main corridors, entrances, and lobbies. Clean elevators and escalators. Remove carpet stains. Police sidewalks, parking areas, and driveways. Sweep loading dock areas and platforms. Clean glass entry doors to the Space.
- ii. Three times a week. Sweep or vacuum stairs.
- iii. Weekly. Damp mop and spray buff all resilient floors in restrooms and health units. Sweep sidewalks, parking areas, and driveways (weather permitting).
- iv. Every two weeks. Spray buff resilient floors in secondary corridors, entrance, and lobbies. Damp mop and spray buff hard and resilient floors in office Space.
- v. Monthly. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage Space. Spot clean all wall surfaces within 70 inches of the floor.
- vi. Every two months. Damp wipe restroom wastepaper receptacles, stall partitions, doors, window sills, and frames. Shampoo entrance and elevator carpets.
- vii. 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. Wet mop or scrub garages.
- viii. Twice a year. Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in restrooms. Strip and refinish main corridors and other heavy traffic areas.
- ix. Annually. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the Building more than 70 inches from the floor, including light fixtures. Vacuum all draperies in place. Strip and refinish floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean balconies, ledges, courts, areaways, and flat roofs.
- x. Every two years. Shampoo carpets in all offices and other non-public areas.
- xi. Every five years. Dry clean or wash (as appropriate) all draperies.
- xii. As required. Properly maintain plants and lawns. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Provide and empty exterior ash cans and clean area of any discarded cigarette butts.

- xiii. Pest control. Control pests as appropriate, using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).
- 9. Lessor will ensure the building is in compliance with all local and state building requirements at all times. If not, it shall be the Lessor's sole responsibility to repair or remediate. Lessor is responsible for maintaining liability insurance for the duration of the contract and for following all pertinent federal and state regulations. Lessor shall provide certificate of occupancy and inspection prior to VA occupation.

EXHIBIT A 36C24918R0041 and 36C24918L0010

Lease Space for Metropolitan Integrated Outpatient Clinic
Louisville VA Medical Center
Notes and Sample Floor Plan

General Notes:

1. The design and construction shall comply with the requirements of the VA Technical Information library located at <http://www.cfm.va.gov/tli/index.asp>. In particular the design shall comply with the Community Based Outpatient Clinic (CBOC) Prototype located at <http://www.cfm.va.gov/tli/spclRqmts.asp#CBOC>.
2. The VAMC offers the notes and drawings contained herein to aid the lessor in developing a VA Outpatient Clinic proposal that will be reflect the most recent advances in Patient Centered Care. The VA as an organization is moving to these concepts in order to provide timely and efficient health care to our Veterans. The lessor is encouraged to incorporate ideas found herein and to develop their own recommendations to improve the performance of their proposed space in order that the VA may ultimately provide the best care possible.
3. The lessor shall be responsible for design, supply, installation, and maintenance of all exterior and interior signage required for the space. Signage shall be designed and constructed in accordance with the VA Signage Design Guide located at <http://www.cfm.va.gov/tli/spclRqmts.asp#SIGN>. An exterior illuminated sign using message layout F, sign designation EI-01.03, Chapter 4 Exterior Signs, page 4-6-5, <http://www.cfm.va.gov/tli/signs/Signage04-Exterior.pdf> shall be included in the design package. Building Main entrance sign similar to those shown on page 4-7-61 shall also be included. Additional exterior signage may be needed based on the overall design to inform patients and visitors where to park and how to get to the main entrance.
4. The VA Site Development Design Manual states the following: "Walks shall be at least 6'-6" (2m) wide, and 8'-6" (2.5m) wide where walks abut parking stalls. All walks shall be designed to accommodate people with mobility issues" (paragraph 4.6.3.1, Page 4-15, <http://www.cfm.va.gov/tli/dManual/dmSITE.pdf>). The VA encourages owners to include in their proposals and subsequent design ways to improve their site to accommodate the VA's patient mobility needs as necessary.
5. Water fountains installed on the site should have a minimum of one at each location that allows for bottle filling.
6. In addition to the plumbing shown in the exam/rooms, appropriate fixtures and piping are required in the soiled utility room, break rooms, janitor's closets, restrooms, and toilets. A lavatory and a clinic service sink with a flushing rim is required in the soiled utility room.

Architectural Notes:

1. The design and construction shall comply with the requirements of the VA Technical Information library located at <http://www.cfm.va.gov/tli/index.asp>. In particular the design shall comply with the Community Based Outpatient Clinic (CBOC) Prototype located at <http://www.cfm.va.gov/tli/spclRqmts.asp#CBOC>.
2. The space shall be designed to accommodate the program in the table titled *Space Program for Integrated Outpatient Clinic* in accordance with the design and operational concepts depicted in the Sample Floor Plan. The Sample Floor Plan indicates a 3 module concept; however, depending on the configuration of the lessor's space a 2 to 4 module concept may be acceptable. Refer to the Agency Specific Requirements for instructions on calculation of Net Usable Square Foot (NUSF).
3. All doors used by patients and visitors shall be a minimum of 42" in width unless agreed to otherwise. Doors used exclusively by staff shall be a minimum of 36" in width.
4. All doors to exams room shall have locking capability.
5. The doors indicated by sliding door graphics on the VASample Floor Plan shall be high performance sliding exam room doors capable of locking for privacy and meeting the required sound transmission coefficient.
6. The lessor shall design and install door hardware in accordance with VA Program Guide (PG) 18-14 Room Finishes, Door, & Hardware Schedule unless specifically stated otherwise herein or in the Agency Specific Requirements. The lessor shall have full "Hardware Responsibility" for the design, construction, and installation in contract to PG-18-14 Section II Subsection B which implies the possibility of the government including a separate "Hardware Consultant". The VA will review the design and provide comments. PG-18-14 is located at <http://www.cfm.va.gov/tli/room/RoomFinishes.pdf>.
7. The lessor shall key all cylinders into the Louisville VA Medical Center's existing Best Cormax™ SFIC Great Grand Master Key System. Provide removable core cylinders that are removable only with a special key or tool without disassembly of knob or lockset. Cylinders shall be 7 pin type. The VA will provide specific keying information during the design phase.
8. Patient corridors shall be a minimum of 6' in width. Primary staff corridors/circulation pathways shall be a minimum of 5' in width. The lessor must ensure that egress routes meet code requirements.
9. Sample floor plans are based on provided AutoCAD drawings that have not been confirmed for accuracy. The lessor is responsible for confirming that proposed configurations are accurate and take into account building elements that may be unknown to the VA. Sample floor plans are considered a starting point that meets the general VA requirements; however, the lessor is responsible for providing a design that will meet VA design requirements, and federal, state, and local codes and regulations.
10. Appropriately design and constructed casework is expected for all exam rooms, Tele-health room, laboratory, blood draw, restrooms, break rooms, reception, and for the check-in kiosk. Design should be coordinated with the VA to accommodate use and equipment needed.
11. VA Design guides for the PACT model emphasize the benefit of natural light to patients and staff. The VAMC would like to explore the construction of additional windows to allow natural light to enter the space
12. In the PACT model connection between the clinical providers and the patients is important. Per the sample floor plan, the VA would like one way glazing between the team work areas and patient waiting so that staff will be able to see the patients. In addition for privacy and safety concerns, the use of one way glazing or film on window that limits viewing into patient treatment and staff areas is required as needed for the space.
13. The proposal and design shall include as much natural light as possible into the teamwork areas and Mental Health Consult rooms. Natural light is also desirable into the lobby, waiting areas, lounges, offices, and reception.
14. The sound resistant enclosures (partitions, doors, duct system) of the following spaces shall be designed and constructed to a minimum Sound Transmission Class (STC) rating of 45: A/C and other mechanical rooms, emergency generator rooms, multipurpose rooms, Mental Health Group Therapy rooms, and Shared Medical Appointment Rooms.
15. The sound resistant enclosures of the following spaces shall be designed to assure speech privacy and achieve an STC rating of 40: conference rooms, consultation rooms, examination and treatment rooms, offices, tele-health rooms, tele-retinal rooms telemental health rooms, Behavioral Health Testing rooms, laboratory, blood specimen collection, and VA Police operations.

Interior Design Notes:

1. The lessor shall design and install finishes in accordance with VA Program Guide (PG) 18-14 Room Finishes, Door, & Hardware Schedule unless specifically stated otherwise herein or in the Agency Specific Requirements. The VA will review the design and provide comments. PG-18-14 is located at <http://www.cfm.va.gov/tli/room/RoomFinishes.pdf>.
2. Team Areas and offices to receive Ki netex textile Analog / Analog Mono composite flooring available through J & J Flooring Group. Kinetex offers one of the highest Noise Reduction Coefficients and Impact Insulation Classification of any commercial flooring product. The desired result is a dramatic reduction in both airborne and structure borne noise.
3. Corridors, waiting and exam rooms to receive Mohawk group Clic Step Urban Patina Hardscape.
4. Wall and accent colors will be determined during the design. Paint should be Sherwin Williams.
5. The lessor shall provide and install wall protection wainscoting for exam, procedure and waiting rooms. The wall protection should be Wolf Gordon Rampart. Color and pattern to be determined during the design.
6. The lessor shall provide and install wall base. Wall base chair rail and corner guard should be Johnsonite Millwork contoured type.
7. Signage shall be included with the project to provide wayfinding for the established team areas. Room designation should coincide with team corridors. Example: rooms in the Team A area designation A-100.
- Pod B designation B-001 and so forth. Some corridors share Team exam room loading. The Team room number designation to provide directional assistance. Currently, the VAMC is considering Teams A, B, and C. With A being the first Primary Care Team, B the second, and C the Mental Health team area.
8. Painted wall directional mural to lead patients down the hallways to Check Out eliminating exiting concerns.
9. Wood plank flooring throughout two tones to permit directional assistance and wayfinding. Establish a ground color to be utilized throughout the clinic but designate an accent wood for each Pod to carry out directional aid throughout by utilizing color and texture.
10. The use of accent walls shall be included to aid in way finding. Each team module should have a designated accent wall color.
11. Case work corian hard surface tops with laminate base. Color and pattern to be determined as design progresses.
12. The use of ceiling and wall mounted acoustical baffles above the work team areas is encouraged. An example of this item is WhisperWave® Ceiling Clouds.
13. The use of themed Artwork of local sites to aid in wayfinding is encouraged.

Telecommunications Notes:

1. Telecommunications design shall meet the *Telecommunications and Special Telecommunications Systems Design Manual*, February 2016, located at <http://www.cfm.va.gov/tli/dManual/dmTelecomm.pdf>.
2. The lessor shall provide and install a complete and functional Telecommunications Infrastructure Plant (TIP) for the communications system including telephone and data. The lessor shall provide and install all cable, data outlets, patch panels, conduit, raceways, and cable trays. The lessor shall install a minimum of two floor mounted racks, as required to support the system.
3. The lessor shall perform certification testing of each outlet/cable, correct any deficiencies, and provide the testing results to the VA.
4. The VA will install switches in the Telecommunications rack and connect the patch panels to the switches.
5. The lessor shall install two dedicated 208V power circuits/ outlets in the telecommunications closet to provide power to the switches.
6. The telecommunications closet should have dedicated cooling or environmental controls that will ensure heat is not pumped into the closet.
7. The telecommunications closet walls should extend to the deck to ensure that their is not up and over access. The door should be a solid core wooden door with controlled keycard access.
8. Typical data telecommunications outlets includes 2 Category 6 cables, 2 Category 6 Jacks, and 1 - 4 Port Flush Mount Faceplate. In some location designated 3 cables and jacks will be required.Data jacks should be Ortonics/SystemMax RJ-45.
9. Cable and jack colors: Jack A-Blue, Jack B-Red, Jack C-Yellow, Jack C is only needed if a analog phone line is required in that area. These are used for fax and designated phone line.
10. The general locations and quantity of data jacks required is shown on the Sample Floor Plan. This provides reference to what will be needed for proposal and design purposes. The lessor will need to adjust the locations during the design to fit their space, and furniture and equipment locations.
11. Patch panels requested to be separate panels for Blue/Red wires and Ortonics system Max.
12. Provide industry standard type 110 (minimum) punch blocks for voice or telephone, and control wiring instead of patch panels, each being certified for category 6, yellow cables will terminate on the Type 110 punch blocks.

Security Notes:

1. Security design should meet the VA Physical Security Design Manual For VA Life-Safety Protected Facilities, January 2015, located at <http://www.cfm.va.gov/tli/PhysicalSecurity/dmPhysSecLS.pdf>.
2. The lessor shall provide and install the security system for the space, and fully integrate it into the Louisville VAMC's Electronic Security System (ESS) using a certified technician. All security system components shall be FIPS-201 and HSPD-12 compliant, and fully compatible with Louisville VAMC's existing system.
3. The leased space security system shall be designed, installed, and maintained by the lessor. The system should include Physical Access Control System (PACS); Intrusion Detection System (IDS); Video Assessment and Surveillance System (VASS); and Dures, Security Phone, and Intercom System (DSPi).
4. The leased space does not require a full Detection and Screening System (DSS), however, per the Design Manual the lessor shall at a minimum, provide power and communications rough-ins for future installation of DSS equipment at an appropriate location at the main entrance.
5. The lessor shall install the Video Assessment and Surveillance System (VASS) system with the system being based out of the telecommunications closet with access and viewing capability from the Police Operations room, unless otherwise agreed. The system does not need to transmit videos to the Medical Center's location as the bandwidth required could limit other needs. The VA Police will review and copy video when needed from the leased location.
6. Approval of VA Police Chief is required prior to final design and construction of the security system.
7. The lessor shall ensure exterior site lighting meets requirements,especially illumination levels, of chapter 3 of the VA Lighting Design Manual, <http://www.cfm.va.gov/tli/dManual/dmLighting.pdf>.
8. The sample floor plan indicates locations that proximity card readers are required. VA employees are provided Personal Identity Verification (PIV) cards. The lessor installed system shall accommodate the use of these VA issues cards.
9. Construction of the holding room shall be UL 752 level 3 forced entry resistant and as follows:
 - Walls shall be constructed of reinforced masonry extended to the underside of the structure above; drywall and steel stud construction shall not be used.
 - Door frames shall be grouted solid and anchored into the masonry walls.
 - An observation window consisting of reflective glass protected by clear polycarbonate shall be provided.
 - The interrogation table shall be firmly anchored to the floor and to one wall.
 - Shackle hasps shall be anchored to wall construction and be capable of resisting pullout of not less than 500 pounds (228 kg).
 - Provide anti-ligature construction.
 - Vandal resistant products shall be used within the space. Any product within the space with screws shall be tamper resistant.
 - Construction and materials shall eliminate opportunities for detainee to inflict self-injury and improvise weapons that could be used to harm others.
10. When the police operations room is adjacent to or opens onto areas occupied by unscreened public, such as lobbies, elevator 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 fire resistive, UL 752 Level 3 ballistic-resistant.

Space Program for Integrated Outpatient Clinic			
Room/Space Description	Unit Area	Qty	Total
Entry/Reception/Waiting			
Alcove, Wheelchair	90	1	90
Kiosk, Patient Check-In	105	1	105
Lobby	200	1	200
Reception	280	1	280
Toilet, Family	80	1	80
Toilet, Female	205	1	205
Toilet, Male	205	1	205
Vending Machine Area	80	1	80
Vestibule	150	1	150
Waiting	1,400	1	1,400
Workstation, Patient Education	2	30	60
Mental Health/Primary Care Integrated PACT Clinic			
Alcove, Equipment/Supplies	20	3	60
Alcove, Medication	20	3	60
Behavioral Health, Testing	150	2	300
Consult Room, Mental Health	125	10	1,250
Exam Room, Women's Health	125	2	250
Exam/Consult/MH Consult	125	30	3,750
Group Therapy Room, Mental Health	300	3	900
Shared Medical Appointment Room	400	1	400
Storage, Shared Medical Appointment Room	100	1	100
Team Work Area	780	3	2,340
Team Work Area, Extended Team	280	3	840
Tele-Health Room	125	1	125
Tele-Retinal Room	125	1	125
Telemental Health	125	2	250
Toilet, PACT Patient	60	4	240
Toilet, Women's Health Exam Room Patient	60	2	120
Pathology and Laboratory			
Blood Specimen Collection Room	240	1	240
Laboratory, General	150	1	150
Toilet, Specimen Collection	60	1	60
Clinic Management			
Office, MH Supervisor	100	1	100
Office, Nurse Manager	100	1	100
Office, Supervisor	100	2	200
Police Service			
Holding Room	60	1	60
Locker Area	20	1	20
Operations	120	1	120
Storage, Secure	40	1	40
Staff Support Area			
Locker, Staff Personal Property	60	3	180
Lounge, Staff	220	3	660
Toilet, Staff, Female	200	1	200
Toilet, Staff, Male	200	1	200
Support Area			
Communications/IT Room	110	1	110
Housekeeping Aides Closet (HAC) {Janitor}	60	1	60
Utility Room, Clean	120	1	120
Utility Room, Soiled	60	1	60
TOTAL NSF:			16,645
TOTAL NUSF:			24,967

TABLE OF CONTENTS	
Drawing #	Title
1	Title Sheet and Notes
2	Sample Floor Plan
3	Sample Floor Plan with Dimensions

Drawing Title

Title Sheet and Notes

Project Title

Lease Space for
Metropolitan Integrated
Outpatient Clinic

Location

Louisville, KY

Date

1//18/17

Drawing

1 of 3

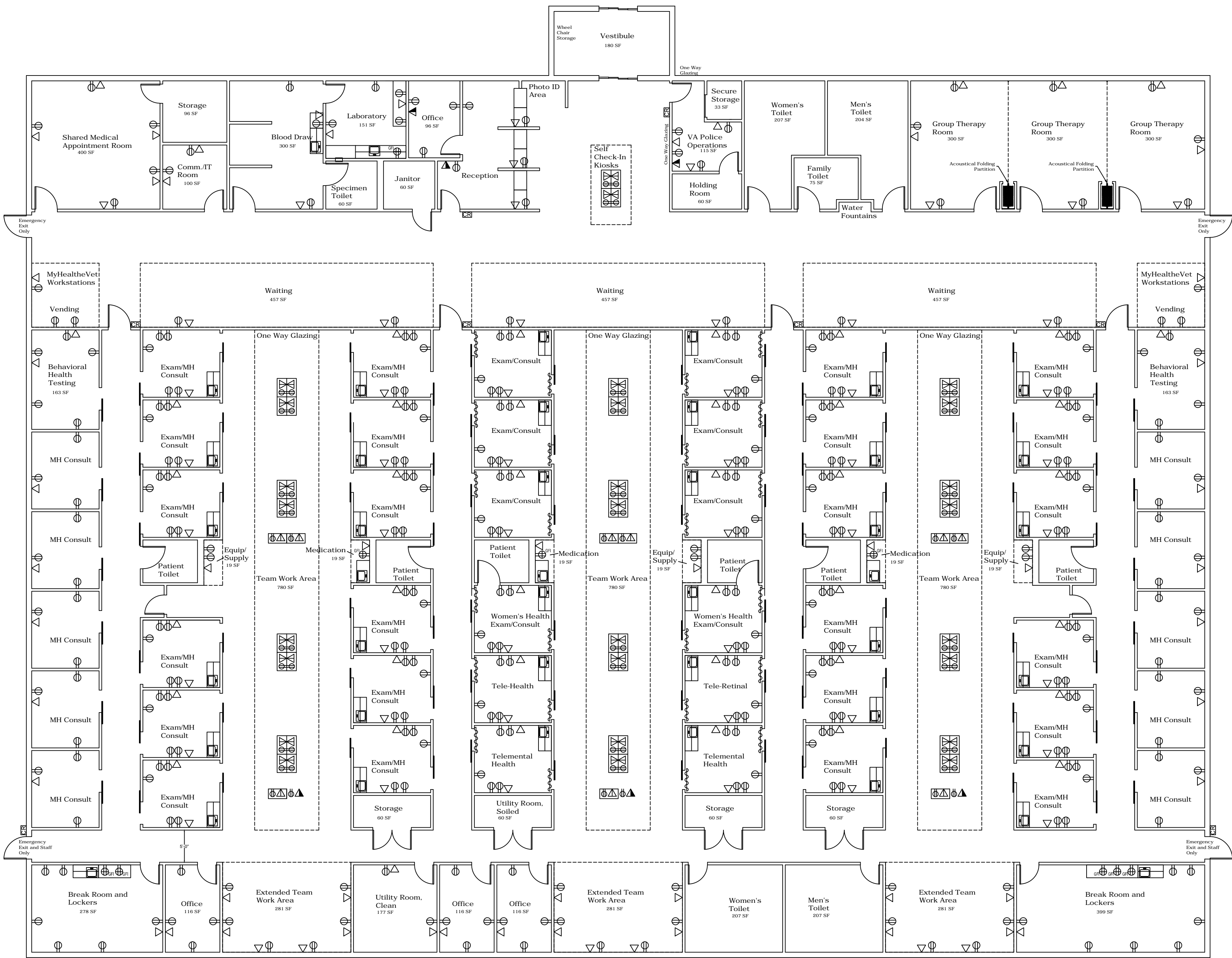
Drawn

JMD

Louisville VA
Medical
Center



Department of
Veterans Affairs



Notes:
1. This is a conceptual plan only. The Lessor is expected to modify as required to accommodate their proposed property.
2. Room Square Foot (SF) shown on the VA sample floor plans is Net Square Foot (NSF).
3. The plan shows data and power requirements to meet anticipated VA needs. The plan does not show all outlets required for janitorial and maintenance. The lessor should include additional power outlets as necessary to meet code requirements.

- SYMBOLS**
- ▽ Outlet, Data Telecommunications, Wall Mounted, Includes Jacks A and B
 - ▼ Outlet, Data Telecommunications, Wall Mounted, Includes Jacks A, B, and C
 - ⊕ Receptacle, Duplex
 - ⊕ GFI Receptacle, Duplex with GFCI
 - ⊕ Connections for Cubicles, One Data and Two Power
 - ⊕ Card Reader, Compatible with VA PIV Card

Drawing Title
Sample Floor Plan

Project Title
Lease Space for
Metropolitan Integrated
Outpatient Clinic

Location
Louisville, KY

Date 1//18/17	Drawing 2 of 3	Drawn JMD
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**Louisville VA
Medical
Center**

 Department of
Veterans Affairs



Notes:
1. This is a conceptual plan only. The Lessor is expected to modify as required to accommodate their proposed property.
2. Room Square Foot (SF) shown on the VA sample floor plans is Net Square Foot (NSF).
3. Dimensions are provided in order to indicate general design intent for the spaces.

Drawing Title
Sample Floor Plan
with Dimensions

Project Title
Lease Space for
Metropolitan Integrated
Outpatient Clinic

Location
Louisville, KY

Date
1//18/17

Drawing
3 of 3

Drawn
JMD

Louisville VA
Medical
Center

