

Design Requirements

I. DESIGN TASK

Provide a complete design for the build out of the space leased for the McLean County Community Based Outpatient Clinic (CBOC).

- A. Background Information: The VA Illiana Health Care System (VAIHCS) in Danville, IL is establishing a new 20,340 maximum usable square feet/24,408 maximum rentable square feet CBOC in McLean County, IL. The clinic will contain Primary Care, outpatient Mental Health, and laboratory services. The new space will be designed to meet the VA's current Primary Aligned Care Team (PACT) design guidance. The VA PACT model design emphasizes flexibility of rooms and team work areas.
- B. Project Intent: Provide the McLean County CBOC with space that fully supports PACT model operation and that allows the clinic to meet its projected workload.
- C. This project includes all design services required to renovate the existing lease space, including all utilities, to meet the VA's needs and the requirements of this document.

II. DUTIES OF THE A/E

- A. The A/E shall provide complete investigative and design services needed to provide for a fully coordinated, functionally integrated, and operational design and subsequent project.
- B. The work shall include:
 - 1. Preliminary meetings and site survey investigations to define the necessary elements of the project scope of work. This includes presentation of preliminary layout plans with proposed alternatives to the User Group and preparation of a detailed project plan based on User Group meetings and site survey.
 - 2. A detailed analysis of the various options available, covering design constraints, access requirements and all applicable codes and standards.
 - 3. A full field investigation of all areas affected by this design. Site investigations shall measure and document the conditions of areas to be renovated and/or impacted. This information shall be clearly conveyed in the construction documents.
 - 4. Preparation of drawings and specifications, as called for in this scope of work and within the established construction budget.
 - 5. Design Review Meetings:
 - a. Professional Architects, Engineers and related design disciplines familiar with the work shall be provided to attend the VA design reviews at the VAIHCS campus in Danville, IL.

- b. The A/E shall provide minutes of each review meeting to the VA for review within 3 business days of the review meeting.
- 6. Construction Period Administration (CPA) Services, including:
 - a. Review and approval of construction submittals covering products that have been listed within the contract documents, including cut sheets, manufacturer's data/performance sheets, samples, shop drawings, schedules, and phasing plans;
 - b. Responses to Request for Information (RFI);
 - c. Site visits, spread across the various design disciplines, as required for inspection of ongoing construction, including final tests and inspections.
 - (a) A site inspection report shall be furnished to the VA within three work days following all site visits during the construction period.
 - (b) The site inspection report shall include the purpose of the inspection, items reviewed, deficiencies observed, recommendations and additional actions required.
 - d. Verification of as-built conditions from contractor-supplied marked up prints, and preparation of as-built documents to be provided to the VA.
- C. Provide all necessary engineering and design services for architectural, interior design, site development, mechanical (plumbing, fire protection and HVAC), electrical, structural, asbestos abatement, signage, and other specialty consultants within the limits of the project to support submissions as detailed in Attachment A, Submission Requirements. Each discipline shall document and investigate the relevant existing conditions, review the building available information, and verify all essential elements pertinent to their discipline.
- D. Design shall comply with the latest editions of all applicable VA guidelines (eg, Construction Standards, Design Guides, Master Specifications, Standard Details, Special Design Criteria), NFPA, JC, Federal and State codes pertinent to the project scope. VA guidelines are available at <http://www.cfm.va.gov/TIL/>.
- E. In the design of new building and alteration work under this contract, consider all requirements (other than procedural requirements) of:
 - 1. zoning laws;
 - 2. laws relating to landscaping, open space, minimum distance of a building from the property line, maximum height of a building, historic preservation, and aesthetic qualities of a building, and similar laws, of the State and local political division which would apply to the building if it were not to be constructed or altered by the U.S. Government; and

3. Depart of Labor, Occupational Safety and Health Standards, and occupancy requirements.

The A/E shall provide prompt, written notification to the VA concerning conflicts with or recommended deviations from codes, laws, regulations, standards, and opinions of review officials as described above.

III. PROJECT SPECIFIC REQUIREMENTS

- A. Specifications: VA Master Construction Specifications, available at <http://www.cfm.va.gov/TIL/spec.asp>, shall be the basis for the construction specifications. However, these are a guide only and are written to cover a wide variety of project types and sizes. Each spec must be carefully edited for this project. The “track changes” tool in Microsoft Word shall be utilized when editing specifications so that VA reviewers can see the changes that have been made.
- B. Interior Design:
 1. All interior design services for the project area shall be included. Interior design services include recommending and coordinating all finishes, preparing storyboards and color selections, and working with the VA interior designer making furniture selections to help ensure that the furniture is well-coordinated with the project.
 2. Finishes and fixtures shall be in accordance with Attachment B, Finishes List, or approved equals.
 3. Modular casework shall be provided in accordance with Attachment B, Finishes List, and Attachment C, Modular Casework Requirements.
 4. Signage shall be provided in accordance with Attachment D, Signage Requirements.
- C. PACT Design: Ensure that the design complies with the VA PACT Space Module Design Guide, available at <https://www.cfm.va.gov/til/dGuide/dgPACT.pdf>.
- D. Physical Security:
 1. Ensure that the design complies with the VA Physical Security Design Manual for Life Safety Protected Facilities, available at <https://www.cfm.va.gov/til/PhysicalSecurity/dmPhySecLS.pdf>.
 2. Ensure that the design of the IT closet complies with the requirements for “IT Telecomm/Data Connection Closets” in VA Handbook 0730/4 Appendix B, available at http://www1.va.gov/vapubs/viewPublication.asp?Pub_ID=700&FType=2.
 3. Card reader access shall be provided for the main entrance doors, IT closet, the medication storage room, and for all doors between the public area (i.e. waiting room) and the clinical area (containing the exam rooms). Card readers shall be compatible with and report back to the Barcom Physical Access Control System at the VAIHCS in Danville, IL.

4. Provide a security system with motion detectors and door contacts at the entrances to the VA's leased space and for the IT closet. Motion detectors and door contacts shall be capable of being disabled with a keypad just inside the door and shall have the capability of setting an automatic schedule. This security system shall report to the existing Barcom security system at the VAIHCS in Danville, IL.
 5. Provide a duress alarm system with panic buttons at all workstations and rooms where patients will interact with the Clinic staff.
 6. Additional Security Requirements systems shall be provided in accordance with Attachment E.
- E. Teldata Requirements: The teldata requirements in this section are in addition to the Physical Security Requirements in paragraph III D above.
1. All rooms in the space require wiring for telephone and CAT-6 ethernet data lines.
 2. IT closet shall have two 3-foot by 6-foot racks for network equipment.
 3. IT closet shall have a minimum of two 208 Volt circuits.
 4. The IT closet shall have temperature and humidity monitoring that reports to the Checkpoint system at the VAIHCS in Danville, IL.
 5. IT closet walls shall be constructed from the floor to the deck.
- F. Sustainability: Ensure that the design complies with the applicable sections of the VA Sustainable Design Manual, available at <http://www.cfm.va.gov/til/sustain.asp>.
- G. Acoustics: The design shall carefully consider and address acoustics, with the goal of reducing sound transmission between spaces for patient privacy and providing a work environment free of unnecessary distractions.
1. Walls shall extend from floor to deck, utilize metal studs, and contain sound insulation.
 2. Sound masking shall be utilized throughout the space.
 3. Additional measures shall be taken to improve speech privacy in the open-office-style team work area. The design team shall present options and a "pros/cons" analysis of the options to the VA for input.
- H. Industrial Hygiene: Industrial Hygienist services shall include identification of all hazardous materials and abatement plans and specifications for all hazardous materials, including asbestos and lead.
- I. Telehealth: Plan exam, consult, and conference room layouts to accommodate telehealth equipment. Specific information on telehealth equipment will be available from the VA

during design.

- J. The required response time for all VA requests, unless otherwise stated by the VA, shall be 14 calendar days. If the scope of the required action is extensive, the A/E shall notify the VA and request additional time.

K. Construction Document Requirements:

1. Provide in accordance with Supplement “B” sets of both drawings (AutoCAD and PDF) and specifications (MS Word and PDF).
2. Drawings shall be compatible with AutoCAD 2016. Specifications shall be developed utilizing MS Word 2016.

IV. A/E SUBMISSIONS OF DESIGN REVIEW MATERIAL

A. First Review: Conceptual - Preliminary User Group Meetings & Field Surveys

- 6 Sets of reduced size and PDF preliminary layout plans with proposed alternates per meeting (number may be reduced for smaller meetings)

B. Second Review: 35% Submittal – Schematics

- 1 Set of AutoCAD & PDF schematic drawings
- 2 Sets of full size bound schematic layout plans/details
- 2 Sets of half size bound schematic layout plans/details
- 1 Set of MS Word draft specifications
- 2 Sets of draft specifications in 3-ring binders

C. Third Review: 65% Submittal – Design Development (DD)

- 1 Set of AutoCAD & PDF design drawings
- 2 Sets of full size bound design development layout plans/details
- 2 Sets of half size bound design development layout plans/details
- 1 Set of MS Word design specifications
- 2 Sets of design specifications in 3-ring binders

D. Fourth Review: 95% Submittal – Construction Documents (CD)

- 1 Set of AutoCAD & PDF construction drawings

- 2 Sets of full size bound construction documents plans/details
- 2 Sets of half size bound construction documents plans/details
- 1 Set of MS Word & Adobe PDF construction specifications
- 2 Sets of construction specifications in 3-ring binders

E. Fifth Review: 100% Submittal – Final Construction Documents

- 1 Set of AutoCAD & stamped (by registered architect or PE) PDF final construction drawings
- 1 Set of approved full size bound final construction drawings with PE stamps
- 1 Set of approved half size bound final construction drawings with PE stamps
- 1 Sets of MS Word final specification sections
- 1 Set of Adobe PDF final specification sections merged
- 1 Set of final specifications paginated front to back in 3-ring binders.

F. Sixth Review: Project Close-Out Submittal – As-Built Construction Documents

- 1 Set of AutoCAD & stamped (by registered architect or PE) PDF As-Built drawings
- 1 Set of approved full size As-Built drawings with PE stamps

V. SCHEDULE

ID	Milestone Task Description	Duration	Schedule Date
1	Preliminary Investigation of Existing Conditions	As Needed	
2	Submit Conceptual Layout Schemes with Proposed Alternates	14 Days	Notice to Proceed (NTP) + 14
3	User Group Mtg (Review Proposed Schemes)	---	NTP + 14
4	Prepare 35% Schematic Design Submissions	14 Days	
	Survey Existing Conditions, Coordinate Design with Consultants & VA Comments	As Needed	
5	Submit 35% Schematic Design Package	---	NTP +28
	VA Engineering 35% Review	14 Days (Min)	
6	User Group 35% Schematic Design Review	---	NTP + 42

	Meeting		
7	Prepare 65% “DD” Design Development Submissions	21 Days	
	Confirm Existing Conditions, Coordinate Design with Consultants & VA Comments	As Needed	
8	Submit 65% “DD” Design Development Package	---	NTP + 63
	VA Engineering 65% Review	14 Days (Min)	
9	User Group 65% “DD” Review Meeting	---	NTP + 77
10	Prepare 95% “CD” Construction Document Submissions	21 Days	
	Coordinate Design with Consultants, Existing Conditions & VA Comments	As Needed	
11	Submit 95% “CD” Construction Documents Package	---	NTP + 98
	VA Engineering 95% Review	14 Days (Min)	
12	User Group 95% “CD” Review Meeting	---	NTP + 112
13	Prepare 100% Final Construction Documents	14 Days	
	Finalize Coordination with Consultants, Existing Conditions & VA Comments	As Needed	
14	Submit 100% Final Construction Documents with PE Stamps	---	NTP + 126

Attachment A
A/E SUBMISSION INSTRUCTIONS

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A/E SUBMISSION INSTRUCTIONS

Community Based Outpatient Clinic in McLean County, IL Area

I. GENERAL

A. INTRODUCTION

1. This document contains information and minimal submission requirements for the design of the Department of Veterans Affairs (VA) Community Based Outpatient Clinic (CBOC) in the McLean County, IL area.

2. Coordinate all activities with the VA Illiana Health Care System (VAIHCS). Hold informal meetings (upon mutual consent of the VA and the A/E) at the VAIHCS to discuss the design and related issues.

3. Final approved Schematic documents shall be the basis for the development of the Design Development phase. Likewise, final approved Design Development documents shall be the basis for the development of the Construction Documents phase. The VAIHCS must approve any changes from each set of documents before the A/E proceeds to the next phase.

4. VA will review all submittals for functional and aesthetic relationships. However, no further functional decisions are anticipated after the Design Development phase.

5. 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.

6. Submit final drawings compatible with AutoCAD 2016.

B. A/E RESPONSIBILITIES:

1. Contract documents shall meet or exceed the requirements of this document.

2. The A/E is responsible for producing a complete set of drawings, design narrative/analysis, calculations, sample boards, and specifications in accordance with professional standard practices and VA criteria. Each A/E discipline shall receive a copy of their respective VA design manuals, standard details, construction standards, and VA National CAD Standard Application Guide. The AE is responsible for obtaining the NCS.

3. 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 VAIHCS.

4. The A/E shall conduct interim fire protection installation inspections and witness final fire protection equipment testing.

C. SUBMISSION POLICY:

1. There is a Schematic* submission, a Design Development (DD**) submission, and a Construction Document (CD***) submission indicated in this guide.

2. At each submission, the A/E shall date all material and present the designs on VA standard size drawings that are appropriately labeled, "SCHEMATIC SUBMISSION", "DESIGN DEVELOPMENT SUBMISSION", OR "CONSTRUCTION DOCUMENT SUBMISSION", in large block letters above or beside the VA standard drawing title block. In each submission, the A/E shall incorporate the corrections, adjustments, and changes made by VA at the previous review.

II. SUBMISSIONS

A. SITE DEVELOPMENT: Submit the following:

Site Development:	Schematics*	DD**	CD***
Layout plan showing location of:			
• Building and structures	✓	✓	✓
• Roads	✓	✓	✓
• Fire Access		✓	✓
• Parking	✓	✓	✓
• Accessible spaces		✓	✓
• Van spaces		✓	✓
• Mechanical and electrical equipment on grade	✓	✓	✓
• Off-site roads (if applicable)	✓	✓	✓
• Off-site utilities (if applicable)	✓	✓	✓
• Entrances and exits		✓	✓
• Walks		✓	✓
• Inlets		✓	✓
Signage plan and schedule		✓	✓
Specifications		✓	✓

B. ARCHITECTURAL: Submit or show the following:

Architectural:	Schematics*	DD**	CD***
Location of:			
• Rooms ¹	✓	✓	✓
• Doors ²	✓	✓	✓
• Corridor(s) ³	✓	✓	✓
• Basic column grid/sizes	✓	✓	✓
• Expansion and seismic joints	✓	✓	✓
• Electrical closets	✓	✓	✓
• Equipment rooms	✓	✓	✓
• Signal and telephone closets	✓	✓	✓
• Mechanical shafts and space	✓	✓	✓
• Stair(s)		✓	✓
• Ramp(s)		✓	✓
• Elevator(s)	✓	✓	✓
Floor Plans/Drawings:			
• Roof plan (if applicable)	✓	✓	✓
• Reflected ceiling ⁴		✓	✓
• Equipment floor plans 1:50 (1/4 inch) scale ⁵		✓	✓
• Demolition plans ⁶		✓	✓
Room names and numbers ⁷		✓	✓
Program net/designed net ⁸	✓	✓	✓
Dimensions of leased space/Net useable square footage	✓	✓	✓
Finish floor elevations ¹¹	✓	✓	✓
Door locations, sizes, and swings		✓	✓
Wall thickness and chase walls		✓	✓
Handrail location/dimensions		✓	✓
Fixed equipment		✓	✓
Equipment elevations and details			✓
Plumbing fixtures		✓	✓
Wheelchair accessible facilities		✓	✓
Wall sections ¹²		✓	✓
Building sections ¹³		✓	✓
Finish grades at corners, entrances, exits, platforms and ramps		✓	✓
Fire and smoke rated partitions	✓	✓	✓
Fire extinguisher cabinets		✓	✓

Architectural:	Schematics*	DD**	CD***
Spray-on fire proofing (see fire protection)			
Construction details ¹⁵		✓	✓
Drafting symbols, abbreviations, and general notes		✓	✓
Door, window, and louver schedules			✓
Interior details, elevations, sections			✓
Finish schedule ¹⁶		✓	✓
Graphics and signage ¹⁷			✓
Specifications		✓	✓

B. NOTES:

1. Use lines between spaces to indicate the centerline of the partition (for schematics only).
2. Indicate doors with a slash mark.
3. Along the corridor, the line shall represent the corridor side of the partition.
4. Indicate ceiling mounted equipment, lighting fixtures, air diffusers, registers, tracks, and other significant elements.
5. Identify all equipment for each room. Indicate and coordinate all equipment with the Equipment Guide List (Program Guide 7610) and Activated Equipment List. Use VA standard symbols and notation to distinguish between contractor-furnished and installed (CC), VA-furnished contractor-installed (VC), and VA-furnished and installed (VV).
6. Indicate existing finish schedule and notes on plan.
7. Label as required for schematic drawings. Coordinate new room numbering with medical center.
8. Use the same names on drawings as those used in the space program. Provide area figures in fractional form, e.g., 400/390. Indicate space provided, but not called for in the space program, as: -/390.
9. (not used)
10. If the project requires exterior work, show all facades indicating massing, proposed fenestration and the building relationship to adjacent structures and the finish grade. Show all significant building materials, including their colors, any proposed roof top mechanical equipment, architectural screens, skylights, and stacks on the elevation

drawings. If building is designed for future expansion (vertical and/or horizontal), delineate elevations with and without the future expansion. If project is an addition, show elevations of the existing building in sufficient detail to illustrate the relationship between the new and existing in terms of scale, material, and detail.

11. Define the relationship of the finish ground floor to finish grade at major entrances.

12. Indicate construction including fire resistance rating, building materials and systems, and proposed sill and head heights of openings.

13. Define building configuration. Draw sections at the same scale as floor plans, normally 1:100 (1/8 inch).

14. (not used)

15. Indicate new building components and systems, such as window design, roofing system, special entryways, building "skin", and any special architectural elements for the project. Complete detailing of miscellaneous items is not required for this submission.

16. Indicate all building systems, materials, and future expansion, if applicable.

17. Submit a drawing for all which is part of the construction contract.

C. FIRE PROTECTION: Submit the following:

Fire Protection:	Schematics*	DD**	CD***
Fire protection narrative: ¹			
• Fire and smoke separation	✓	✓	✓
• Fire sprinkler/standpipe system		✓	✓
• Size of fire pumps (if applicable)		✓	✓
• Water supply available/max. demand		✓	✓
• Water flow testing results		✓	✓
• Fire alarm systems ²		✓	✓
Existing to be modernized		✓	✓
Base loop system for interface of new construction		✓	✓
• Size of air handling unit		✓	✓
• Exit paths from each zone		✓	✓
• Distances to stairs		✓	✓
• Occupancy of each area		✓	✓
• Exit calculations for each floor		✓	✓
• Smoke control features		✓	✓
Floor Plans/Drawings: ^{3 & 4}			
• Sprinkler zones		✓	✓
• Fire alarm zones		✓	✓
• Smoke zones		✓	✓
• Building water supply		✓	✓
• Interior sprinkler supply lines		✓	✓
• Standpipes		✓	✓
• Fire extinguisher cabinets		✓	✓
• Fireproofing of structural members			
• 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 NFPA 13		✓	✓
• Exit signs and emergency lighting		✓	✓

Fire Protection:	Schematics*	DD**	CD***
<ul style="list-style-type: none"> Occupied areas not protected by automatic sprinklers 		✓	✓
Calculations	✓	✓	✓
Estimated capacities for proposed air handling units in cubic meters (cubic feet) per minute		✓	✓
Location of:			
<ul style="list-style-type: none"> Fire alarm system 		✓	✓
<ul style="list-style-type: none"> Annunciator panels 		✓	✓
<ul style="list-style-type: none"> Pull stations 		✓	✓
<ul style="list-style-type: none"> Flow switches 		✓	✓
<ul style="list-style-type: none"> Audio-visual devices 		✓	✓
<ul style="list-style-type: none"> Smoke detectors 		✓	✓
<ul style="list-style-type: none"> Duct smoke detectors 		✓	✓
<ul style="list-style-type: none"> Smoke dampers 		✓	✓
<ul style="list-style-type: none"> Fire dampers 		✓	✓
<ul style="list-style-type: none"> Fire alarm risers⁵ 		✓	✓
<ul style="list-style-type: none"> Exit signs 		✓	✓
<ul style="list-style-type: none"> Emergency lighting 		✓	✓
<ul style="list-style-type: none"> Fire sprinklers 		✓	✓
<ul style="list-style-type: none"> Standpipes 		✓	✓
<ul style="list-style-type: none"> Fire hydrants 		✓	✓
<ul style="list-style-type: none"> Fire pumps (if applicable) 		✓	✓
<ul style="list-style-type: none"> Post indicator valves 		✓	✓
<ul style="list-style-type: none"> Sectional valves 		✓	✓
<ul style="list-style-type: none"> Fire extinguisher cabinets 		✓	✓
<ul style="list-style-type: none"> Electromagnetic door hold open devices 		✓	✓
Wall sections indicating fire resistive ratings		✓	✓
Excavation plan signage		✓	✓
Door and window schedule with fire rating or fire rated glazing		✓	✓
Zoning of each fire alarm initiating device		✓	✓
Details:			
<ul style="list-style-type: none"> Fire pump system (capacity and pressure), if applicable. 		✓	✓
<ul style="list-style-type: none"> Elevation and isometric view of fire pump, if applicable 		✓	✓

Fire Protection:	Schematics*	DD**	CD***
• Stairwell sign, if applicable		✓	✓
• Annunciator panel		✓	✓
Interconnection of fire alarm system with:			
• Smoke dampers		✓	✓
• Air handlers		✓	✓
• Elevator controls, if applicable		✓	✓
• Fire pump system, if applicable		✓	✓
• HVAC system with smoke duct detectors		✓	✓
Single line riser diagram for fire alarm system		✓	✓
Height/configuration of storage racks and shelving		✓	✓
Specifications		✓	✓

C. NOTES:

1. Indicate NFPA 220 and UBC fire resistive rating of the building, NFPA 101 occupancy type, and fire protection code analysis to access compliance with NFPA 101.
2. Determine type, features, age, reliability, compliance with present day codes, capacity, zoning, supervision, control panel and power supplies, initiating devices and circuits, and auxiliary functions for existing fire alarm system. Indicate manufacturer, model number, voltage, and wiring style of existing alarm systems and devices. Provide recommendations for the proposed fire alarm work.
3. Provide information to meet JCAHO requirements; e.g. location of all fire rated barriers, smoke barriers, exit signs, fire extinguishers, manual pull stations, smoke detectors, and sprinkler flow switches. Show all interim life safety measures such as temporary systems Fire Alarm, Sprinkler, and Smoke.
4. At DD Submission, add room names, room numbers, door locations and swings, smoke and fire rated partitions, sprinkler/standpipe risers to floor plans. Add location of all valves (post indicator, sectional) and backflow preventer if provided.
5. Show new equipment and/or the necessary changes involved if modification to the existing system is required. Include any recommendations where certain requirements of VA criteria might be waived, in order to allow the existing equipment to be reused.

D. INTERIOR DESIGN: Submit the following:

Interior Design:	Schematics*	DD**	CD***
Written interior design concept ¹	✓		
Illustrate overall design solution ²	✓		
Material and finish samples	✓		
Sketches	✓		
Design solution for interior spaces:			
• Perspectives		✓	✓
• Plans		✓	✓
• Details		✓	✓
• Elevations		✓	✓
• Sections		✓	✓
• Wayfinding		✓	✓
• Floor patterns		✓	✓
• Wall patterns		✓	✓
• Lighting		✓	✓
• Signage		✓	✓
• Handrails		✓	✓
• Bumper guards		✓	✓
Specification section 09050		✓	✓
Finish schedule		✓	✓
Exterior colors and materials		✓	✓
Sample boards for interior and exterior materials, products, and finishes		✓	✓
Edited carpet and wallcovering specifications		✓	✓
Specifications			✓
Keyed Finish plans			✓
Interior design details, elevations, and sections			✓

D. NOTES:

1. Provide a document of data collected in interior design programming. Include collection and analysis of data from the VAMC project coordinator and interior designer. Data includes, but is not limited to the following: existing interior and exterior design and materials, light, safety, patient profile, customer's "vision" or desired image, public vs. private spaces, complete signage package, goals of customer, regional influences, etc.
2. Discuss and illustrate the overall design solution for the primary areas of the project using marked-up floor plans, loose sketches, and material and finish samples. Use

broad categories of materials, finishes, color palettes, patterns, textures, and scales. Separately group all major neutral background materials and finishes that will be used and discuss how they will be integrated with all other materials and finishes on the project. Include all primary and secondary corridors, typical patient and toilet rooms, lobbies, waiting rooms, and exam rooms. Show the relationship among departments and functions, and between public and private spaces.

E. STRUCTURAL: Submit the following:

Structural:	Schematics*	DD**	CD***
Supporting calculations ¹	✓	✓	✓
Column locations	✓		
Shear load resisting elements ²	✓		
Structural plans		✓	✓
Sections		✓	✓
Details		✓	✓
Size/location of:			
• Columns		✓	✓
• Beams		✓	✓
Lateral load resisting elements		✓	✓
Load bearing walls		✓	✓
Elevations			✓
Schedules			✓
General notes			✓
Specifications			✓

E. NOTES:

1. Include vertical and lateral load design for CD submission.
2. Indicate existing utilities and structures within, adjacent, or contiguous to the new construction.

F. PLUMBING: Submit the following:

Plumbing:	Schematics*	DD**	CD***
Narrative:			
• Existing plumbing systems to be used and necessary modifications	✓	✓	✓
Floor Plans/Drawings:			
• Room names	✓	✓	✓
• Identify			
Existing plumbing fixtures	✓	✓	✓
New plumbing fixtures	✓	✓	✓
Existing equipment	✓	✓	✓
New equipment	✓	✓	✓
Plumbing piping	✓	✓	✓
• Size of pipe		✓	✓
• Equipment schedule		✓	✓
• Fire & smoke partitions	✓	✓	✓
• Demolition plans		✓	✓
• Riser diagrams			✓
• Legend, notes, and details			✓
Location and size of sprinkler riser, standpipes, and fire pumps (see fire protection) if applicable		✓	✓
Location of emergency eyewash and shower equipment, if applicable		✓	✓
Calculations (equipment & piping)		✓	✓
Specifications		✓	✓

G. SANITARY: Submit the following:

Sanitary:	Schematics*	DD**	CD***
Narrative:			
<ul style="list-style-type: none"> Existing sanitary systems: underground water, sanitary sewers, storm sewers, & fuel gas with sources, disposal methods, storage pressures, condition, etc. 		✓	✓
<ul style="list-style-type: none"> Provide water analysis & expected yield if well required 	✓	✓	✓
Utility Plans/Drawings showing existing and new sanitary systems:			
<ul style="list-style-type: none"> Locate/size 			
Pumps	✓	✓	✓
Storage facilities	✓	✓	✓
Treatment equipment	✓	✓	✓
Fire hydrants		✓	✓
Sectional and post indicator valves		✓	✓
Backflow preventer		✓	✓
<ul style="list-style-type: none"> Demolition Plans 		✓	✓
<ul style="list-style-type: none"> Legend, notes, and details 			✓
Point of connection to sprinkler system	✓	✓	✓
Calculations		✓	✓
Specifications		✓	✓

H. HVAC: Submit the following, if applicable:

HVAC:	Schematics*	DD**	CD***
Description of HVAC systems	✓		
Equipment for each functional space	✓		
Tentative location/sizes:			
• Mechanical equipment room	✓		
• Principal vertical shafts	✓		
Block layout of equipment	✓		
Louvers: ⁴			
• Outside air	✓	✓	✓
• Exhaust air	✓	✓	✓
• Relief air	✓	✓	✓
Engineering calculations ³	✓	✓	✓
Selection of HVAC equipment, if applicable		✓	✓
Catalog cuts of new equipment, if applicable		✓	✓
Room by room heating and cooling loads		✓	✓
Zone by zone heating & cooling loads		✓	✓
Tabulation of steam consumption		✓	✓
Psychometric chart for air handling unit		✓	✓
Coil entering and leaving conditions		✓	✓
Fan motor heat gains		✓	✓
Consumption of humidification loads		✓	✓
Sound/acoustic analysis		✓	✓
Room-by-room air balance charts ⁴		✓	✓
Chilled water plant: ⁵			
• Quantity and type of chillers		✓	✓
• Capacity in tons of refrigeration		✓	✓
• Electrical equipment		✓	✓
Heating system:			
• Total heating load		✓	✓
• Domestic hot water load		✓	✓
• Humidification load		✓	✓
• Equipment steam demand		✓	✓
• Zoning of heating system		✓	✓
HVAC floor plan: ⁶			

HVAC:	Schematics*	DD**	CD***
• Main supply, return and exhaust ductwork		✓	✓
• Volume dampers		✓	✓
• Fire and smoke partitions		✓	✓
• Fire and smoke dampers		✓	✓
• Smoke detectors		✓	✓
• Automatic control dampers		✓	✓
• Air quantities for each room		✓	✓
• Air inlets/outlets		✓	✓
• Rises and drops in ductwork		✓	✓
• Expansion loops		✓	✓
• Anchors		✓	✓
• Vales		✓	✓
• Drip assemblies		✓	✓
• Balancing fittings		✓	✓
Interconnection of HVAC equipment with fire protection equipment (see fire protection)		✓	✓
Plan/section of mechanical equipment rooms		✓	✓
Schematic flow and riser diagrams ⁷		✓	✓
Schematic control diagrams ⁸		✓	✓
HVAC demolition drawings		✓	✓
Equipment schedule		✓	✓
VA symbols and abbreviation		✓	✓
Selection of			
• Pumps			✓
• Fans			✓
Sizing and selection of			
• Expansion tanks			✓
• Steam to hot water convertor			✓
• Heat exchangers			
Sound analysis			✓
Complete selection data			✓
Outside chilled water and condenser water distribution ⁹			✓
Standard detail drawings			✓
Automatic temperature control drawings ¹⁰			✓
HVAC specifications			✓

H. NOTES:

1. (not used)
2. The locations of these louvers must not allow short circuiting of air from emergency generator exhaust or truck waiting and loading dock areas into air intake etc. Consider factors affecting louver location such as visibility, historical considerations, wind direction, nuisance and health hazard odors (from emergency generator or truck exhausts).
3. Include room-by-room, peak zone-by-zone, and building block heating and cooling loads. Provide a tabulation of steam consumption based on data from all sources. Show correlation between each HVAC zone boundary and architectural floor area correlation between the architectural room numbers and abbreviated/coded room numbers used with computer input data sheets.
4. Show supply, return, exhaust, make-up, and transfer quantities with intended pressure relationships, i.e. positive, negative, or zero with respect to adjoining spaces.
5. Provide pertinent data on accessories such as pumps and cooling tower etc. Show the extent of the outside chilled water and condenser water piping. Clearly show how the piping will be laid in tunnels, trenches, or by direct burial.
6. Show ceiling clearances, at locations where ducts cross each other, by providing 1:50 (1/4 inch) scale local sections. Show all ductwork, and piping 150 mm (6 inch) and larger in double line. Show separate floor plans for air distribution and piping unless waived by VA. Show clearances required for access and maintenance with coil and tube pull.
7. Show typical air handling systems and all hydronic systems with existing capacities and new estimated loads. Verify actual operating conditions and capacities of HVAC systems prior to design.
8. Show control devices, such as, thermostats, humidistats, flow control valves, dampers, freezestats, operating and high limit sensors for all air systems and fluids, smoke dampers, duct detectors etc. Provide a written description of the sequence of operation on the floor plans. Detail the scope of work involved with the Central Engineering Center (ECC) and address if enough spare capacity is available or a new ECC is required. Show a point schedule for analog/digital input/output to be included in ECC.
9. Show pipe sizes and insulation with plans, profile, sections, details, and all accessories, such as, anchors, expansion loops/joints, valves, manholes, capped and

flanged connections, interface between the new and existing work (if any). Clearly indicate interferences (if any) with the existing utilities and/or landscape elements on outside piping layout drawings. Show rerouting any utilities, cuttings of roads, pavements, trees, etc., and the extent of new and demolition work. Outside utility drawings shall be based on the study of the latest site drawings, discussions with engineering personnel, and actual site inspection of the existing utility.

10. Show all duct detectors, control valves/dampers static pressure sensors, differential pressure control assemblies, etc., whose actual physical location is critical for the intended sequence of operation on floor plans.

I. ELECTRICAL: Submit the following:

Electrical:	Schematics*	DD**	CD***
Narratives:			
• Design ¹	✓		
Location and size of:			
• Electrical equipment ²	✓		
• Electric closets	✓		
• Telephone closets	✓		
• Electrical distribution equipment			
Drawings showing:			
• Telephone systems	✓	✓	✓
• Proposed electrical system ³	✓	✓	✓
• Electric symbols	✓	✓	✓
• Lighting fixture schedule	✓	✓	✓
• Emergency Life Safety Equipment (see fire protection)			
• Symbols, note, abbreviations		✓	✓
Method of short-circuit calculations	✓		
Method of voltage drop and demand calculations	✓		
Load calculations for normal & emergency use	✓	✓	✓
Drawings:			
• Lighting layouts		✓	✓
• Power layouts		✓	✓
• Signal layouts		✓	✓
• Demolition plans		✓	✓
Riser diagrams		✓	✓
Branch circuit wiring (typ.)		✓	✓
Location and size of:			
• Primary distribution switchgear/switchboard		✓	✓
• Engine-generator sets		✓	✓
Location of smoke dampers and duct smoke detectors			✓
Interconnection of electrical control equipment with HVAC equipment (see fire protection)			✓
Smoke partitions and fire alarm zones	✓	✓	✓

Electrical:	Schematics*	DD**	CD***
Fire alarm and signal riser diagrams (see fire protection)		✓	✓
Calculations for emergency generator(s), if applicable		✓	✓
Electrical details			✓
Specifications			✓

I. NOTES:

1. Include basic assumptions, points of interconnection, impact of new construction to existing electrical distribution system, current demand loading (high voltage switchgear and primary feeder), and projected load of new construction.
2. Include means and clearances for installation, maintenance, and removal/replacement of equipment.
3. Include high voltage and low voltage switchgear, transformers and low voltage main and/or distribution panels, branch panels and methods of feeding 277/480 volt and 120/208 volt normal and emergency panels.

J. EQUIPMENT: Submit the following:

Equipment:	Schematics*	DD**	CD***
Equipment (on architectural drawing)	✓	✓	✓
Specifications			✓

K. STEAM GENERATION: ONLY IF APPLICABLE TO THE SPACE, submit the following:

Steam Generation:	Schematics*	DD**	CD***
Report on new and existing steam loads ¹	✓		
Plans/sections/locations of:			
• Equipment		✓	✓
• Major piping		✓	✓
• Pipe supports		✓	✓
Demolition		✓	✓
Schematic flow diagrams of all piping systems		✓	✓
Calculations:			
• Equipment sizing	✓	✓	✓
• Major piping systems		✓	✓
• Steam load		✓	✓
• Control and regulating valve		✓	✓
• Flowmeter systems		✓	✓
• Steam trap		✓	✓
• Heating and ventilating system		✓	✓
• Steam piping		✓	✓
Schedules		✓	✓
Equipment lists		✓	✓
List of standards and details		✓	
Specifications		✓	✓

K. NOTES:

1. Include maximum and minimum summer and winter demands and total annual production. Provide break-down of new steam loads into categories of end use such as building heating, humidification, reheat, domestic hot water, and line losses.
2. Show boilers, pumps, heat recovery devices, tanks, and emission control devices.

L. ASBESTOS ABATEMENT: ONLY IF APPLICABLE TO THE SPACE, submit the following:

Asbestos Abatement:	Schematics*	DD**	CD***
Asbestos abatement report including: 1. Summary results of building records 2. Determination of materials known to contain asbestos 3. Visual inspection of building to determine location and condition of asbestos 4. Sample strategy on the extent of asbestos present	✓		
Asbestos abatement drawing		✓	
Major Decontamination Areas showing: 1. Limits of sealing off the location 2. Quantities of asbestos material 3. Arrangements for auxiliary rooms 4. Engineering of negative air systems 5. Path of asbestos to loading platform 6. Location and connection to required utilities		✓	
Minor Decontamination Areas showing: 1. location, type, and length of pipe element to be abated by "Glove and Bag" approach 2. Other abatement features		✓	
Summary of: ¹			
• Square meter (feet) of floor space for abatement		✓	✓
• Total linear and square meter (feet) of asbestos to be abated		✓	✓
Asbestos abatement drawings including: 1. restoration of impacted building sub-systems 2. integrated phasing on execution of abatement			✓

M. ENERGY

	Schematics	DD	CD
Energy review, per the Sustainable Design Guide	✓	✓	✓

N. SPECIFICATIONS

	Schematics	DD	CD
Specifications (All Disciplines)		✓ ¹ & 2	✓ ¹

1. Submit for all technical disciplines the original VA Master Specification section drafts edited using the "Track Changes" feature in Microsoft Word. Assure the specification drafts have been edited and tailored in their application to represent accurate coordination between drawings and specifications.
2. When no VA Master Construction Specification exists for a "unit of work", prepare the specification section consistent with VA Master Construction Specifications format.

O. FINAL CONSTRUCTION DOCUMENTS

- a. Place the seal of the Registered Architect, Registered Landscape Architect (if applicable), and Professional Engineer responsible for the design on the Construction Document.

Attachment B, Finishes List

LOCATION	Floor	Wall	Base	Other
Lobby/Reception	Carpet Shaw-59594 Veil Tile Quarter Turn Color TBD	Sherwin Williams zero VOC Color: TBD	Vinyl Base: Johnsonite 6" Color Beige	Reception station to be Modular Systems Furniture Feature wall with accent lighting
PACT Clinic Exam Room	Luxury Vinyl Plank Flooring Mannington Natures Path 3 x 36or 48 Color TBD	Sherwin Williams zero VOC Color: TBD Color: TBD 2 paint colors in room	Vinyl Base: Johnsonite 6" Color Beige	Casework to be Herman Miller Compass Modular Clinical Furniture Apx 6' wide with sink unit See Technical Specs
Mental Health Consult Rooms	Carpet Shaw-59594 Veil Tile Quarter Turn Color TBD	Sherwin Williams zero VOC Color: TBD Color: TBD 2 paint colors in room	Vinyl Base: Johnsonite 6" Color Beige	Dimmer switch for lighting
Team Work Areas (PACT Team workrooms)	Carpet Shaw-59594 Veil Tile Quarter Turn Color TBD	Sherwin Williams zero VOC Color: TBD Color: TBD 2 paint colors in room	Vinyl Base: Johnsonite 6" Color Beige	
Pathology and Lab	Armstrong Sheet Vinyl Rejuvenations Pattern and Color : TBD Heat Weld	Sherwin Williams zero VOC Color: TBD Color: TBD 2 paint colors in room	Rolled cove base 6"	Modular Clinical Lab Furniture Unicell or Herman Miller Co Struc
Staff Support/Clinic Management	Carpet Shaw-59594 Veil Tile Quarter Turn Color TBD	Sherwin Williams zero VOC Color: TBD Color: TBD 2 paint colors in room	Vinyl Base: Johnsonite 6" Color Beige	
Toilet Rooms	Dal Tile Porcelain Tile Fabrique 12x24 Color Gris Linen	Dal Tile Fabrique Cream Linen 12x24 With 6" 2x2 Accent Gris Linen	Rolled cove base 6"	Sherwin Williams zero VOC Color: TBD Corian Counter tops
Storage Rooms	Armstrong Sheet Vinyl Rejuvenations Pattern and Color : TBD Heat Weld	Sherwin Williams zero VOC Color: TBD Color: TBD 2 paint colors in room	Rolled cove base 6"	
Staff Lounge	Luxury Vinyl Plank Flooring Mannington Natures Path 3 x 36or 48 Color TBD	Sherwin Williams zero VOC Color: TBD Color: TBD 2 paint colors in room	Vinyl Base: Johnsonite 6" Color Beige	Millwork with Corian top
Communications Room	Armstrong Rejuvenations Pattern and Color : TBD Heat Weld	Sherwin Williams zero VOC Color: TBD	Vinyl Base: Johnsonite 6" Color Beige	
Soiled Utility Room	Armstrong Rejuvenations Pattern and Color : TBD Heat Weld	Sherwin Williams zero VOC Color: TBD	Rolled cove base 6"	
Hallways	Carpet Shaw-59594 Veil Tile Quarter Turn Color TBD	Sherwin Williams zero VOC Color: TBD Color: TBD 2 paint colors in room	Vinyl Base: Johnsonite 6" Color Beige	Wall protection and handrails as needed Accent wall with Vinyl Type 2 wallcovering Pattern and Color TBD

LOCATION	Floor	Wall	Base	Other
Vending	Armstrong Sheet Vinyl Rejuvenations Pattern and Color : TBD Heat Weld	Sherwin Williams zero VOC Color: TBD Color: TBD 2 paint colors in room	Rolled cove base 6"	
Lighting				Recessed, indirect LED, lens-less, size 2x2 Recommend Lithonia Breez Series Part # 2BZL2 30L EZ1 LP840 N100 USPOM
				Exit Lights: Lithonia LED w/battery backup Part # LQMSW3R 120/277VAC ELN
Ceiling				Color White with White Grid 2x2 Flush Armstrong #824
		Sound masking required throughout the space		
Handrails				Acrovyn HR-6CN #372, Classic Maple Stainless steel brackets
Wall Protection				Wall: Acrovyn Wall Covering Crash Rails: Acrovyn SCR-40N, 4", surface mount Corner Guards: Acrovyn SM-20N, 3" Color for all: 997 Irish Cream

Attachment C

Modular Casework Requirements

Items shall include all parts, pieces, sizes, heights and ancillary items required to provide modular clinical workstations configurable to fit a wide range of needs. The vendor shall provide matching modular casework that contains the same infection prevention standards, and fit and finishes across all products. Each like item of the system shall be of the same design and other products that are considered integral to the system shall be manufactured by one manufacturer.

Items included but not limited to horizontal and vertical wall rails, face tiles, and solid surface face tiles. Electrical cut out tiles, solid surface work surfaces and tops, sinks, faucets, upper and lower storage cabinets, full height storage cabinets, sloped cabinet tops, linen carts, drawer storage, rotating worksurface, pre plumbed and prewired UL listed electrical and telldata modules, medical supply carts, baskets, shelves, trim and hardware required to assemble.

See Attachment B, Finishes List, for the rooms requiring modular casework.

Item: Herman Miller Compass

Include all items/part numbers for the full product offering.

6' Herman Miller Compass System Clinical Modular Clinical Case work per exam room including sink

See drawings for details

OR EQUAL SALIENT CHARACTERISTICS:

- Modular Clinical System to provide a high level of flexibility where it is anticipated that there will be future changes. The modular system shall have inherent qualities of durability, aesthetic value and safety while offering maximum use of vertical space by providing a highly organized and versatile way of storing materials as well as providing the opportunity to offer the necessary building utilities.
- Tiles and components shall be wrapped in Durawrap, a 99.9% PVC-free material that requires no edge banding, resulting in a seamless, cleanable, and durable surface.
- A ship lapped (shingled) seam between tiles and components prevents spills from seeping in gaps and eliminates the spread of infection.
- Meets the rigorous cleaning requirements of healthcare environments. Bleach cleanable 10:1.
- Accommodates the utility needs of healthcare environments. Has intelligent infrastructure that manages utilities whether pre-piped/pre-wired, stubbed out, or chased from the ceiling.
- The infrastructure shall be engineered to accommodate imperfections in construction by allowing the system to be leveled so when walls are not flat or plumb, the final solution looks perfect.
- No wall backing required.

- Parts shall be capable of being removed from the unit and reused in their entirety with no damage to the parts being removed or the remaining parts.
- Units shall not be handed.
- Surface edge with radius and back cut profile prevents spilled fluids from seeping into drawers and cabinets below.
- Seamless wrapped surfaces and overlapping tiles minimize the potential for liquids to seep into unseen areas and help control the spread of infection.
- Integrated solid surface sink shall have integrated sloping sides, an integrated front splash guard, a straight or curved integrated backsplash, and an offset drain.
- A 4" back-angled faucet shall be available that is AC/DC power and has an AC powered faucet sensor, hydro-powered faucet sensor or a battery-powered faucet sensor. Provision shall be available for mounting a traditional faucet with wristblades as an option.
- Components mount off the ground $\pm 16"$, allowing floors to be cleaned underneath.
- Tiles shall be removed for cleaning or replacement.
- Sloped tops shall be provided for ease of cleaning and reduction of clutter.
- Face tiles shall allow for optional VA purchased and installed wall scone lighting, monitor arms, and equipment rails.
- System to accept a pre wired, pre-plumbed, UL Listed modular electrical in the chase created between the wall and face tiles for headwalls application
- Plastic components are identified with an ASTM recycling code whenever possible, to aid in returning these materials to the recycling stream.
- Optional Returnable Packaging
- GREENGUARD® Certified
- Warranty: 12-year warranty, 24 hour, 7 days a week use, parts and labor included.

Structure:

Horizontal Rails / Wall Rails

- Provides horizontal interface capability to suspend horizontal and vertical hung components.
- Shall be available in minimum nominal widths of 24", 30", 48", 60".
- Material shall be anodized aluminum.
- Wall Rails shall have End Caps, Connectors, appropriate Wall Anchors, and Anti-dislodgement clips.
- Wall Rails shall be capable of supporting a static load of 250 pounds per linear foot.

Vertical Rails / Stiles

Rail Attached Stiles

- Shall be available in two heights of 24" and 64".
- Shall include capability to mount anywhere along Wall Rails.
- Supports all types of Tiles and components.
- Fabricated of 18 ga. Cold rolled steel with a powder coat finish.
- Creates a minimum space of 3" chase between architectural wall and face tile to accommodate plumbing, power, data, and electrical connections.

Chase Stiles

- Shall be 18" high and required for attaching Chase Tile
- Made of 18 gauge steel with a black finish

Tiles

Face Tile

- Available in nominal heights of 30", 24", and 40", widths of 24", 36", and 48" and depth of .75 inches
- Surface materials available shall be Corian in at least 12 standard colors and Durawrap in 3 solid colors and 5 wood grain finishes
- Accommodates work surface supports (Cantilever).

Work Surface Tile

- Available in widths of 24", 36", and 48" and depth of .75 inches.
- Available in seated, 30" AFF and standing height 39" AFF
- Surface materials shall be available on Corian in at least 12 standard colors and Durawrap in 3 solid colors and 5 wood grain finishes

Above-Sink Tile

- Available in nominal heights of 20" and 40", width of 24" and depth of .75 inches.
- Surface materials available shall be Corian in at least 12 standard colors and Durawrap in 3 solid colors and 5 wood grain finishes

Utility Tile, Electrical,

- Available in a nominal 24", 20" and 40" high, widths of 24", 36", and 48" and depth of .75 inches.
- Available in at least eight configurations including 3-gange cutouts, 2- gang cutouts, and various combinations of 2 and 3 gang cutouts.
- Surface materials available Durawrap in 3 solid colors and 5 wood grain finishes
- Provides easy access to electrical boxes.
- Accommodates various single cutout locations.
- Capable of supporting a mounting bracket for a monitor arm or similar equipment.

Chase Tile

- Tile shall be available in a nominal 25" high, widths of 24", 36", and 48" and depth of .75 inches
- Surface materials shall be Durawrap in 3 solid colors and 5 wood grain finishes
- Attaches to the Chase Tile Stiles.

Work Surfaces

General Work Surface

- Available in nominal depths of 13" and 21" and widths from 24", 30", 36", 48", 60" to 72".
- Shall have a molded seamless edge profile that prevents spilled fluids from seeping into elements below the surface and shall be made from the same material as the surface. The top of the surface to remain flat. No raised edges.
- Available with seamless integral backsplash.
- Available without backsplash.
- Surface materials shall be available on Corian in at least 12 standard colors and Durawrap in 3 solid colors and 5 wood grain finishes
- Thickness is a minimum of 1" and is capable of supporting 200 pounds.
- Available in seated 30" AFF and Standing heights 39" AFF.

Rotating Worksurface

- Depth is ± 14 " when parked and ± 40 " when extended.
- Weight capacity is 200lbs

- Swivel/ rotation is 180 degrees
- Surface finish in 12 solid surface colors and 3 solid Durawrap colors.

Sink

Sink Modules/Faucets

- Shall be available with a nominal width of 24" and 30" and depths of 13" and 21".
- Sink option shall comply with ADA & ABA standards.
- Have a straight or curved integrated backsplash for infection prevention.
- Sink to include hands free faucet and sensors. A 4" faucet shall be available and is AC/DC power and has an AC powered faucet sensor, hydro-powered faucet sensor, or battery powered faucet sensor as part of the standard product line
- A back-angled faucet shall be offered and designed to prevent splash to assist with infection prevention protocols.
- Sink enclosure shall be 24" or 30" wide and mounts under the sink and shall be capable of supporting 150 pound load.
- Sink to be solid-surface Corian and be available in 12 standard finishes.
- 13" deep sink to have offset drain to prevent splashback.
- Sink enclosure material is Durawrap™ to prevent moisture contamination.

Cabinets

Wardrobe Cabinet

- Shall be available at a nominal width of 24" and height of 63.5" and depths of 13" and 21".
- Includes a shelf and rod.
- Accommodates a drawer that is 24" wide and 13" or 21" deep, with full extension ball-bearing slides and pull-style drawer. Drawer includes a plastic insert to protect against infection.
- Wardrobe supports 200 pounds.
- Door shall be left or right hinged.
- Shall be available with electronic or keyed locks
- Cabinets shall have a variety of pull-styles including a flexible pull to minimize damage from outside impact.
- Surface materials shall be available in Durawrap in 3 solid colors and 5 wood grain finishes

Storage Cabinet

- Available in a nominal height of 20", 6", 12", 15" deep and widths of 24" and 36".
- Surface materials shall be available in Durawrap in 3 solid colors and 5 wood grain finishes
- Shall be capable of supporting a 30 pound load.

Glove Cabinet

- Shall be available in a nominal height of 20", 6" deep, and widths of 24" and 36".
- The 24" wide glove cabinet shall have three cutouts for gloves that clearly distinguish large, medium, and small glove sizes.

- The 36" wide glove cabinet shall have four cutouts for gloves.
- A top shelf shall be included in the glove cabinet.
- Surface materials shall be available in Durawrap in 3 solid colors and 5 wood grain finishes
- Shall be capable of supporting a 30 pound load.

Paper Towel Cabinet

- Cabinet shall be 24" wide, 20" high, and 6" deep
- Cabinet to enclose dispenser and dispenses paper from the underside.
- Door shall have a magnetic closure.
- Surface materials shall be available in Durawrap in 3 solid colors and 5 wood grain finishes
- Shall be capable of supporting a 30 pound load.

Drawer Storage Unit

- Unit shall be 24" wide, 24" high, and either 13" or 21" deep.
- Accommodates two or three drawers, with full-extension ball-bearing slides.
- Offers a variety of pull-styles including a flexible pull to limit damage.
- Available with drawer liners for easy cleaning.
- Available with both electronic or keyed locks
- Drawers include a removable plastic insert to protect against infection.
- Shall be capable of supporting a load of 100 pounds.
- Surface materials shall be available in Durawrap in 3 solid colors and 5 wood grain finishes

Miscellaneous and Support Accessories

Close-Outs/Side

- Available in heights of 24", 64", and 89"
- Offered in at least three colors.

Sloped Cabinet Top

- Constructed of steel and angled at 20 degrees to permit cleaning and avoid dust collection.
- Offered in depths of 6", 13", and 21" and in seven widths from 24" to 96".

Utility Support Rail

- Available in widths of 24", 36", and 48"
- Supports 10 pounds per linear foot.
- Shall be able to support accessory devices such as wire baskets, soap dispensers, otoscope holders, and BP cuff devices.

Linen Hamper/cart

- On casters
- Has a top ring that holds standard "blue" linen bag
- Optional lid and foot pedal
- Docks below worksurface
- Front and side panels shall be Durawrap material in 3 solid colors and 5 wood-grain colors
- Optional flex pull
- Shall be able to be cleaned with bleach 1:10

Finish

- Colors shall be selected from manufacturer's standard line to include Surface materials available in Durawrap in 3 solid colors and 5 wood grain finishes
- 12 standard solid surface finishes graded in to product line to include solids and patterns.
- Finishes shall meet the facility's requirement for infection control to be cleaned with bleach 1:10.

Installation

Installation shall include all labor and delivery fees to install products ordered at specific VA location. Installers shall provide any necessary temporary protection to floors or walls to prevent damage to the facility. Contractors shall be responsible for any damage to facility walls, doors, windows during installation. Vendor shall furnish and install all supplementary or miscellaneous items, appurtenances, and devices incidental to or necessary for sound, secure, and complete installation.

- Certified trained installers shall be used who have experience installing the same equipment previously.
- Vendor shall provide proof of financial and technical resources to assure prompt performance in delivery and installation and in-service training of healthcare personnel.
- Vendor shall provide competent supervision and installation personnel. A project foreman shall be required onsite to manage the installation crew and ensure products provided meet the requirements.

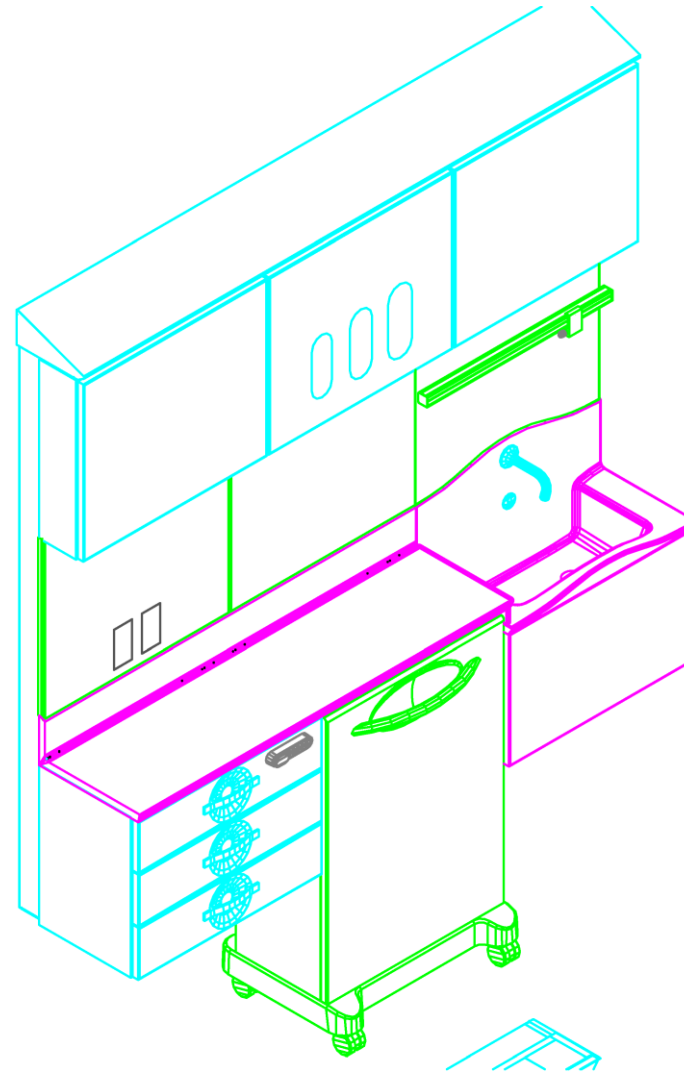
Herman Miller Compass Modular footwall - all components

Please use 6ft Typical for pricing




Exam Room Typical:

Modular clinical system 6' W x 7'H
 Storage cabinet 24"w xG"D Wood look Durawrap
 Glove Storage Cabinet 3 Sizes 24"w x G"d Wood Look Durawrap
 Paper Towel Cabinet-Wood look Durawrap
 Linen Cart- Wood look Durawrap
 Face Tiles- Wood Look Durawrap
 Above the sink Tile-Solid Surface
 Utility Tiles with Electrical, Med Gas and Data cut outs- Wood
 Look Durawrap
 Storage Drawers with liners wood look Durawrap
 Solid surface sink, sidesplash, backsplash,
 Faucet
 Utility Rail with Clip- silver
 Sloped Top- Color White

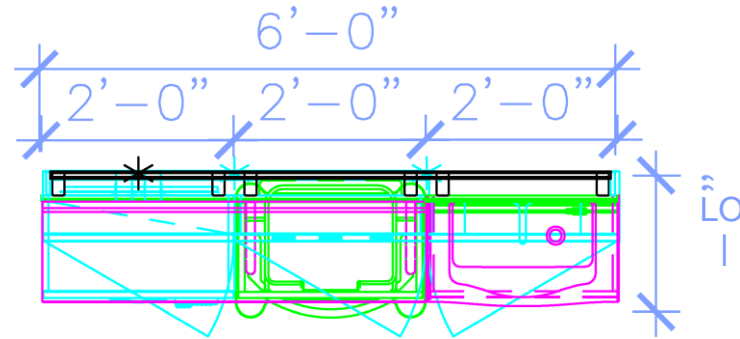


3D
 Scale NTS


Facility Management Service (FMS) VAIHCS  Department of Veterans Affairs	INTERIOR DESIGN	Exam Room Typical	DATE: 02-10-2018	SCALE: varies
	VA ILLIANA HEALTH CARE SYSTEM 1900 E. MAIN ST • DANVILLE • IL • 61873		DRAWN BY: SAP	ID 1 of 2

Exam Room Typical:

Modular clinical system 6' W x 7'H
 Storage cabinet 24"w x 6"D Wood look Durawrap
 Glove Storage Cabinet 3 Sizes 24"w x 6"d Wood Look Durawrap
 Paper Towel Cabinet- Wood look Durawrap
 Linen Cart- Wood look Durawrap
 Face Tiles- Wood Look Durawrap
 Above the sink Tile-Solid Surface
 Utility Tiles with Electrical, Med Gas and Data cut outs- Wood
 Look Durawrap
 Storage Drawers with liners wood look Durawrap
 Solid surface sink, sidesplash, backsplash,
 Faucet
 Utility Rail with Clip- silver
 Sloped Top- Color White



Floor Plan
 Scale NTS

Facility Management Service (FMS) VAIHCS 	INTERIOR DESIGN	Exam Room Typical	DATE: 02-10-2018	SCALE: varies
	VA ILLIANA HEALTH CARE SYSTEM 1900 E. MAIN ST • DANVILLE • IL • 61873		DRAWN BY: SAP	ID 2 of 2

Attachment D

Signage and Wayfinding Requirements for the McLean County CBOC

EXTERIOR SIGNAGE

Exterior signage shall be provided. Exterior signage identifying the clinic shall be clearly visible and easily read when approaching the clinic from either direction. At a minimum exterior signage shall be provided on the CBOC front entrance door, building front, and main roadway. Exterior signage shall be in color and shall comply with the VA Exterior Signs guide, available at <https://www.cfm.va.gov/til/signs/Signage04-Exterior.pdf>.

INTERIOR SIGNAGE

Interior signage shall match the signage at the VA Illiana Health Care System (VAIHCS) in Danville, IL, which has the following characteristics:

Frame: Curved Top as indicated by "c" or Square Satin Aluminum, 9-5/8" x 9" Framed ADA Room ID

Sign Colors: Gannett Off White B/G - Black Copy - Helvetica Medium/Arial Bold

Curved Top: Wood B/G Color TBD

F Unit: Custom F Unit 6-1/2" x 9" GOW with Bottom 1/2" Wood Laminate

Insert: Acetate Printed w/Black Copy

Mount: All signs to be Tape Mounted

The signage at the VAIHCS in Danville, IL, was provided by:

Creative Signage Systems Inc. 9101 51st Place
College Park, MD 20740 Phone: 301-345-3700
E-mail: creative@creativesignage.com
GSA Contract Number # GS-07F-0087K

Interior signage shall meet the following specifications:

PART 1 - GENERAL

1.1 DESCRIPTION

This section specifies interior signage for room identification, life safety and directional/wayfinding signs.

1.2 MANUFACTURER'S QUALIFICATIONS

Sign vendor shall provide evidence that they regularly and presently manufacture signs similar to those specified in this section as one of their principal products. Sign vendor shall have at least 5 years' experience and have completed 5 other similar healthcare

signage projects within the last 5 years.

1.3 SUBMITTALS

- A. Manufacturer's Literature:
 - 1. Showing the methods and procedures proposed for the concealed anchorage of the signage system to each surface type.
 - 2. Manufacturer's printed specifications, anchorage details, installation and maintenance instructions.
 - 3. Qty Room ID Sign full scale for evaluation.
- B. Samples: Sign location plan, showing location, type and total number of signs required.
- C. Shop Drawings: Scaled for manufacture and fabrication of sign types. Identify materials, show joints, welds, anchorage, accessory items, mounting and finishes.
- D. Certification of meeting environmental attributes required within specification.

1.4 DELIVERY AND STORAGE

- A. Deliver materials to job in manufacturer's original sealed containers with brand name marked thereon. Protect materials from damage.
- B. Package to prevent damage or deterioration during shipment, handling, storage and installation. Maintain protective covering in place and in good repair until removal is necessary.
- C. Deliver signs only when the site and mounting services are ready for installation work to proceed.
- D. Store products in dry condition inside enclosed facilities.

1.5 APPLICABLE PUBLICATIONS

- A. The publications listed below form a part of this specification to the extent referenced. The publications are referenced in the text by the basic designation only.
- B. American Society for Testing and Materials (ASTM):
 - B209-07 Aluminum and Aluminum-Alloy Sheet and Plate
 - B221-08 Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Shapes, and tubes.
- C. Federal Specifications (Fed Spec):
 - MIL-PRF-8184F Plastic Sheet, Acrylic, Modified.
 - MIL-P-46144C Plastic Sheet, Polycarbonate

1.6 MINIMUM SIGN REQUIREMENTS

- A. Permanent Rooms and Spaces:
 - 1. Tactile and Braille Characters, raised minimum 0.793 mm (1/32 in). Characters shall be accompanied by Grade 2 Braille.
 - 2. Type Styles: Characters shall be uppercase, Helvetica Medium, Helvetica Medium Condensed and Helvetica Regular.
 - 3. Character Height: Minimum 16 mm (5/8 in) high, Maximum 50 mm (2 in).
 - 4. Symbols (Pictograms): Equivalent written description shall be placed directly below symbol, outside of symbol's background field. Border dimensions of symbol background shall be minimum 150 mm (6 in) high.
 - 5. Finish and Contrast: Characters and background shall be eggshell, matte or

- other non-glare finish with adequate contrast with background.
6. Mounting Location and Height: To comply with ADA Regulations. Mount on wall adjacent to the latch side of the door and to avoid door swing and protruding objects.
 7. Custom Manchester Tower Logo watermark for room ID signs and Overhead signage required.
- B. Overhead Signs:
1. Type Styles: As shown. Characters shall have a width-to-height ratio between 3:5 and 1:1. Characters shall have a stroke width-to-height ratio of between 1:5 and 1:10.
 2. Character Height: minimum 75 mm (3 in) high for overhead signs. As shown, for directional signs.
 3. Finish and Contrast: Same as for signs of permanent rooms and spaces.
 4. Mounting Location and Height: As shown.

1.7 COLORS AND FINISHES:

Signage color CSS GOW Off-White Subsurface with CSS-0S22 Beveled Satin Silver Frame. Sign frames to contain 75% Recycled content. Sign backing to be and Environmental Preferable Product (EPP Downstream Certified). Overhead Signage with 2" Maple Wood Header. Life Safety Signage color Fire Red Background with White Copy & Graphics. Final color and finishes to be approved.

1.8 REPLACEMENT AVAILABILITY

All products designed must be readily available non-proprietary items on GSA Schedule for ease in future procurement. All signs must be American made and under standard GSA warranties.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Signs of type, size and design shown on the drawings and as specified.
- B. Signs complete with lettering, framing and related components for a complete installation.
- C. Provide graphics items as completed units produced by a single manufacturer, including necessary mounting accessories, fittings and fastenings.
- D. Do not scale drawings for dimensions. Contractor to verify and be responsible for all dimensions and conditions shown by these drawings. Resident Engineer to be notified of any discrepancy in drawing, in field directions or conditions, and/or of any changes required for all such construction details.

2.2 PRODUCTS

- A. Aluminum:
 1. Sheet and Plate: ASTM B209.
 2. Extrusions and Tubing: ASTM B221.
- B. Cast Acrylic Sheet: MIL-PRF-8184F; Type II, class 1, Water white non-glare optically clear. Matte finish water white clear acrylic shall not be acceptable.

- C. Polycarbonate: MIL-P-46144C; Type I, class 1.
- D. Vinyl: 0.1 mm thick machine cut, having a pressure sensitive adhesive and integral colors.

2.3 SIGN STANDARDS

A. Topography:

1. Type Style: Helvetica Medium and Times New Roman. Initial caps or all caps as indicated in Sign Message Schedule.
2. Arrow: See graphic standards in drawings.
3. Letter spacing: See graphic standards on drawings.
4. Letter spacing: See graphic standards on drawings.
5. All text, arrows, and symbols to be provided in size, colors, typefaces and letter spacing shown. Text shall be a true, clean, accurate reproduction of typeface(s) shown. Text shown in drawings are for layout purposes only; final text for signs is listed in Sign Message Schedule.

2.4 CONSTRUCTION

Interior Signs- are composed of two ply—1/16” matte faceplate laminated to 1/8” clear back plate with No.CC69017c compound high performance contact adhesive - shear strength and tack/heat resistance greater than pressure sensitive adhesives. Pocket signs created using No. 38 -.080” separating rib(s) to form insert space for custom computer generated acetate with package results in 5 3/16” inserts and 2 1/16” inserts (**the use of adhesive strips instead of ribs is not acceptable**). Signs to nest into Type OS22 custom extruded, precision mitered, aluminum frame composed of clear anodized **aluminum with a minimum of 75% recycled content**. Frame is to be assembled with a two part epoxy process using **composite board back plate made of recycled content and EPP Downstream Certified**. The room number portion to use injected molded ABS characters. Grade II Braille to be produced with high pressure surface beading directly below tactile number 3/16” minimum. Braille translation via Duxbury Braille translator. Subsurface screen inks must be equal to NAZ-DAR Industrial Lacquer #7200 – series with 2-Propoxyethanol CAS # 2807-30-9; 2-Butoxethanol CAS # 111-76-2 ; Isopropyl Alcohol CAS # 67-63-0; Toluene CAS#108-88-3 and must match #6213 Jade with black text (HM). **All sign colors and non ADA copy must be subsurface applied. Surface color or copy including laminates is not acceptable.**

Exterior Signs- shall be manufactured from extruded aluminum alloy --pre-assembled , precision machined sections—then disassembled and primed with zinc chromate primer followed by electro- static painting using DuPont Emron two-part catalytic polyurethane 1.5—2.0 mils including primer. Oven baked for 20 minutes at 300 degrees. **All extruded aluminum to have a minimum of 75% recycled content.** (ASTM B221, B241, B209) UL listed and approved UL48 posted on sign. Site plans to be digitally produced and printed 3D replications of all necessary structures printed on Scotch cal exterior grade vinyl and laminated to 1/8” clear polycarbonate as back plate. Listings shall be digitally reproduced on vinyl and polycarbonate in a similar fashion. All sign extrusions must match existing. **All pylon signs must be supported using**

two interior steel poles direct buried into a concrete footing.

2.5 FABRICATION

- A. Design components to allow for expansion and contraction for a minimum material temperature range of 56 °C (100 °F), without causing buckling, excessive opening of joints or over stressing of adhesives, welds and fasteners.
- B. Form work to required shapes and sizes, with true curve lines and angles. Provide necessary rebates, lugs and brackets for assembly of units. Use concealed fasteners whenever and wherever possible.
- C. Shop fabricate so far as practicable. Joints fastened flush to conceal reinforcement, or welded where thickness or section permits.
- D. Contact surfaces of connected members be true. Assembled so joints will be tight and practically unnoticeable, without use of filling compound.
- E. Signs shall have fine, even texture and be flat and sound. Lines and miters sharp, arises unbroken, profiles accurate and ornament true to pattern. Plane surfaces be smooth flat and without oil-canning, free of rack and twist. Maximum variation from plane of surface plus or minus 0.3 mm (0.015 inches. Restore texture to filed or cut areas.
- F. Level or straighten wrought work. Members shall have sharp lines and angles and smooth surfaces.
- G. Extruded members to be free from extrusion marks. Square turns and corners sharp, curves true.
- H. Drill holes for bolts and screws. Conceal fastenings where possible. Exposed ends and edges mill smooth, with corners slightly rounded. Form joints exposed to weather to exclude water.
- I. Finish hollow signs with matching material on all faces, tops, bottoms and ends. Edge joints tightly mitered to give appearance of solid material.
- J. All painted surfaces properly primed. Finish coating of paint to have complete coverage with no light or thin applications allowing substrate or primer to show. Finished surface smooth, free of scratches, gouges, drips, bubbles, thickness variations, foreign matter and other imperfections.
- K. Movable parts, including hardware, are be cleaned and adjusted to operate as designed without binding or deformation of members. Doors and covers centered in opening or frame. All contact surfaces fit tight and even without forcing or warping components.
- L. Pre-assemble items in shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for re- assembly and coordinated installation.
- M. No signs are to be manufactured until final sign message schedule and location review has been completed by the Resident Engineer & forwarded to contractor.

PART 3 – DETAILED SCOPE

Room Identification: Provide a type D1A/F/W 9” x 9” changeable Slot Framed ADA Room ID for all hard wall rooms. Electrical, Telecom and Mechanical rooms shall receive a type D1A/W- 3” x 9” Framed Room Number. All Restrooms and Stairs shall receive sign type SA/W- 9” x 9” Framed ADA Stair / Restroom ID and a type D1A/W- 3” x 9” Framed ADA Room Number. Sign type O/W Framed 2” x 9” Slider Unit(i.e., “In Use/ Vacant”) to be used for rooms requiring privacy. Cubicles will be identified with sign type H1/D1A/W 2” x 9” changeable Slot Framed ADA Cubicle ID. A complete sign message schedule identifying each sign, its message and its type should be provided. Room Identification signs must feature an open license application that auto scales copy to fit each sign to create new sign inserts in house on any standard computer and printers. Refer to sign drawings for design. See sign schedule for further detail.

Directional Signs: Provide plan for primary and secondary wayfinding components at all decision points and key node areas requiring directional information. Emphasis should be placed on areas and services commonly sought-after by Veterans and their families. Provide various directional/wayfinding components including sign types A2/W Orientation Location Maps, Ca/P/W- modular directional signs, type C4 D/F overhead signs, type P5/W wall mounted panel signs, Types P/E/W and P/E1/W “pocket signs”, type G D/F right angle target signs, and other components. Specify components outside each main hall decision point, pedestrian node, check-in desk and primary intersection as deemed appropriate and necessary by environmental graphics designer. Right Angle signs should be located outside of each restroom and other high volume destinations.

Life Safety signage as attached includes type E/W pull station (RACE) information, type G D/F fire extinguisher id, type V4/W stairwell fire-door signs, type V3/W elevator warnings at all call buttons and type Q/W authorized personnel only sign at all appropriate door locations.

PART 4 - EXECUTION

3.1 INSTALLATION

- A. Protect products against damage during field handling and installation.
- B. Mount signs in proper alignment, level and plumb according to the sign location plan and the dimensions given on elevation and sign location drawings. Where otherwise not dimensioned, signs shall be installed where best suited to provide a consistent appearance throughout the project. When exact position, angle, height or location is in doubt, contact Resident Engineer for clarification.
- C. Remove or correct signs or installation work Resident Engineer determines as unsafe or as an unsafe condition.

CONTRACTOR REQUIREMENTS

- The contractor shall perform all work under this contract in strict accordance with all safety codes to eliminate the possibility of damage or injury to patients, personnel and equipment or building structures.
- The scope of work to include, but not limited to, provision of furnishings, and delivery
- Track all orders to insure timely delivery and communicate issues to COTR.

- Repair or replace damaged products at the discretion of COTR.
- Vendor to provide O&M manual including warranty, care, and manufacturer contact information to COTR at completion of project.
- Freight all furniture in an environmentally responsible manner, i.e. blanket wrapped or equal.
- The contractor must plan and conduct their activities in an environmentally, economically, and fiscally sound, integrated, continuously improving, efficient, sustainable, manner.
- The contractor shall make product and material acquisitions using EPA's Environmentally Preferable Purchasing guidance (<http://www.epa.gov/epp/index.htm>) and incorporate the use of environmentally preferable products using EPA's Final Guidance on Environmentally Preferable Purchasing (<http://www.epa.gov/epp/pubs/guidance/finalguidance.htm>).
- The contractor shall also use pollution prevention strategies, and appropriately manage the waste streams associated with their activities (e.g. waste minimization, waste material recycling, etc).

SECURITY REQUIREMENTS - FACILITY SECURITY LEVEL II

THESE PARAGRAPHS CONTAIN ADDITIONAL SECURITY REQUIREMENTS, AND, UNLESS INDICATED OTHERWISE, ARE TO BE PRICED AS PART OF THE BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC). WHERE THEY ARE IN CONFLICT WITH ANY OTHER REQUIREMENTS ON THIS LEASE, THE STRICTEST SHALL APPLY.

DEFINITIONS:

CRITICAL AREAS - The areas that house systems that if damaged or compromised could have significant adverse consequences for the facility, operation of the facility, or mission of the agency or its occupants and visitors. These areas may also be referred to as "limited access areas," "restricted areas," or "exclusionary zones." Critical areas do not necessarily have to be within Government-controlled space (e.g., generators, air handlers, electrical feeds which could be located outside Government-controlled space).

SENSITIVE AREAS – Sensitive areas include vaults, SCIFs, evidence rooms, war rooms, and sensitive documents areas. Sensitive areas are primarily housed within Government-controlled space.

FACILITY ENTRANCES, LOBBY, COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS.

FACILITY ENTRANCES AND LOBBY

EMPLOYEE ACCESS CONTROL AT ENTRANCES

The Lessor shall provide key and electronic access control for the entrance to this building. All Government employees, under this lease, shall be allowed access to the leased space (including after-hours access).

COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS.

PUBLIC RESTROOM ACCESS

The Government reserves the right to control access to public restrooms located within the Space.

SECURING CRITICAL AREAS (SHELL)

The Lessor shall secure areas designated as Critical Areas to restrict access:

A. Keyed locks, keycards, or similar security measures shall strictly control access to mechanical areas. Additional controls for access to keys, keycards, and key codes shall be strictly maintained. The Lessor shall develop and maintain accurate HVAC diagrams and HVAC system labeling within mechanical areas.

B. Roofs with HVAC systems shall also be secured. Fencing or other barriers may be required to restrict access from adjacent roofs based on a Government Building Security Assessment. Roof access shall be strictly controlled through keyed locks, keycards, or similar measures. Fire and life safety egress shall be carefully reviewed when restricting roof access.

C. At a minimum, Lessor shall secure building common areas including sprinkler rooms, electrical closets, telecommunications rooms.

VISITOR ACCESS CONTROL

Entrances are open to the public during business hours. After hours, visitor entrances are secured, and have a means to verify the identity of persons requesting access prior to allowing entry into the Space.

INTERIOR (GOVERNMENT SPACE)

DESIGNATED ENTRANCES

The Government shall have a designated main entrance.

IDENTITY VERIFICATION

The Government reserves the right to verify the identity of persons requesting access to the Space prior to allowing entry.

FORMAL KEY CONTROL PROGRAM

The Government reserves the right to implement a formal key control program. The Lessor shall have a means of allowing the electronic disabling of lost or stolen access media, if electronic media is used.

SITES AND EXTERIOR OF THE BUILDING

LANDSCAPING

LANDSCAPING REQUIREMENTS

Lessor shall maintain landscaping (trees, bushes, hedges, land contour, etc,) around the facility. Landscaping shall be neatly trimmed in order to minimize the opportunity for concealment of individuals and packages/containers. Landscaping shall not obstruct the views of security guards and CCTV cameras, or interfere with lighting or IDS equipment.

PLACEMENT OF RECEPTACLES, CONTAINERS, AND MAILBOXES

Trash receptacles, containers, mailboxes, vending machines, or other fixtures and/or features that could conceal packages, brief cases, or other portable containers shall be located 10 feet away from building.

SECURITY SYSTEMS

CLOSED CIRCUIT TELEVISION SYSTEM (CCTV)

LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE

The lessor shall design, install, and maintain a Closed Circuit Television (CCTV) system as described in this section. The CCTV system will support the entry control system (at entrances and exits to the space), with time lapse video recording, that will allow Government employees to view and communicate remotely with visitors before allowing access to the Space. As determined by the Government the CCTV system shall provide unobstructed coverage of designated pedestrian entrances and exits. Technical review of the proposed system shall be coordinated with the Government security representative, at the direction of the Contracting Officer, prior to installation. CCTV system testing and acceptance shall be conducted by the Government prior to occupancy. The CCTV system shall comply with the Architectural Barriers Act, section F230.0. The Government will centrally monitor the CCTV system. Government specifications are available from the Lease Contracting Officer. CCTV system components which fail or require maintenance or which fail during testing should be serviced in accordance with the Security System Maintenance Criteria listed below.

Security System Maintenance Criteria: The Lessor, in consultation and coordination with a security provider, either internal or external, as determined by the Lease Contracting Officer, and the Government security representative, shall implement a preventive maintenance program for all security systems the Lessor has installed. Any critical component that becomes inoperable must be replaced or repaired by the Lessor within 5 business days. Critical components are those required to provide security (IDS, CCTV, access control, etc.) for a perimeter access point or critical area. "Replacement" may include implementing other temporary measures in instances where the replacement or repair is not achievable within the specified time frame (e.g. a temporary barrier to replace an inoperable pop-up vehicle barrier, etc.). Failure by the Lessor to provide sufficient replacement measures within the timeframe identified above may result in the Government's providing guard service, the cost of which must be reimbursed by the Lessor.

INTRUSION DETECTION SYSTEM (IDS)

LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE

The Lessor shall design, install, and maintain an Intrusion Detection System (IDS) as described in this section. The Government requires an IDS, which will cover perimeter entry and exit doors, and operable ground-floor windows. Basic Security-in-Depth IDS components include: magnetic door switch(s), alarm system keypad, passive infrared sensor(s) (PIR), an alarm panel (to designated monitoring center) and appropriate

communication method i.e. telephone and/or Internet connection, glass-break detector, magnetic window switches or shock sensors. Technical review of the proposed system shall be coordinated with the Government security representative, at the direction of the Lease Contracting Officer, prior to installation. System testing and acceptance shall be conducted by the Government prior to occupancy.

Basic Security-in-Depth IDS shall be connected to and monitored at a central station operated by the Department of Homeland Security Megacenter. Emergency notification lists shall be coordinated with the monitoring station to include all applicable Government and lessor points of contact. Monitoring shall be designed to facilitate a real-time detection of an incident, and to coordinate an active response to an incident. The Lessor must complete the Megacenter Alarm Requirements (MAR) application process specified by the Government to meet the monitoring requirements for a functional IDS. Components which fail or require maintenance or which fail during testing shall be serviced in accordance with the Security System Maintenance Criteria listed below..

Security System Maintenance Criteria: The Lessor, in consultation and coordination with a security provider, either internal or external, as determined by the Lease Contracting Officer, and the Government security representative, shall implement a preventive maintenance program for all security systems the Lessor has installed. Any critical component that becomes inoperable must be replaced or repaired by the Lessor within 5 business days. Critical components are those required to provide security (IDS, CCTV, access control, etc.) for a perimeter access point or critical area. "Replacement" may include implementing other temporary measures in instances where the replacement or repair is not achievable within the specified time frame (e.g. a temporary barrier to replace an inoperable pop-up vehicle barrier, etc.). Failure by the Lessor to provide sufficient replacement measures within the timeframe identified above may result in the Government's providing guard service, the cost of which must be reimbursed by the Lessor.

DURESS ALARM

LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE

The Lessor shall design, install, and maintain a duress alarm system as described. Technical review shall be coordinated with the Government security representative, at the direction of the Contracting Officer, prior to installation. System testing and acceptance shall be conducted by the Government prior to occupancy. This system shall comply with the Architectural Barriers Act, section F230.0.

The Lessor in consultation and coordination with the security provider and Government shall conduct security system performance testing annually. Testing must be based on established, consistent agency-specific protocols, documented and furnished to the Contracting Officer. Components which fail or require maintenance or which fail during testing should be serviced in accordance with the Security System Maintenance Criteria listed below.

Security System Maintenance Criteria: The Lessor in consultation and coordination with a security provider, either internal or external, as determined by the Lease Contracting Officer, and the Government security representative shall implement a preventive maintenance program for all security systems they have installed. Any critical component that becomes inoperable must be replaced or repaired within 5 business days. Critical components are those required to provide security (IDS, CCTV, access control, etc.) for a perimeter access point or critical area. "Replacement" may include implementing other temporary measures in instances where the replacement or repair is not achievable within the specified time frame (e.g. a temporary barrier to replace an inoperable pop-up vehicle barrier, etc.). Failure by the Lessor to provide sufficient replacement measures within the timeframe identified above may result in the Government's providing guard service, the cost of which must be reimbursed by the Lessor.

STRUCTURE

WINDOWS

SHATTER-RESISTANT WINDOW PROTECTION

The Lessor shall provide and install, shatter-resistant material not less than 0.18 millimeters (7 mil) thick on all exterior windows in Government-occupied space meeting the following properties - Film composite strength and elongation rate measured at a strain rate not exceeding 50% per minute shall not be less than the following:

- Yield Strength: 12,000 psi
- Elongation at yield: 3%
- Longitudinal Tensile strength: 22,000 psi
- Traverse Tensile strength: 25,000 psi
- Longitudinal Elongation at break: 90%
- Traverse Elongation at break: 75%

THE ALTERNATIVE METHOD is for the Lessor to provide a window system that conforms to a minimum glazing performance condition of "3b" for a high protection level and a low hazard level. Window systems shall be certified as prescribed by WINGARD PE 4.3 or later to GSA performance condition 3b (in accordance with the GSA Standard Test Method for Glazing and Window Systems Subject to Dynamic Loadings or Very Low Hazard (in accordance with ASTM F 1642, Standard Test Method for Glazing or Glazing Systems Subject to Air Blast Loading) in response to air blast load of 4 psi/28 psi-msec.

If the Lessor chooses the Alternative Method, they shall provide a description of the shatter-resistant window system and provide certification from a licensed professional engineer that the system as offered meets the above standard. Prior to installation, this will be provided for evaluation by the Government, whose approval shall not be unreasonably withheld.

OPERATIONS AND ADMINISTRATION

LESSOR TO WORK WITH FACILITY SECURITY COMMITTEE (FSC)

The Lessor shall cooperate and work with the buildings Facility Security Committee (FSC) throughout the term of the lease.

ACCESS TO BUILDING INFORMATION

Building Information—including mechanical, electrical, vertical transport, fire and life safety, security system plans and schematics, computer automation systems, and emergency operations procedures—shall be strictly controlled. Such information shall be released to authorized personnel only, approved by the Government, by the development of an access list and controlled copy numbering. The Contracting Officer may direct that the names and locations of -Government tenants not be disclosed in any publicly accessed document or record. If that is the case, the Government may request that such information not be posted in the building directory.

Lessor shall have emergency plans and associated documents readily available in the event of an emergency.