



Mountain City Community Based Outpatient Clinic
(CBOC)
Lease Request Proposal
Department of Veterans Affairs
Mountain Home VA Healthcare System

Agency Specific Requirements

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

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SECTION 1 ROOM SCHEDULE AND DETAILS

1.01 ROOM SCHEDULE

Functional Area	Dept. Unit Area	Dept. Net Area	Floor Covering	Wall Finish
Mountain City CBOC				
Vestibule	60	60	CT	GWB, VWC, RSP
Lobby	200	200	CT	GWB, VWC, RSP
Waiting Room	365	365	LVT	GWB, VWC, 2
Male Restroom	60	60	CT	GWB, VWC, CT, SS, 2
Female Restroom	80	80	CT	GWB, VWC, CT, SS, 2
Check-In	185	185	CPT	GWB, Paint, 2
Blood Draw	100	100	LVT	GWB, Paint, RSP, 2
Lab	100	100	WSV	GWB, Paint, 2
Specimen Collection	65	65	CT	GWB, VWC, CT, SS, 2
Copy / Fax / File	150	150	CPT	GWB, Paint, 2
Exam Room	125	125	LVT	GWB, Paint, VWC, 2
Exam Room	125	125	LVT	GWB, Paint, VWC, 2
Exam Room	125	125	LVT	GWB, Paint, VWC, 2
Exam Room	125	125	LVT	GWB, Paint, VWC, 2
Women's Health Exam	125	125	LVT	GWB, Paint, VWC, 2
Women's Health Exam	125	125	LVT	GWB, Paint, VWC, 2
WH Exam Toilet	80	80	CT	GWB, VWC, CT, SS, 2
WH Exam Toilet	65	65	CT	GWB, VWC, CT, SS, 2
Medication Room	85	85	WSV	GWB, Paint, RSP, 2
Conference Room	325	325	CT	GWB, VWC, CT, SS, 2

Soiled Utility	80	80	CPT	GWB, Paint, RSP
Logistics	125	125	WSV	GWB, Paint, RSP
Clean Utility	100	100	WSV	GWB, Paint, RSP
Stretcher Alcove	40	40	LVT	GWB, VWC, RSP
Emergency Cart Alcove	45	45	LVT	GWB, VWC, RSP
Team Room	275	275	CPT	GWB, Paint, 2
IT Closet	100	100	SC	GWB, Paint, 2
Female Restroom	60	60	CT	GWB, VWC, CT, SS, 2
Male Restroom	60	60	CT	GWB, VWC, CT, SS, 2
Mental Health Exam	125	125	CPT	GWB, Paint, VWC, 2
Telehealth Exam	125	125	LVT	GWB, Paint, VWC, 2
Staff Lounge	175	175	LVT	GWB, Paint, VWC, 2
Housekeeping Aid Closet	70	70	CT	GWB, Paint, SS
Electrical Closet	40	40	SC	GWB, Paint
Male Restroom (Staff)	60	60	CT	GWB, VWC, CT, SS, 2
Female Restroom (Staff)	60	60	CT	GWB, VWC, CT, SS, 2
Circulation	1350	1350	LVT	GWB, Paint, VWC, 2, RSP
TOTAL NUSF	5500			

LVT – Luxury Vinyl Tile
SC- Sealed Concrete
WSV- Welded Sheet Vinyl
CT – Ceramic Tile
CPT- Carpet Tile
Paint- Paint
VWC-Vinyl Wall Covering
SS- Solid Surface Wet Wall Panel
RSP- Rigid Sheet Protection

GWB – Gypsum wall board

2 Provide noise transmission control

1.02 SPACE DETAILS

Please refer to the Lease document for the constructions standards applicable to the interior tenant area build-out. These standards provide a general outline of the interior build-out requirements. For a complete list of requirements refer to the Lease document.

Room Name	Room Description
Vestibule	Building entry to reduce outside environmental elements from entering lobby
Lobby	Transition point between building entry and waiting room. Separates waiting space from public restrooms.
Toilet	ADA accessible with 4' solid surface wainscot on wet wall and toilet side splash. 4' ceramic tile wainscot on all other walls.
Waiting Room	Waiting space to accommodate at least 20 people.
Reception	Workspace for clerical support and customer service.

Copy	Workroom to house printers, faxes, and mail boxes
Blood Draw	Work area for lab technician to draw blood.
Lab	Work area for lab technician to process collected specimens
SPEC	ADA accessible restroom for specimen collection. Wall integrated pass through specimen box. Designed to meet the same accessibility and finish standards as Public Toilet.
Exam Room	Exam room to house table, cabinets and general medical supplies
Women's Health Exam Room	Exam room to house table, cabinets and general medical supplies. Includes private restroom.
Conference Room	Multifunctional meeting space with advanced telecommunications capabilities. Includes integrated power and data in floors, ceilings and walls. Includes dimmable lighting controls and sound attenuating wall and floor finishes.
Clean Utility Room	Area to house clean linens and supplies
Soiled Utility Room	Area to house soiled linens and supplies
Medication Room	Area to house refrigerator and omnice drug dispensing machine
Logistics Storage	Area to store sterile supplies
Stretcher Alcove	Accessible space within corridor for stretcher storage.
Team Room	Common work area for multiple clinicians and support staff.
Telecom Closet	Dedicated IT Communications Room. The room will have a steel frame and door, minimum 36" width. The door will have a primary lock, and a deadbolt (this can be one combined unit). If separate the locks will be keyed the same. The door will have a 1' X 1' vent installed in the door. There will be no signage for the room other than a room number if required. There will be a contractor supplied 10 LB Dry Chemical ABC fire extinguisher mounted on the inside wall of the IT Room. The door will have the hinges on the inside of the Communications Room, or if on the outside the pins will be spot welded for security. The inside walls will be sheet rock, the sheetrock must extend from the floor to the ceiling of the structure. The ceiling can be sheet rock or a dropped ceiling. The walls will be painted flat white. The only access to the room will be through the main door. All data communication lines will be terminated in this room on the back wall. This wall will be plywood and have ability to support up to 150 lb. cabinet. Power, two circuits, 1 20 amp circuit for the network hardware and 1 20 amp circuit for the 2 Servers, total of 2 circuits. Room must have 2 standard 19" data racks installed, one to support network equipment and one to support PC/Servers. The racks must be secured to the floor, a minimum of 3 feet behind the rack for access. Both racks will have 2 shelves on the bottom installed to hold IT computers. All equipment will be mounted or stored off the floor. 2 Shelves on the side wall to hold 2 spare PC's 2 Monitors, spare mice and keyboards. The floor will be tiled or painted concrete. The room will have adequate lighting to work in. Room must have an independent air conditioner and be able to maintain the room at 70 degrees. Door hardware shall meet the PACS PIV electronic access control and monitoring.
Mental Health Exam	ADA accessible office space.
Telehealth Exam	Exam room, table, and computer/video capability for tele-health capabilities.
Lounge	Staff break room to include lockers, appliances and storage cabinetry.
Housekeeping Closet	Area to store cleaning equipment, includes floor mop sink
Open Circulation	Corridors, alcoves and generally accessible circulation space

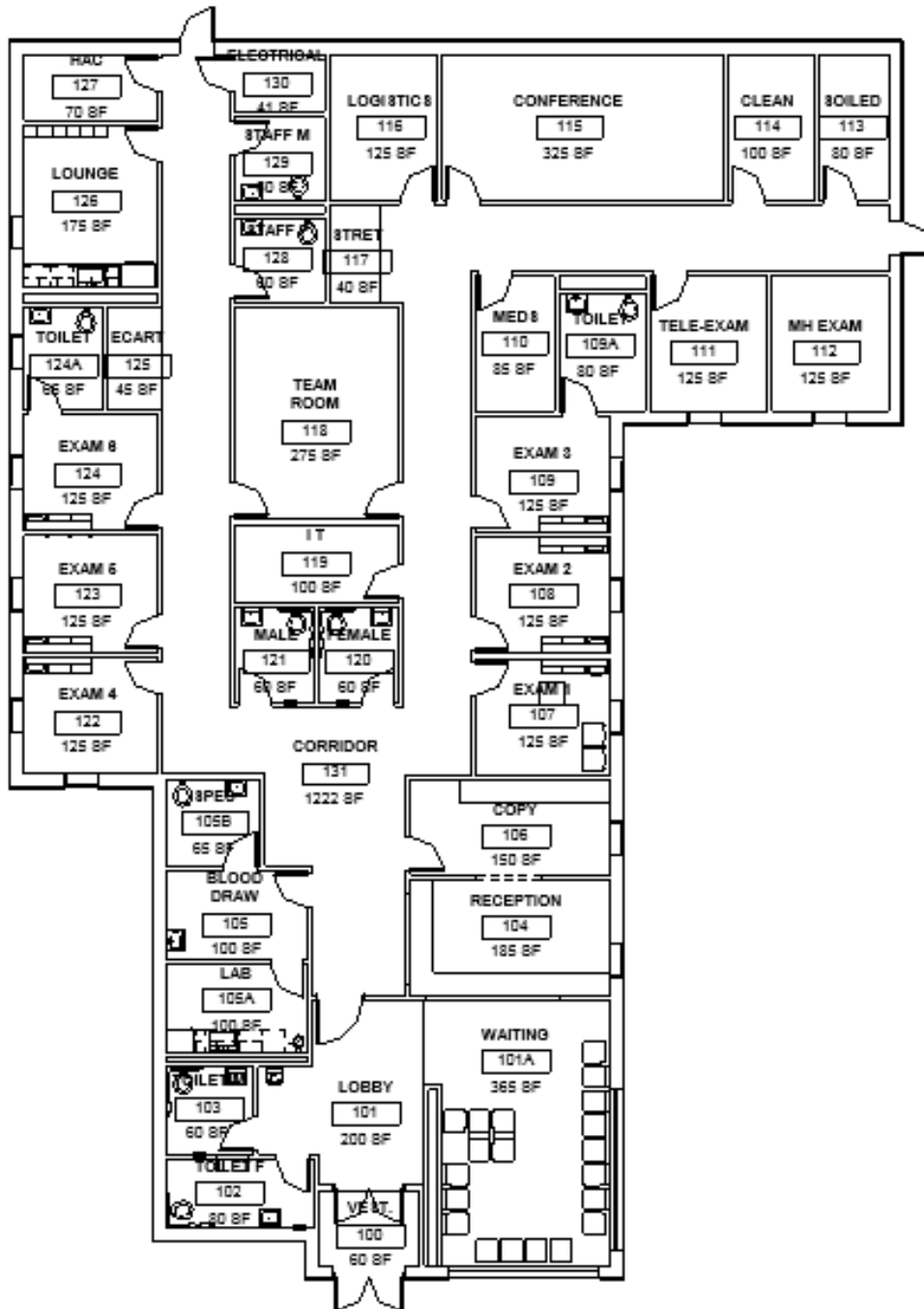
Refer to TIL Guidelines for each room type's finish, mechanical and electrical requirements.

[HTTPS://WWW.CFM.VA.GOV/TIL/DGUIDE/DGLBOPC.PDF](https://www.cfm.va.gov/til/dguide/dglbopc.pdf)

SECTION 2 DESIGN SCHEMATIC LAYOUT

2.01 DESIGN SCHEMATIC

The schematic below is representative of the layout required for this Space. The Lessor is responsible for using the room schedule in section 1.01 and this layout to adapt the Government's requirements to the Space. Specific questions regarding the layout should be directed to the Lease Contracting Officer for resolution. The Government shall not be responsible for errors, omissions, or assumptions made by the Lessor in the adaption of the Government's requirements to the Lessor's Space.



2.02 ADJACENCY DIAGRAMS

Refer to TIL Guidelines for each room type's finish, mechanical and electrical requirements.

[HTTPS://WWW.CFM.VA.GOV/TIL/DGUIDE/DGLBOPC.PDF](https://www.cfm.va.gov/til/dguide/dglbopc.pdf)

SECTION 3 ADDITIONAL SPECIAL REQUIREMENTS AND DETAILS

3.01 ROOM LAYOUTS

These room layouts indicate the required layout for the room listed. For all rooms not listed, the final layout will be determined during the creation of the Design Intent Drawings.

Refer to TIL Guidelines for each room type's finish, mechanical and electrical requirements.

[HTTPS://WWW.CFM.VA.GOV/TIL/DGUIDE/DGLBOPC.PDF](https://www.cfm.va.gov/til/dguide/dglbopc.pdf)

3.02 ADDITIONAL CONSTRUCTION DETAILS

These construction details indicate required construction standards for the items listed. These standards may be more stringent than those listed in the Lease document. Where specified, these standards shall take precedence.

Refer to TIL Guidelines for each room type's finish, mechanical and electrical requirements.

[HTTPS://WWW.CFM.VA.GOV/TIL/DGUIDE/DGLBOPC.PDF](https://www.cfm.va.gov/til/dguide/dglbopc.pdf)

SECTION 4 GENERAL REQUIREMENTS

4.01 SECURITY

The following security standards are listed in addition to those listed in the Lease document and the building specific security attachment.

Data Closet. All windows must contain security mesh. Walls must be of brick or masonry construction. Doors must contain two lock set to include day lock and dead bolt. There must be no up and over access leading into the room. This area must be special key controlled. A PACS level of high is required.

Utilities – If there are utilities on the outside of the facility, there must be barriers surrounding it. Per 0730/4 – barriers are defined as concrete bollards; concrete filled steel bollards; or concrete planters. Appropriate fencing may also be a perimeter barrier, depending on the application. Barriers must be of sufficient strength/weight to stop a passenger-car sized vehicle from breaching the protected space. If a fence is used, a minimum 7 foot height vinyl coated 6 gauge core steel fence is required.

If there will be oxygen storage, the following are required: Windows require security mesh, walls must be of brick or masonry construction, doors must contain two lock set, there must be no up and over access, area must be special key control, and if the area is outside, it must contain barriers as defined under utilities.

Within the space itself, there must be CCTV, motion detectors, and panic alarms for the staff. These panic alarms must ring into an outside agency, not here. It is recommended that it ring into the Pulaski County 911. Space must include 24 hours centrally monitored perimeter openings intrusion system, centrally monitored fire detection and alarm system and recordable exterior surveillance system.

Refer to TIL Guidelines for Complete Description of Security Requirements

[HTTPS://WWW.CFM.VA.GOV/TIL/PHYSICALSECURITY/DMPHYSECMC.PDF](https://www.cfm.va.gov/til/physicalsecurity/dmphysecmc.pdf)

4.02 INFORMATION TECHNOLOGY

The following IT standards are listed in addition to those listed in the Lease document.

Dedicated IT Communications Room. The room shall not be located directly below laboratories, kitchens, laundries, toilets, showers, or other areas where water service is provided. There will be no signage for the room other than a room number if required. The only access to the room will be through the main door. The room will have a steel frame and door, minimum 36" width. The door will have the hinges on the inside of the Communications Room, or if on the outside the pins will be spot welded for security. The door requires multifactor security (Deadbolt and another form of electronic security), to permit two form identification and data collection 24 hour per day 7 days per week, of entrance, exit, and duration within room (Example forms of identification are; badge, key card, electronic cipher pin, and biometrics). Doors shall have recorded motion-activated CCTV camera coverage on the egress side of the door. Doors and frames shall be 2-hour fire resistive construction. Provided intrusion detection will provide door and lock status sensors and motion detectors. The door will have a 1' X 1' vent installed in the door. There will be a contractor supplied 10 LB Dry Chemical ABC fire extinguisher mounted on the inside wall of the IT Room. The room shall employ automatic fire detection and suppression devices/systems that activate and notify the organization and emergency responders in the event of a fire. Surrounding walls and partitions shall be 1-hour fire resistive construction and extend from slab to slab. All vents, ducts, and similar openings in excess of 96 square inches (620 cm²) that enter or pass through the perimeter of a computer room must be protected with either bars or grills. If one dimension of the duct measures less than six inches (150 mm) or duct is less than 96 square inches (620 cm²) bars are not required; however, all ducts must be treated to provide sufficient sound attenuation. If bars are used, they must be 1/2 inch (12.7 mm) diameter steel welded vertically and horizontally six inches (150 mm) on center; if grills are used, they must be of 9-gauge expanded steel. Openings in construction above ceilings or below raised access floors shall be protected as above. The inside walls will be sheet rocked or concrete, the sheetrock must extend from the floor to the ceiling of the structure. The ceiling can be sheet rocked, concrete or a dropped ceiling. The walls will be painted flat white. All data communication lines will be terminated in this room on the back wall. This wall will be plywood and have ability to support a cabinet up to 150 lb. Power, two circuits, 1ea 20 amp circuit for the network hardware and 1ea 20 amp circuits for the 2 Servers, total of 2 circuits. Parallel power cabling paths with automatic voltage control. Secure Emergency power shutoff capabilities. Uninterruptable Power Systems (UPS). Provide necessary UPS units with minimum of 20 minutes runtime at full rated capacity and floor space necessary for units. Room must have 2 standard 19" data racks installed, one to support network equipment and one to support PC/Servers. The racks must be secured to the floor, a minimum of 3 feet behind the rack for access. Both racks will have 2 shelves on the bottom installed to hold IT computers. All equipment will be mounted or stored off the floor. 2 Shelves on the side wall to hold 2 spare PC's 2 Monitors, spare mice and keyboards, etc. The floor will be tiled or painted concrete. Adequate insulated conduit as required for cabling to and from the room. The room will have adequate lighting/emergency lighting to work in controlled by switch/motion sensor. The room must be provided with a generator-backed air conditioner to allow independent and automatic capabilities to maintain the room at 70 degrees and provides an alarm or notification to abnormal/undesirable temperature/humidity conditions. The room must also have a telephone for emergencies. IT LAN closets shall require 24 hour cooling.

Refer to VA 6500 Information Security Handbook

[HTTPS://WWW.VA.GOV/VAPUBS/VIEWPUBLICATION.ASP?PUB_ID=56](https://www.va.gov/vapubs/viewpublication.asp?pub_id=56)

4.03 OTHER

AGENCY SPECIFIC REQUIREMENTS

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LESSOR: _____ GOVERNMENT: _____

N/A