

## Space Requirements McLean County CBOC

### 1. IT RESOURCES AND NEEDS:

- a. The building must have access to T-3 communication and voice lines, demarked in the IT closet.
- b. All space require wiring for telephone and CAT-6 ethernet data lines.
- c. IT closet shall be for VA use only.
- d. See the attached Design Requirements for more detailed IT requirements.

### 2. SPECIAL REQUIREMENTS:

- a. Design of the space shall be completed in accordance with the attached Design Requirements and its attachments. Proposals for build-out shall fully consider and include the requirements of the Design Requirements and its attachments.
- b. Space shall be contiguous on a single floor.
- c. All space must be handicapped accessible.
- d. Entrance doors shall be automatic. If they are not currently automatic, this will need to be included in the build-out.
- e. Ground floor space preferred. If the space is not at ground level, an elevator is required. Space shall not be located on a level below ground.
- f. Commercial zoning preferred. Space shall not be zoned industrial or residential.
- g. Municipal utilities preferred. Availability of emergency generator preferred.
- h. The shape of the space shall allow for design of a clinic that is compliance with the VA PACT Space Module Design Guide, available at <https://www.cfm.va.gov/til/dGuide/dgPACT.pdf>.
- i. Additionally, the shape of the space is part of the evaluation factors, with spaces that allow for maximum flexibility (i.e. a large rectangle) preferred over spaces that restrict layout (i.e. a T- shaped space).
1. Availability of alternative transportation (bus, bike, walk) preferred.
- J. Strong preference for adjacent spaces and/or properties to be medical use. If they are not medical use, prefer professional or office use.
- k. No vehicles shall be allowed to travel or park within 25 feet of the space, unless the VA is able to obtain a waiver (additional security measures would factor into the likelihood of the VA receiving such a waiver). See the VA's Physical Security Design Manual for Life Safety Protected Facilities, available at <https://www.cfm.va.gov/til/PhysicalSecurity/dmPhySecLS.pdf>.
- l. The locations of all asbestos-containing building materials (ACBM) shall be identified. A list of ACBM, including location and condition, shall be provided to the VA within 30 days of contract award. If there is no ACBM, a letter from an asbestos inspector certified in NH shall be provided stating that the building does not contain any suspected ACBM. All asbestos abatement required for the build out of the space shall be included in the proposal. Proposal shall include the cost of third-party oversight for all asbestos abatement activities.
- m. Physical security systems, signage and modular casework shall be provided as part of the build out. See the Design Requirements and the attachments to the Design Requirements for more specific information.

- n. There shall be a flagpole in front of the building. If one does not currently exist, ensure that adding one is included as part of the build-out proposal.
- o. Invoices shall be submitted with 30 days of the end of the period being invoiced.

### 3. PARKING REQUIREMENTS:

- a. Number of parking spaces needed: 130 parking spaces, 13 of which shall be handicap accessible spaces.
- b. Parking spaces shall be available exclusively for VA use.
- c. Parking spaces shall be a minimum of 9 feet wide by 18 feet long.
- d. Parking shall be located on site.
- e. No vehicles shall be parked in or under the building that the space is located in.
- f. The entire parking area must be lit during hours of darkness. Lighting shall meet Illuminating Engineering Society of North America (IESNA) standards. Uncovered surface parking areas shall have at least 1 foot-candle overlapping throughout the lot. Garage parking shall have a minimum of 10 foot-candles. The intent is to provide adequate lighting to discourage crime.
- g. Snow and ice removal shall be included in the base rent.
  - I. No more than 3 inches of snow shall be allowed to accumulate in the driving lanes or on pedestrian pathways at any point in time; this may require active snow removal during a snow event.
  - II. Snow shall be cleared from the entire parking lot by 7am the day following a snow event, with the exception of any parking space still occupied by a vehicle after 6pm on the previous night.
  - III. The parking area shall be regularly inspected for ice when necessitated by the weather conditions (for example, precipitation with temperatures hovering around 32 degrees). All icy conditions (including pavement, sidewalks, steps, and handrails) found and/or reported shall be mitigated immediately.
- h. The parking area shall be maintained in a safe condition. This includes, but is not limited to:
  - I. The area shall be free of potholes and of cracks/openings wider than one inch. Potholes, cracks, and openings that develop during the lease period shall be repaired within 30 days. If appropriate repairs aren't able to be performed within 30 days due to weather conditions, the repairs shall be made as soon as weather conditions allow.
  - II. Space shall be cleaned regularly, including removal of leaves and debris.
  - III. Avoid locating wheel stops and curbs in pedestrian walkways whenever possible. If not possible, wheel stops and curbs that are in pedestrian paths must be marked in visible colors.
  - IV. Grading and storm water system shall be adequate to prevent pooling of water..
- i. The parking area shall meet all applicable Architectural Barriers Act Accessibility Standards (ABAAS) requirements, including (but not limited to) the requirements for handicap parking spaces, Openings (Section 302.3), and Changes in Level (Section 303). ABAAS requirements are available at <https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-aba-standards/aba-standards>.

4. SUBMISSION REQUIREMENTS: Bidders shall submit the following:
- a. Narrative stating:
    - I. Address of the proposed space.
    - II. Floor of the building that the space is located on. If not on the ground floor, provide information the number and size of elevator(s) available.
    - III. The net useable square footage.
    - IV. Zoning.
    - V. State whether or not the space is served by municipal utilities.
    - VI. State whether or not the space is served by an emergency generator. If an emergency generator is available, how much of the space has emergency power (i.e. only select outlets and lights, the entry, the entire space).
    - VII. Availability of alternative transportation.
    - VIII. Type/usage of adjacent spaces and/or properties (i.e. medical, professional, retail).
    - IX. Statement of whether the building is listed on, or eligible to be listed on, the National Register of Historic Places, or has any other historic designation.
    - X. Confirmation that there is no parking in the building.
    - XI. The number of standard and handicapped parking spaces available exclusively for VA use.
    - XII. Size of standard parking spaces.
    - XIII. Parking lighting levels.
    - XIV. Confirmation the parking area meets ABAAS section 302.3, Openings, and Section 303, Changes in Level. If there are repairs planned for known deficiencies, briefly state the deficiency and the plan and timeline for connecting it.
  - b. Scaled floor plan with an outline of the proposed space.
  - c. Scaled site plan showing the distance to the closest vehicle access and showing available parking.
  - d. Photos that are representative of the overall condition of the interior of the space and the building's exterior, including parking.
  - e. Narrative illustrating understanding of the VA's design intent for the build-out and of the design and construction process for the build-out.
  - f. Maintenance plan. If the facility has formal maintenance procedures, these should be submitted. If not, provide a narrative description of the maintenance services included, including the building exterior and parking area.
  - g. Snow/ice removal plan.
    - I. State whether snow/ice removal is performed by maintenance staff or is contracted.
    - II. If snow/ice removal is performed by maintenance staff, provide the formal snow/ice removal procedures if they exist or a narrative if they do not.
    - III. If snow/ice removal is contracted, provide the requirements that are included in the snow/ice removal contract.



# **PROGRAM FOR DESIGN**

## **MCLEAN COUNTY CBOC**

### **AEP EXPANSION MCLEAN COUNTY**

Projected Year: 2017    Midpoint Year: 2018

VISN: 11    State: IL    Station ID: 550  
Station: Danville  
Installation: VA Medical Center

Project Created: 01 Dec 2016 09:32PM ET by David Gobber  
Space Plan Last Edited: 07 Dec 2016 03:08PM ET by David Gobber

Contents List Created: 01 Dec 2016 11:17PM ET by David Gobber  
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**Report Generated: 07 Dec 2016 03:09PM**

Program For Design (07 Dec 2016 03:09PM)

MCLEAN COUNTY CBOC  
AEP EXPANSION  
MCLEAN COUNTY

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 1 - LOBBY / RECEPTION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	LOB02	Vestibule	200	200	1	1
1	SRLW1	Alcove, Wheelchair	90	90	1	1
1	LOB01	LOBBY, SEATING AREA	350	350	1	0
1	WTPC1	Waiting, PACT 1	400	400	1	1
1	WTPC1	Waiting, PACT 1	400	400	1	1
1	TNPM1	Toilet, Male	205	205	1	1
1	TNPF1	Toilet, Female	205	205	1	1
1	TNPFM	Toilet, Family	80	80	1	0

FA Totals: Room Qty: 8 Net Area: 1,930 Gross Area: 2,895

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 2 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 1

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	PEHW1	Alcove, Height / Weight Station	30	30	1	1
1	PEHW2	Alcove, Height / Weight Accessible Station	40	40	1	1
1	OFDC2	Consult Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	OFDC2	Consult Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	OFDC2	Consult Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	OFDC2	Consult Room, Patient Aligned Care Team (PACT)	125	125	1	1

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MCLEAN COUNTY CBOC  
AEP EXPANSION  
MCLEAN COUNTY

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 2 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 1

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFDC2	Consult Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	125	1	1
1	TPG01	Toilet, PACT Patient	60	60	1	1
1	TPG01	Toilet, PACT Patient	60	60	1	1
1	TRPR1	Procedure Room, General	180	180	1	1
1	TPB01	Toilet, General Procedure Room Patient	75	75	1	1
1	EXTH1	Exam, Telehealth	125	125	1	0
1	EXTH1	Exam, Telehealth	125	125	1	0
1	WRTM3	Tele-Retinal Room	125	125	1	1
1	CLSC4	Shared Medical Appointment Room	400	400	1	1
1	SRE01	Storage, Shared Medical Appointment Room	125	125	1	1

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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 2 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 1

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	RCA01	Alcove, Resuscitation Cart	20	20	1	1
1	WRTM1	Team Work Area	1,500	1,500	1	1
1	WRTM1	Team Work Area	1,500	1,500	1	1
1	WKTM1	Open Work Area	250	250	1	0
1	WKTM1	Open Work Area, Home Based Primary Care	300	300	1	0
1	UCCL1	Utility Room, Clean	125	125	1	1
1	SRE01	Storage, Medical Equipment	120	120	1	1
1	SRE01	Storage, Medical Equipment	120	120	1	1
1	TNPG1	Toilet, Staff	60	60	1	1
1	TNPG1	Toilet, Staff	60	60	1	1
1	TNPG1	Toilet, Staff	60	60	1	1

FA Totals: Room Qty: 40 Net Area: 7,710 Gross Area: 11,565

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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 3 - MENTAL HEALTH CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OPMH1	Group Therapy Room, Mental Health	300	300	1	1
1	OFDC1	Consult Room, Mental Health	125	125	1	1
1	OFDC1	Consult Room, Mental Health	125	125	1	1
1	OFDC1	Consult Room, Mental Health	125	125	1	1
1	OFDC1	Consult Room, Mental Health	125	125	1	1
1	SRS01	Storage, General	125	125	1	1
1	OFDC1	Office, Supervisor	125	125	1	0

FA Totals: Room Qty: 7 Net Area: 1,050 Gross Area: 1,575

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 5 - PATHOLOGY AND LABORATORY MEDICINE (PLM) SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	LBVP1	Blood Specimen Collection Room	80	80	1	1
1	LBVP1	Blood Specimen Collection Room	80	80	1	1
1	TPSP1	Toilet, Specimen Collection	60	60	1	1
1	LBGM1	Laboratory, General	350	350	1	1
1	SRS01	Storage, Bulk	120	120	1	0
1	SRR02	STORAGE, REFRIGERATORS, FREESTANDING	60	60	1	0

FA Totals: Room Qty: 6 Net Area: 750 Gross Area: 1,125

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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 6 - PHARMACY SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFDC2	Consult Room, Pharmacy	125	125	1	0
1	OFDC2	Consult Room, Pharmacy	125	125	1	0

FA Totals: Room Qty: 2 Net Area: 250 Gross Area: 375

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 7 - CLINIC MANAGEMENT

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFA09	Office, Administrative Assistant	125	125	1	0

FA Totals: Room Qty: 1 Net Area: 125 Gross Area: 188

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 9 - LOGISTICS SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	SRLG1	Receiving Area/Equipment Storage	300	300	1	1

FA Totals: Room Qty: 1 Net Area: 300 Gross Area: 450

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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 10 - CANTEEN SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	BX002	Vending Machine Area	150	150	1	1

FA Totals: Room Qty: 1 Net Area: 150 Gross Area: 225

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 11 - STAFF SUPPORT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CFR01	Lounge/Conference Room	350	350	1	0
1	LR001	Locker, Staff Personal Property	100	100	1	1
1	TNPG1	Toilet, Staff	60	60	1	1
1	TNPG1	Toilet, Public	60	60	1	0
1	IPK01	KITCHENETTE	0	0	1	0
1	LAC01	LACTATION ROOM	125	125	1	0

FA Totals: Room Qty: 6 Net Area: 695 Gross Area: 1,043

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MCLEAN COUNTY CBOC  
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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 12 - SUPPORT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	COMC1	Communications Room	110	110	1	1
1	JANC1	Housekeeping Aides Closet (HAC)	80	80	1	1
1	USCL1	Utility Room, Soiled	100	100	1	1
1	ITAE1	OIT IT Active Equipment	180	180	1	0
1	MECH1	MECHANICAL ROOMS / ELECTRICAL ROOMS	130	130	1	0

FA Totals: Room Qty: 5 Net Area: 600 Gross Area: 900

Dept Totals: Room Qty: 77 Net Area: 13,560 Gross Area: 20,340

Bldg Totals: Room Qty: 77 Net Area: 13,560 Sum of Dept Gross Area: 20,340 Gross Area: 24,408

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Building Area Summary And Net to Gross Factor Breakdown

Current Building Factor applied to this Project: 1.20

	Building GSF
Current	24,408

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Report Parameters

Sorted By: Uncompressed to match selection tree

(END OF REPORT)