

HENRICO SATELLITE CLINIC SPACE PLAN	
Area: Required Spaces	SF
Exam Room 1	130
Exam Room 2	130
Exam Room 3	130
Exam Room 4	130
Exam Room 5	130
Exam Room 6	130
Exam Room 7	130
Exam Room 8	130
Exam Room 9	130
Exam Room 10	130
Exam Room 11	130
Exam Room 12	130
Exam Room 13	130
Exam Room 14	130
Exam Room 15	130
Exam Room 16	130
Exam Room 17	130
Exam Room 18	130
Exam Room 19	130
Exam Room 20	130
Exam Room 21	130
Exam Room 22	130
Exam Room 23	130
Exam Room 24	130
Physician Office (Pod 1&2)	120
Physician Office (Pod 3&4)	120
Physician Office (Pod 5&6)	120
Physician Office (Pod 7&8)	120
Teamlet Room (Pod 1&2)	350
Teamlet Room (Pod 3&4)	350
Teamlet Room (Pod 5&6)	350
Teamlet Room (Pod 7&8)	350
Pharmacy Exam Room/ADDS	130
Pharmacy Staff Office	120
MH Provider Office	120
MH Provider Office	120
MH Provider Office	120
MH Provider Office	120
Social Worker Office (PACT)	120

Social Worker Office (PACT)	120
Social Worker Office (PACT)	120
Social Worker Office (PACT)	120
MH Provider Office	120
Social Worker Office (PACT)	120
BHL Nurses' Room	250
PACT Dietician Office	130
Blood Specimen Lab w/attached restroom	400
Classroom/Conference Room	300
Classroom/Conference Room	300
Classroom/Conference Room	300
Subtotal	9210
Circulation (30%)	2763
Total Space Needed	11973

Area: Administrative/Ancillary	SF
Reception/Waiting Area	1000
VIC Registration/Means Testing	100
Check In/Check Out Area	600
Unisex Patient Toilet - ADA Compliant	70
Unisex Patient Toilet - ADA Compliant	70
Unisex Patient Toilet - ADA Compliant	70
Unisex Patient Toilet - ADA Compliant	70
Staff Toilet	55
Computer (IT) Closet	100
Computer (IT) Closet	100
Kitchenette/Staff Lounge	600
Clean Utility Room	100
Clean Utility Room	100
Soiled Utility Room	80
Soiled Utility Room	80
Housekeeping Closet w/sink	60
Oxygen Storage Closet	20
Women's Health - extra restroom b/t 2 exam rooms	70
Women's Health - extra restroom b/t 2 exam rooms	70

Women's Health - extra restroom b/t 2 exam rooms	70
Women's Health - extra restroom b/t 2 exam rooms	70
Women's Health - extra restroom b/t 2 exam rooms	70
Women's Health - extra restroom b/t 2 exam rooms	70
Women's Health - extra restroom b/t 2 exam rooms	70
Women's Health - extra restroom b/t 2 exam rooms	70
Subtotal:	4000
Circulation (30%)	1200
Total Space Needed	5200

Area: Specialty Spaces	SF
Treatment Room (Nebs, EKG, ADDS, etc.)	130
General Exam Space	130
Audiology Booth	300
Audiology Room	140
Subtotal:	2130
Circulation (30%)	639
Total Space Needed	2769

Area: Required Spaces	11973
Area: Administrative/Office	5200
Area: Specialty Spaces	2769
TOTAL SPACE IN Henrico Satellite Clinic	19942

Henrico Satellite Clinic**1.0 Introduction****General**

The Lessor shall provide clinic space as identified herein, for which the Department of Veterans Affairs (VA), Richmond, Virginia will conduct medical business operations. The rental rate shall include all requirements herein identified.

Requirements

The Government is seeking a minimum of **19000** to a maximum of **19950** of American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) Office Area (ABOA) square feet (SF) of contiguous space. The VA is seeking a base five (5) year fixed price, full-service lease with one (1) five (5) year renewal option. Please see attached Space Requirements for a comprehensive list of required spaces for Government use. If VA-leased space is not on ground level, then two (2) dedicated elevators on emergency and normal power, with automatic switching, are required. Large freight elevator access is also required.

Standard Conditions and Requirements

The following shall apply to any space offered for use to the VA. The building occupancy is expected to be "Business" as defined by NFPA 101 Chapter 6. All code requirements for design and construction shall comply with the most recent versions of all codes for "Business" occupancy. All other occupancy types adjacent to VA space shall have proper fire barrier separations. Entire building must be fully sprinklered in accordance with appropriate occupancies of all spaces within the building. The space shall be approximately 19,950 SF of contiguous medical space in a Class A Building. The Government shall have access to the subject clinic space for clinic operations 7:00am to 6:30pm Monday through Saturday, with the exception of Federal Holidays. The Government shall have access to the premises at all times without additional payment.

Neighborhood, Parking, Location Amenities, and Public Transportation

INSIDE CITY CENTER: Space shall be located in a prime commercial office district with attractive, prestigious, and professional surroundings with a prevalence of modern design and/or tasteful rehabilitation in modern use. Streets and public sidewalks shall be well maintained. The Government requires a minimum of 120 surface/outside parking spaces, reserved for the exclusive use of the Government. In addition, an addition ¼ of spaces shall be added to the minimum as ADA-Accessible. These spaces must be secured and lit in accordance with the Security Requirements set forth in the Lease. Offeror shall include the cost of this parking as part of the rental consideration. A variety of inexpensive or moderately priced fast-food and/or eat-in restaurants shall be located within the immediate vicinity of the Building, but generally not exceeding 1.5 miles of the employee entrance of the offered Building, as determined by the LCO. Other employee services, such as retail shops, cleaners, and banks, shall also be located within the immediate vicinity of the Building, but generally not exceeding 1.5 miles of the employee entrance of the offered Building, as determined by the LCO. Two or more public or campus bus lines usable by tenant occupants and their customers shall be located within the immediate vicinity of the Building, but generally not exceeding 0.5 miles, as determined by the LCO. Amenities must be existing or the Offeror must demonstrate to the Government's reasonable satisfaction that such amenities will exist by the Government's required occupancy date.

OUTSIDE CITY CENTER: Space shall be located 1) in an office, research, technology, or business park that is modern in design with a campus-like atmosphere; or, 2) on an attractively landscaped site containing one or more modern office Buildings that are professional and prestigious in appearance with the surrounding development well maintained and in consonance with a professional image. The parking-to-square-foot ratio shall be available at a ratio of at least one (1) space for every 158 RSF of Space. In addition, an additional ¼ of required spaces shall be added as ADA-Accessible. Adequate eating facilities shall be located within the immediate vicinity of the Building, but generally not exceeding a walkable 1.5 miles, as determined by the LCO. Other employee

services, such as retail shops, cleaners, and banks, shall be located within the immediate vicinity of the Building, but generally not exceeding 1.5 miles, as determined by the LCO. One or more public or campus bus line usable by tenant occupants and their customers shall be located within the immediate vicinity of the Building, but generally not exceeding 0.5 miles, as determined by the LCO. Amenities must be existing or Offeror must demonstrate to the Government's reasonable satisfaction that such amenities will exist by the Government's required occupancy date.

2.0 Technical Requirements

24 Hour HVAC Requirement

The IT Server room/s, Clean Utility room(s), and Soiled Utility room(s) shall receive cooling at all times (24 hours a day, 365 days a year). The BTU output of this room is established as 170 BTU per Square Foot. The temperature of this room shall be maintained at 64 degrees F, with humidity control not to exceed 60% relative humidity, regardless of outside temperature or seasonal changes.

HVAC

Central HVAC systems shall be installed and operational, including, as appropriate--main and branch lines, VAV boxes, dampers, flex ducts, and diffusers--for the approved final floor plan. The Lessor shall provide conditioned air through medium pressure duct work at a rate of .75 cubic feet per minute per ABOA SF and systems shall be designed with sufficient systems capacity to meet all requirements in this lease. Areas having excessive heat gain or heat loss, or affected by solar radiation at different times of the day, shall be independently controlled. Lab has a significant heat load which will be controlled separately from other clinical spaces.

Temperature control for office Spaces shall be provided by concealed central heating and air conditioning equipment. The equipment shall maintain space temperature control over a range of internal load fluctuations of plus 0.5 W/SF to minus 1.5W/SF from initial design requirements.

Any ductwork to be reused and/or to remain in place shall be cleaned, tested, and demonstrated to be clean in accordance with the standards set forth by NADCA. The cleaning, testing, and demonstration shall occur immediately prior to Government occupancy to avoid contamination from construction dust and other airborne particulates.

During working hours in periods of heating and cooling, ventilation shall be provided in accordance with the latest edition of ASHRAE standard 62.1.

Air filtration shall be provided and maintained with filters having a minimum efficiency rating as determined by the latest edition of ASHRAE standard 52.2. Pre-filters shall have a MERV efficiency of 8. Final filters shall have a MERV efficiency of 13. Restrooms shall be properly exhausted with a minimum of 10 air changes per hour. Plenum type return systems are unacceptable.

Commissioning will be required to verify that the installation and performance of systems meet the design requirements.

Provide individual thermostat control for office space. Specialty occupancies (conference rooms, kitchens, lab, etc.) must have active controls capable of sensing space use and modulating HVAC system in response to Space demand. Large conference rooms, computer rooms, and lab shall be independently controlled. Provide concealed package air conditioning equipment to meet localized spot cooling where required to meet performance standard. Portable space heaters are prohibited.

At all times, humidity shall be maintained below 60% relative humidity. Thermostats shall be secured from manual operation by key or locked cage. A key shall be provided to the Government's designated representative. During all working hours comply with the latest edition of ASHRAE Standard 55, Thermal Comfort Conditions for Human Occupancy.

Reuse of Building Materials

Items and materials existing in the Premises, or to be removed from the Premises during the demolition phase, are eligible for reuse in the construction phase of the project. It is the intent of the government to disturb the existing space as little as possible. Existing structures/finishes/etc. not disturbed during construction will be acceptable as is.

Adhesives and sealants

All adhesives employed on this project (including but not limited to adhesives for carpet, carpet tile, plastic laminate, wall coverings, adhesives for wood, or sealants) shall be those with the lowest possible volatile organic compounds (VOC) content below 20 grams per liter and which meet the requirements of the manufacturer of the products adhered or involved. The Lessor shall use adhesives and sealants with no formaldehyde or heavy metals, or containing hazardous materials. Adhesives and other materials used for the installation of carpets shall be limited to those having a flash point of 140 degrees F or higher. The clinic/adjacent areas of the building map will remain operational during renovation/construction. Use of chemicals must be accomplished in such a manner as to not interfere with daily clinic operations.

Vestibules

Vestibules shall be provided at public entrances and exits wherever weather conditions and heat losses are important factors for consideration. In the event of negative air pressure conditions, provisions shall be made for equalizing air pressure. Building entrance and suite entrances must be equipped with pushbutton or infrared automatic door openers.

Means of Egress

The premises shall meet the applicable egress requirements in the National Fire Protection Association, Life Safety Code (NFPA 101) current at the lease award.

The Space shall have unrestrictive access to a minimum of two remote exits.

Doors shall not be locked in the direction of egress unless equipped with special locking hardware in accordance with requirements of NFPA 101.

Fire Alarm System

A Building-wide fire alarm system shall be installed in the entire building. The fire alarm system shall be installed in accordance with the requirements of NFPA 72 that was in effect on the date of installation. The fire alarm system shall be maintained in accordance with the requirements of NFPA 72 (current as of lease award date). The fire alarm system shall transmit all fire alarm signals to the local fire department via any of the following means: directly to the local fire department, to the 911 public communications center, to a central station, to a remote supervising station, or to a proprietary supervising station. If the Building's fire alarm control unit is over 25 years old as of the date of award of this Lease, Lessor shall install a new fire alarm system in accordance with the requirements of NFPA 72 National Fire Alarm and Signaling Code (current as of the Lease Award Date) prior to Government acceptance and occupancy of the space. The fire alarm system shall integrate with HVAC controls where applicable by code.

Ceilings

Ceilings shall be a minimum of 8' above finished floor. Ceiling finishes will be determined based on room schedule and will be confirmed during design.

Doors

Exterior doors shall have a minimum clear opening of 42"x80". Entire leased space shall have PACS (Physical Access Control System) on all exterior and interior doors in addition to Best 7-pin interchangeable core mortise type lock set (for override in event of PACS failure) (more information below). System shall tie into current system on VA Richmond campus. Door readers shall read VA PIV card and numeric code, along with being FIPS 201-compliant. All exterior doors will have automatic door closers. Exterior doors and all common area

doors shall have door handles or door pulls with heavyweight hinges. All doors shall have corresponding doorstops (wall or floor mounted. Over door mounted may be required in exam rooms) and silencers. All public use doors and restroom doors shall be equipped with kick plates. All Building exterior doors shall have locking devices installed to reasonably deter unauthorized entry. Exterior doors must be equipped with push button or infrared activated automatic door openers. An electric strike will be installed on the door between the waiting room and clinical space. The door release will have a remote release from the reception area as well as a card reader for employee entrance. An electric strike with card reader access will be installed on the clean utility room door. IT closets and medication room require electric strike that requires both card reader and keypad for room access.

Doors within the space shall have a minimum clear opening of 36" wide x 80" high. Cross corridor doors will have a 42"x80" clear opening. Doors shall be flush, solid core, wood with a natural wood veneer face, factory stain/finish, or an equivalent door pre-approved by the LCO. Hollow core wood doors are not acceptable. They shall be operable with a single effort and shall meet the requirements of NFPA 101, Life Safety Code or the International Building Code. Doors will be installed in a metal frame assembly which is primed and finished with a low VOC semi-gloss paint with no formaldehyde. Doors to any telecommunications rooms shall have interior hinges.

Doors shall have door handles or door pulls with heavyweight hinges. All doors shall have corresponding doorstops (wall- or floor-mounted) and silencers. All exterior doors shall have automatic door closers. All doors shall be equipped with 7-pin tumbler cylinder locks and strike plates. All locks shall be master keyed. Furnish at least two master keys for each lock to the Government. Any exterior entrance shall have a high security lock, with appropriate key control procedures, as determined by Government specifications. Hinge pins and hasps shall be secured against unauthorized removal by using spot welds or pinned mounting bolts. The exterior side of the door shall have a lock guard or astragal to prevent tampering of the latch hardware. Doors used for egress only shall not have any operable exterior hardware. All security-locking arrangements on doors used for egress shall comply with requirements of NFPA 101 or the International Building Code current as of the Lease Award Date.

Best 7-pin interchangeable core mortise type lock set. Cylinder shall be removable by special key or tool. Construct all cores so that they will be interchangeable into the core housings of all mortise locks, rim locks, and cylindrical locks. Disassembly of lever or lockset shall not be required to remove core from lockset. Cores will be provided as part of the lease-one core for every lockable door. Keying information shall be furnished to the owner at a later date by the VA. Provide 1 blank key corresponding to each core provided. The owner will be responsible for maintaining all door hardware, providing all keys, and making changes to door keying as future needs arise. This will require that all existing locks be rekeyed so that they are separate from the current VA Master system.

Door Identification

Signage will be provided for all rooms. Signs will meet ADA requirements and be in accordance with the TIL (<http://www.cfm.va.gov/TIL/> Wayfinding Chapter). Door identification shall be installed in approved locations adjacent to office entrances. The form of door identification shall be approved by the Government.

Exterior Signage

An exterior building sign will be provided as shown in the TIL (<http://www.cfm.va.gov/TIL/>) See Layout G on page 4-4-2. Specific sizing, lettering, size, etc. can be found in the TIL.

Finishes

Finishes shall be coordinated with the VA during design, but will be LVT and assist in patient wayfinding. Finishes will promote a healing environment.

Mechanical, Electrical, Plumbing

The Lessor shall provide and operate all Building equipment and systems in accordance with applicable technical publications, manuals, and standard procedures. Mains, lines, and meters for utilities shall be provided by the

Lessor. All utilities shall have separate advanced meters that allow electronic capturing of dollars and quarters of consumption used. Data will be provided to the VA Contracting Officer Representative on a monthly basis. Exposed ducts, piping, and conduits are not permitted. Mechanical controls shall provide for individual room control (no plenum type system permitted; should provide separate VAV per room), and have capabilities for time set backup. All mechanical controls should integrate with the fire alarm system where applicable by code.

Restrooms

Restrooms adequate to meet applicable requirements of local codes and ordinances will be provided, but at a minimum as shown on the attached room legend. All restrooms will meet ADA and ABAAS guidelines and provide: mirror and shelf above lavatory, toilet paper dispenser in each stall that will hold at least 2 rolls and allow ease unrestricted dispensing, at least one (1) modern paper towel dispenser, soap dispense, waste receptacles for every two (2) lavatories, disposable seat cover dispenser. All restroom doors will be situated so that they do not swing into the bathroom space. Baby-changing stations shall be incorporated and provided in waiting area restrooms. All multi-stall restrooms shall be hands from exit from the point of handwashing to leaving the restroom.

Plumbing fixtures

All plumbing fixtures (sink and commode) must be hands free operation and supply water within VA criteria to prevent scald and legionella growth. Drinking fountains shall be made available with Cold and Hot water circulating loops. Entire water system shall contain no dead legs longer than 1 pipe diameter in length.

Lighting

High efficiency LED light fixtures (and associated ballasts or drivers) shall be installed as either ceiling grid or pendant mounted as appropriate for the final approved floor plan. Ceiling grid fixtures shall be either 2' wide by 4' long or 2' wide by 2' long. Lamps shall maintain a uniform color level throughout the lease term.

Fixtures shall have a minimum of two tubes and shall provide 50 foot-candles at desktop level (30" above finished floor) with a maximum uniformity ratio of 1.5:1. Emergency egress lighting levels shall be provided in accordance with the local applicable building codes (but not less than 1 foot-candle) by either an onsite emergency generator or fixture mounted battery packs.

Provide ceiling mount occupancy sensors or vacancy sensors (preferred) throughout the space in order to reduce the hours that the lights are on when a particular space is unoccupied.

Partitions

Sound transmission is critical in patient care areas. All room partitions (walls) shall either be slab to slab construction with acoustic insulation or if slab to slab construction is not feasible, all ceilings and walls will be insulated to provide appropriate sound barriers. IT server and medication rooms must be slab to slab construction or have drywall ceilings.

Acoustic Requirements

Acoustic ratings for all treatment spaces will be:

STC less than .35.

CAC between 40 and 44 db.

NRC greater than .85

A complete set of CAD as built drawings will be provided upon acceptance of the space.

Window Covering

All exterior windows shall have manually operated, cordless Q Motion-Hembar activator shade with a roller tube containing an inner lift spring that provides constant tension together with a bottom tube of proper size and weight that serves as a counter balance lifting mechanism. Solar shade material to be dual shade: 0% blackout rear shade

with side channels; front shade 3% openness without side channels. Fascia required on front shade. Solar shade material shall have 3% opening with print overlay. Patterns/color selection will be made by the Government.

Floor Covering

Floor coverings shall be determined by the attached room schedule as well as the completed design. Any alternate flooring must be pre-approved by the government. Floor coverings will be determined and confirmed during design.

Electrical and Data

The Lessor shall be responsible for meeting the applicable requirements of local codes and ordinances, VA and OI&T specifications and electrical design guides. When codes conflict a more stringent standard shall apply. Main service facilities shall be enclosed. The enclosure may not be used for storage or other purposes and shall have doors fitted with an automatic deadlocking latch bolt with a minimum throw of 1-1/2 inch. Main distribution for standard office occupancy shall be provided. In no event shall such power distribution (not including lighting and HVAC) for the Space fall below 4 watts per ABOA SF. See attached room list identifying electrical and data outlets required by room.

Main power distribution switchboards and distribution and lighting panel boards shall be circuit breaker type with copper buses that are properly rated to provide the calculated fault circuits. Fuses and circuit breakers shall be plainly marked or labeled to identify circuits or equipment supplied through them.

Convenience outlets shall be installed in accordance with NFPA Standard 70, National Electrical Code, or local code, whichever is more stringent. Duplex utility outlets will be supplied in restrooms and corridors. The building will be equipped with full generator back-up capability.

All electrical, telephone and data outlets within the space will be determined during design, and installed by the lessor in accordance with the design drawings. All electrical outlets will be installed in accordance with NFPA standard 70 and EIA/TIA Standards as referenced in NFPA standard 70.

All outlets within the space will be marked and coded for ease of wire tracing; outlets shall be circuited separately from lighting. All floor outlets shall be flush with the plane of the finished floor. Outlet cover colors will be coordinated with partition finish selections.

Appropriate electrical whips for power, data, and telecommunications will be provided at locations planned for government installed partitions. The Lessor shall provide all electrical service wiring and connections to the furniture at designated junction points. Each electrical junction shall contain an 8-wire feed consisting of 3 general purpose 120-V circuits with 1 neutral and 1 ground wire, and a 120-V isolated ground circuit with 1 neutral and 1 isolated ground wire. A 20-ampere circuit shall have no more than 8 general purpose receptacles or 4 isolated ground "computer" receptacles.

3.0 OIT and Guest WiFi Requirements

OIT Services

Installations, materials, equipment and workmanship shall conform to and be inspected, and tested in accordance with the specifications and drawings and all applicable provisions of the following governing rules, regulations, codes, and standards including all applicable addenda:

- a) ANSI/NEC (NFPA 70)
- b) NESC (IEEE)
- c) National Life Safety Code (NFPA 101)
- d) ASTM Standards
- e) IEEE Standards
- f) NEMA Standards

- g) ANSI/TIA – Telecommunications Cabling Standards including, but not limited to, 568-C.0, 568-C.1, 568-B.2, 568-C.3, 569-B, 598-C, 455 Series, 492 Series, 526 Series, 604 Series, 606, 607, 758-A, TSB-140, FIP 174, FIP 175, FIP 176, S-83-596, S-87-640
- h) FCC Code of Federal Regulations (CFR)
- i) Applicable State of Virginia codes including VAMC and Department of Labor Rules and Regulations
- j) Applicable Municipal codes
- k) Applicable codes and regulations of other authorities having lawful jurisdiction pertaining to the work required

All materials, appliances, equipment, and devices shall adhere to the applicable standards of Underwriters Laboratories (UL), and shall be listed by UL if a UL listing category has been established. Furnish products that have been tested and qualified to meet the rating criteria by UL or other testing firm acceptable to authority having jurisdiction.

APPROVED INSTALLERS

All work performed by contractors holding current manufacture (Hellermann-Tyton./Hitachi) copper & fiber structured connectivity solutions H2Max certification. Proof of certifications will be included in all responses and quotations.

Voice & Data Circuits:

It is the responsibility of the Lessor to provide a clear pathway from the street “right-of way” to a demarcation point within the facility. User contracted data and voice providers shall ensure service is extended from the street “right of way” to the telecommunications demarcation point, within the building. Provide a 3” EMT conduit from the building demarcation point, and shall extend into the Lessees telecommunication room (TR). 3” EMT conduit will be used to hold, one (1) 24–strand single mode (SM) fiber optical plenum rated cable for data MPLS circuit, and four (4) Cat 6 plenum rated cables for voice PRI circuits.

Lessor shall, install a wall mounted fiber enclosure (FE) (HT -FEWM12) with an LC adapter panel (HT-FAP12DSMLC) on the backboard beside the MPLS MUX or smart jack at the DEMARC point. A second rack mounted fiber optical enclosure (HT-FERM18S with an HT-FAP12DSMLC adapter panel) shall be installed at the top of the rack in the (TR) where networking equipment will be installed. Terminate both ends of the 24-strand Single Mode (SM) fiber run between the two locations. Fiber shall be terminated utilizing LC connectors on each end, and tested using bi-directional testing parameters and inserted into the LC-to-LC high density bulkheads within the fiber enclosures. NOTE: It is strictly forbidden to use any type of mechanical terminating products e.g. (Corning Uni-Cams, Levitons FASTCAMS). All fiber terminations shall use fused on connectors i.e. (American Il sintech Swift SOC), The fiber test results shall be provided to IRM upon completion. ATT/Verizon will complete the connection between the MUX and wall mounted FE and the VA will complete the connections between the VA equipment and the rack mounted FE. Access to the non OIT space must not be through the OIT space.

Also, install, terminate, and test four cat6 plenum UTP cabling from the point of demark to the main TR utilized by occupants. Use a 4-port surface mounted box (SMBQUAD-I) within the entrance room or point of demark, mount close to PRI circuit smart jack and use approved ten pin 568A/B (RJ45FC6-BLU) modular jacks. Terminate other end of cables to approved (HT – APP110C648), 48-port, high density angled patch panel located in TR and within voice rack.

Telecommunications Room (TR):

On the interior perimeter walls, TRs are provided with 12 inch deep space for wall-mounted equipment, plus 36 inches of clearance on all sides of racks.

Racks: Each TR should be equipped with three (3), two post open racks. Each rack shall be individually grounded with a number 6 AWG ground and terminating on a telecommunication ground busbar (TGB). Rack one, shall be used for horizontal passive distribution equipment. i.e. angled patch panels for horizontal cabling.

Rack two will be utilized for active distribution equipment and termination of fiber backbone cable, and

Rack three shall be used for voice horizontal cabling and PBX electronic equipment.

At the ends of each rack and in between each rack, there shall be at minimum a six inch in width by seven-foot vertical wire manager. Cable tray or basket tray (BF2R 12" x 2") shall be installed above communication racks and throughout TR to support voice and data cabling within the TR. Power to the rack is to be 208V AC 20A EMT piped to the rack. All data and voice cabling shall be terminated on a (HT – APP110C648), 48-port, high density angled patch panel.

Multiple Telecommunications Rooms are required if the horizontal cable length, (routed parallel and perpendicular to the building geometry) between the telecommunications room and the furthest telecommunications outlet exceeds 295 ft. must extend fiber and copper from existing Telecommunications Room (TR) to new (TR).

The preferred method for main cabling runs to work area outlets or user location is to install basket tray (BF2R 12" x 2") for bulk cable runs down main hallways or corridors. This method supports the bulk of the cabling and will increase production.

Work Area Outlets:

Yellow (HT - RJ45FC6-YEL) jacks, shall be used for data.

Blue (HT - RJ45FC6-BLU) jacks, shall be used for voice.

Cabling should be industry standard plenum CAT 6 and terminated using the 568C standard termination.

Labels for the face plate 27-2-A-103 in designation strip and patch panel letter designation and port number. For example: CBOC-patch panel number-port number.

Telecommunications floor or wall outlets shall be provided. At a minimum, each outlet shall house two CAT 6 jack for data and two CAT 6 jacks for voice. The Lessor shall ensure that all outlets and associated wiring, copper, coaxial cable, optical fiber, or other transmission medium used to transmit telecommunications (voice, data, video, Internet, or other emerging technologies) service to the workstation shall be safely concealed under raised floors, in floor ducts, walls, columns, or molding. Some transmission medium may require special conduit, inner duct, or shielding as specified by the Government.

Lessor must extend fiber and copper from existing TR to new TR.

Modular furniture install requires homerun CAT6 cabling from the TR and pulled through modular furniture whips at work space.

Tripplite UPS in each TR with to hour minimum and two battery packs

UPS requires 208v for large size UPS device

UPS minimum 5,000KVA, card and humidity and temperature sensor.

If cabling is located below ceiling in TR, use 4'Hilti quick sleeve is preferred with a spare installed for future cabling additions. 60% per sleeve fill is mandatory.

A wireless survey of the space will be conducted once walls are installed. Above ceiling access points for VA installed antennas will be provided based on the results of this survey.

The Lessor shall provide list of drop locations/cut-sheet and test results for each cable installed to include wire map, room location, length of connections, and type of cable and patch panel number.

Specific Site Survey Requirements

The onsite wireless site survey will be conducted in the 2.4 GHz (IEEE 802.11 b/g/n) and 5 GHz (IEEE 802.11a/n) frequency bands. The objective of the site survey is to provide reliable wireless coverage in all areas

of the specified floor for data, voice and RTLS. A minimum of minus 65 (-65) DBA is required at any point from the three (3) access points.

The vendor will utilize personnel who are certified by a nationally recognized authority to conduct WLAN site surveys. Proof of certification must be presented to Hampton VAMC upon request.

The vendor will provide the heat maps, recommended access point placements, etc. in PDF or other format that is acceptable to the VA.

Project Deliverables:

- WLAN heat map(s) of the surveyed area(s)
- Spectrum Analysis and interference tables/maps for all surveyed area(s)
- Digital map of the surveyed area(s) with recommended access point/antenna placement and any areas of spectrum interference noted (to include room numbers)
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Acronyms

VAMC	Veterans Affairs Medical Center
UPS	Uninterruptable Power Supply
WLAN	Wireless Local Area Network
LBS	Location Based Services

B. Guest wireless services, including all wiring, devices, programming, etc. will be provided per the attached guest wireless specifications.

4.0 Veteran / Guest Internet Access

Purpose

Veteran / Guest Internet Access (VGIA) services will enable public internet access to Veterans and their families and/or guests while receiving treatment in VA facilities, allowing Veterans to transact business away from home. The proposed Internet access should provide similar levels of service and access as those found in hotels, restaurants, or coffee shops. Vendors who bid on services should be evaluated on their capability to deliver a turn-key system that is separate and apart from the VA's network, and will not interfere with the existing VA wireless network or other biomedical equipment located within the facility near the access points.

Scope

Public Internet service installation and support at VA clinic, location to be determined.

Performance objectives (i.e. required results)

Internet access (wired and wireless) with nominal (average) 1.5Mbps download / 256K upload speeds on a generic wireless client across the coverage area noted in the attached maps.

Any Operating Constraints

The Contractor shall collaborate with medical centers to prevent potential interference with medical center's wireless access. If there is conflict for wireless spectrum or physical space, the needs of the VA shall take precedence over guest access.

Due to the potential for interference of the VGIA with future mandated center wireless infrastructure installations and/or upgrades, the access power output is recommended not to exceed 25 mW with a minimal number of APs in the coverage area. After installation, all power levels and non-overlapping channel choices shall remain static. In addition, if an official wireless installation occurs after the VGIA installation, the contractor shall re-evaluate the VGIA installation, move equipment at no additional cost if needed to accommodate the national wireless installation and adjust power settings as needed.

Within 90 days of the acceptance by the Government of the Performance Work statement, the Contractor shall furnish the hardware, software and services necessary to provide public wireless guest internet access that meets the following requirements:

The Contractor shall provide public wireless access points or cradle points supporting wireless protocols of 802.11 b, 802.11 g, and 802.11 n.

The Contractor shall perform a site visit to test for Radio Frequency (RF) interference and to identify optimum installation locations for access points. This may include the analysis of building floor plans, inspection of the facility, and interviews with VA Information Technology (IT) management.

The Contractor's solution shall provide bandwidth throttling, aggregation, and bonding.

The Contractor's solution shall provide ability for content filtering for internet access.

The Contractor shall adhere to the standards outlined by the National Fire Protection Association (NFPA-101 Life Safety Code, <http://www.nfpa.org/aboutthecodes/aboutthecodes.asp?docnum=101>).

VA will provide to the Contractor the information for the homepage that will be displayed upon login.

Deliverables: Site Visit Survey

SECURITY

The contractor shall provide public security for the guest internet access and private security for the vendor provided equipment. The Contractor's solution shall provide for Layer I air gapped isolation to provide isolation from any other network within each facility. The Contractor shall provide for the physical security of Contractor equipment, as needed. VA shall provide the Contractor with access to the wiring closets. The Contractor shall provide a homepage at login displaying information security warning, public access information, and VA non-liability disclaimer. VA will provide the information homepage to the Contractor. The Contractor shall provide an introduction page with usage agreements for acknowledgement at the time of login with information on the program, rules and restrictions and usage agreements. If no agreement acknowledgement is received from the user, access shall be denied. [Users of the guest access must acknowledge that they are aware of the risk of using a public network.]

RELIABILITY

The Contractor shall be responsible for maintaining the operation of the hardware and all infrastructures.

The Contractor shall provide service availability with an expected 98% uptime.

The Contractor shall determine the wireless physical requirements such as spectrum support and user density (bandwidth), antenna diversity (signal quality), and availability requirements within coverage areas during the site survey and with agreement from each facility. Using the information agreed upon from the site survey, the contractor shall provide sufficient bandwidth to provide internet service that meets facility usage requirements while performing normal internet functions (e.g., music downloads, streaming movies, email, network searches). The contractor may employ a flexible throttling strategy and commit to a best effort.

MAINTENANCE AND SUPPORT

Maintenance and support will begin after the installation and testing is completed and accepted by the VA site. Maintenance and support will be provided by the Contractor throughout the option year periods, if exercised by the Government.

The Contractor shall provide 24 hour /365-day user (Veteran) support through a call center.

The wireless Internet access shall be available to a user on a 24x7x365 except during periods of scheduled maintenance. Provide the ability for the VA to send failed items back to the Contractor for replacement.

Maintenance shall be scheduled during off peak hours; The Contractor shall provide support through a call center for VHA medical center staff utilizing the wireless service during normal occupancy hours. The Contractor shall provide on-site support when required by the VA. The Contractor shall provide a 3-hour response time for trouble tickets entered through the technical support call center. The Contractor shall physically respond onsite within 24 hours for issues that require onsite support.

The Contractor shall provide oversight and monitoring of the installed wireless network(s), and provide the COR with monthly trouble ticket reports that identify network status/outages, trouble tickets received, and resolution of those trouble tickets. The Contractor shall provide a notification of an event that poses a risk of extending a scheduled maintenance period that requires the service to be offline or which may degrade system performance shall be disseminated to the user community 7 days prior to the event.

The Contractor shall provide quarterly utilization reports for each physical location facility. The utilization report shall address and describe, for the prior month, for each facility, the typical usage of access points, amount of network traffic, security issues, peak simultaneous connections and recommendations for any areas that require upgraded bandwidth based on report data.

Deliverables:

- A. Monthly Trouble Ticket Report
- B. Quarterly Utilization Report

Installation Requirements

The Contractor shall perform all Installation and Configuration necessary to complete the work at each site. All installation activities shall be executed in accordance with the detailed project plan and schedule. The Contractor shall perform the installation in accordance with CA standards for design and construction (<http://www.cfm.va.gov/TIL/cpro/cpTop10.doc>), technical requirements outlined in this PWS and the design documentation provided for each building.

The Contractor shall install and test each location to meet the technical requirements identified in this PWS. The COR in conjunction with the facility points of contact will inspect and approve the Contractor's work performance before VA acceptance is granted for the wireless guest network.

The Contractor shall be responsible for assessing each facility for all required cabling, switches and other equipment needed for installing their solution.

The Contractor shall be responsible for the design, configuration and installation of all cabling, access points, cradle points, switches and other equipment needed for the VA public access network.

If existing cable fibers are used for the project, the fibers must be air gap isolated from the VA's wiring and any repair or maintenance shall be the responsibility of the Contractor.

Testing Requirements

The Contractor shall submit a draft test plan to the VA COR for acceptance and comment. The draft test plan shall include the following:

The Contractor shall perform testing following installation to ensure access points and wireless service are functioning at a minimal data rate with acceptable signal to noise and power settings as determined by the site during the site survey.

The Contractor shall discuss and confirm suggested speed test criteria in Testing Requirement 1 with the program manager at each site.

The Contractor shall provide a Post Survey Heat Map, which will show where the access points are located and that they are functioning.

The Contractor shall test for interference with existing medical center systems.

The Contractor shall provide a final test plan that includes updates addressing any comments provided by the VA to the draft test plan.

Overhead Paging System

Provide a PA communications network comprised of amplifiers, mixers, speakers, volume controls, test sets, telephone private branch exchange interface equipment, equipment cabinets/racks, wiring and other connections, equipment, or programming to provide a fully functional PA system serving all occupied spaces. The system should provide on-way voice paging through ceiling mounted loudspeakers. Voice input into the PA shall be

made using the telephone system. Provide a backup battery or a UPS for the System (including each distribution cabinet/point, CRT, LCD and Monitor) to allow normal operation and function (as if there was no AC power failure) in the event of an AC power failure or during input power fluctuations for a minimum of two (2) Hours. Arrangements for interconnection of the System and the telephone system(s) shall be coordinated with the Lessor, VA, and the PBX provider. Lessor is responsible for pricing all accessories and miscellaneous equipment required to form a complete and operating system.

6.0 Service Requirements

Janitorial Services

Cleaning services will be completed between the hours of 6pm and 10pm. The Lessor shall maintain the Premises and all areas of the property to which the Government has routine access in a clean condition. The Lessor shall use a microfiber cleaning system. The following schedule describes the level of services intended:

Daily. Empty trash receptacles to include regulated medical waste (RMW). RMW liners shall be collected daily and secured within the soiled utility room. Use EPA-registered hospital disinfectant to wipe examination table, phone and all horizontal and highly touched surfaces. Apply EPA-registered hospital disinfectant to sink (if there is one in the room). Let stand. Sweep entrances, lobbies, and corridors. Spot sweep floors and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub restrooms. Clean all restroom fixtures and replenish restroom supplies, including soap, paper towels, sanitary products, toilet paper, etc. Dispose of all trash and garbage generated in or about the Building. Wash inside and out or steam clean cans used for collection of food remnants from snack bars and vending machines. Dust all horizontal surfaces that are readily available. Spray buff resilient floors in main corridors, entrances, and lobbies. Remove carpet stains. Police sidewalks, parking areas, and driveways. Clean glass entry doors to the Space. All surfaces will be cleaned using a germicidal disinfectant following manufacturer's recommendation on dwell times.

Provide mid-day cleaning services from 11am to noon to freshen the public environment. Address any Janitorial issues that need immediate attention during this mid-day visit. Empty trash in all public restrooms and waiting area, replenish restroom supplies as necessary, wipe down bathroom fixtures to include any public drinking fountains. Address any areas of concerns or spills. These mid-day assignments are in addition to the nightly required cleaning requirements.

Weekly. Damp mop and spray buff all floors in restrooms and treatment rooms. Sweep sidewalks, parking areas, and driveways (weather permitting). Wipe down doors. Dust vents, wipe under sink and sweep under exam table. Buff finished floor.

Every 2 weeks. Spray buff resilient floors in secondary corridors, entrance, and lobbies. Damp mop and spray buff hard and resilient floors in office Space.

Monthly. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage space. Spot clean all wall surfaces within 70 inches of the floor.

Every two months. Damp wipe restroom wastepaper receptacles, stall partitions, doors, window sills, and frames.

Three times a year. Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Clean metal and marble surfaces in lobbies. Clean sprinkler heads and surfaces of diffusers and grills.

Twice a year. Wash all Interior and exterior windows and other glass surfaces. Strip and refinish main corridors and other heavy traffic areas. Provide/replace wall off mats at entrances.

Annually. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the Building more than 70 inches from the floor, including light fixtures. Vacuum all draperies in place. Strip and refinish

floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean ledges, courts, areaways, and flat roofs. Internally clean all duct work.

Every two years. Shampoo carpets in all offices and other non-public areas.

Every five years. Dry clean or wash (as appropriate) all draperies.

Building Owner Representative is required to attend monthly Environment of Care Rounds with VA staff. Building owner shall correct noted building issues within 14 days, to include painting, wall covering repair, flooring/base repair, duct/vent cleaning and normal wear- and tear-related items. Janitorial staff must complete VA Privacy Training as part of their competency file annually and provide proof of completion to VA prior to working in the clinic.

Pest control. Control pests as appropriate using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).

Make careful selection of janitorial cleaning products and equipment to:

1. use products that are packaged ecologically
2. use products and equipment considered environmentally beneficial and/or recycled products that are phosphate free, non-corrosive, non-flammable, and fully biodegradable
3. minimize the use of harsh chemicals and the release of irritating fumes
4. maintain a SDS book of all products entered in the facility and keep in the facility.
5. examples of acceptable products may be found at www.gsa.gov/02/products

Grounds Maintenance

Grounds shall be maintained to have flowering and perennial plants at all entrances. Grass edges shall be trimmed weekly and grass shall be cut weekly.

Snow removal

During periods of inclement weather, the building sidewalks and parking lots are expected to be free of snow and ice. No more than 3/8" of accumulation is expected. Snow pre-treat, plowing, brushing, shoveling and salting are expected methods to maintain safety. A 24-hour contact is needed to communicate operational status of the facility. Provide snow removal services for the Government on all days of normal hours. Clear parking lots if the accumulation of snow exceeds 3/8 of one inch. Clear sidewalks, walkways and other entrances before accumulation exceeds 3/8 of one inch. The snow removal shall take place no later than 5:00 AM without exception. Should accumulation continue throughout the day, provide such additional snow removal services to prevent accumulation greater than 3/8 inch. In addition to snow removal, keep walkways, sidewalks and parking lots free of ice during the normal hours. Remove excess buildup of sand and/or ice melt to minimize slipping hazards.

Identification of Personnel

A. The Government reserves the right to verify identities of personnel with routine pre-occupancy and/or unaccompanied access to Government space. The Lessor shall comply with the agency personal identity verification procedures below that implement Homeland Security Presidential Directive- 12 (HSPD-12), Office of Management and Budget (OMB) guidance M-05-24 and M11-11, and Federal Information Processing Standards Publication (FIPS PUB) Number 201. as amended.

B. The Government reserves the right to conduct additional background checks on Lessor personnel and contractors with routine access to Government leased space throughout the term of the lease.

C. Upon request, the Lessor will notify the Government whether they will use either the manual process and submit completed fingerprint charts and background investigation forms, or use the electronic process of ID

verification, completed through the e-QIP system. This would be done for each employee of the Lessor, as well as employees of the Lessor's contractors or subcontractors who will provide building operating services requiring routine access to the Government's leased space for a period greater than 6 months. The Government may also require this Information for the Lessor's employees, contractors, or subcontractors who will be engaged to perform alterations or emergency repairs in the Government's space.

D. All people performing maintenance and janitorial services are required to have annual training provided by the VA, and must provide proof of training to the VA Contracting Office Representative.

Building/Staff Security

Clinic shall be equipped with a push-button emergency notification service to local Police Department. Service fee should be included in contract.