

Santa Rosa, CA OPC, AGENCY SPECIFIC REQUIREMENTS (ASR)	Department	Shell/TI
36C10F18Q0571 - RLP Number	General	n/a
531120 - NAICS Code	General	n/a
Anticipated lease award date is set for the summer of 2019.	General	n/a
Procurement for this facility will be considered at Best Value.	General	n/a
Confirmed ABOA SF is 53,870 SF.	General	n/a
Facility will be 2 Green Globes or LEED Silver.	General- Sustainability	Both
Building operation hours are as follows. 7:00AM - 7:00PM Monday-Friday; 8:00AM-2:00PM Saturdays	General- Operation	n/a
200 VA employees are anticipated during business hours.	General- Operation	n/a
390 VA visitors are anticipated daily.	General-Operation	n/a
VA will require lessor to provide commissioning as required under code/sustainability requirements.	General- Mechanical	Shell
Building will need 24/7 HVAC for Comm/Data rooms. Cooling can be proved by separate units. Comm/Data rooms require closed ceilings and plywood (fire treated) on walls.	General- Mechanical	Shell
Check point system (temperature tracking) will be require wherever there is medication or refrigeration to be part of the BAS system controlled by engineering.	General- Mechanical	Shell
Procedure rooms, all storage rooms (sterile and Clean), and OIT/ Comm rooms will require temperature/ humidity control.	General- Mechanical	Shell
Full service lease includes payment of electrical.	General- Electrical	Shell
VA facility will not require an emergency/ standby generator. Lessor will be require to restored power within 24 hours of failure/outage.	General- Electrical	Shell
Lessor will be required to provide a landscaping/ maintenance plan per sustainability requirements and code.	General- Maintenance	Shell
VA will require daily grounds cleaning and emptying of trash bins.	General- Maintenance	Shell
Operating expenses will be fully serviced including utilities and janitorial.	General- Maintenance	Shell
No requirement for a gate or access control between patient and staff parking.	General- Security	n/a
Force protection bollards are desired 4' O.C. in front of all of the building entrances as required per VA guidelines.	General- Security	Shell
Daily liquidated damages amount to be included in lease documents. Liquidated damages of \$2,500 per day past NTP schedule	ORP to Confirm	n/a
Building Owner to Provide onsite superintendent	ORP to Confirm	n/a
Vending machines are required under Randolph Act. 80 SF will be provided by VAMC in the PFD.	General-Vending	TI
After-hour cleaning should take place Saturdays after 2pm.	General- Cleaning	n/a
Recycling program is required. Refer to local code/sustainable guidelines.	General- Cleaning	TI
Facility re-carpeting will be required every 5 years. Lessor to provide/purchase 10% more for stock. Facility painting will be required every 5 years.	General- Finishes	TI

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All patient and main circulation corridors to be 6'-0" min.	General- Circulation	TI
All patient doors to be 42"min. and staff doors to be 36"min.	General-Doors	TI
Public toilet rooms throughout the facility require automatic door openers.	General-Doors	Both
Sliding doors are not required or desired in this facility.	General-Doors	Shell
Mental Health Consult Rooms, Offices, Group Therapy Rooms, Conference Rooms, PM&R spaces, Lobbies, Team Rooms, Lounges and Dental Treatment rooms to maximize daylighting.	General- Daylighting	TI
Clinic patient and staff rooms to have a standard STC rating of 45.	General - Sound Rating	TI
All toilet rooms will be provided with nurse call pull cords. All patient exam rooms will require a nurse call light and nurse call pull cord.	General -Nurse Calls	Shell
Access control to be required on the following doors: Corridor doors that separate dedicated staff areas from patient areas, doors separating lobby/patient clinic corridor areas, OIT doors, main entry doors to all patient accessible department areas, all dedicated staff entry doors, clean/soiled utility room doors, medication rooms, and lab doors.	General- Security	Shell
All lead shielding (Radiology and Dental) will be per VA Medical Hospital Physicist.	General- Building	TI
Panic and duress alarms are required. SSTV is need in interior and exterior spaces. Intrusion and motion alarms will report to alarm monitoring company. Duress system will be required. System to be LynxPro keyboard system based. Every computer will have access and FOBs will be required.	General- Security	Shell
Water coolers will need to include bottle filler with filter	General-Building	TI
Mental health group therapy rooms, team Rooms, pharmacy consult room, and business offices to have an STC rating of 55	General- Sound Rating	TI
Procedure rooms will be general "lumps and bumps" procedures. Rooms will be used for podiatry and potentially dermatology. Rooms require ample outlets. No gasses will be required. Suction will be provided by separate equipment. Procedure rooms will require ceiling mounted over head light. (1) of the procedure rooms will need an overhead lift (in PACT area)	General- Procedure rooms	TI
American and POW flags will be held on the same lanyard.	Site- Flag	Shell
400 parking spaces min. (based on the 6% formula).	Site - Parking	Shell
200 staff parking spaces (included in total parking count) including 6 government spaces with signage.	Site - Parking	Shell
200 patient parking spaces (included in total parking count) including 6 motorcycle spaces.	Site - Parking	Shell
12 accessible parking spots min. (based on 3% formula) or local district code if more restrictive.	Site - Parking	Shell
4 vehicle charging stations for unassigned electrical vehicles per sustainability code and guidelines (included in total parking count) are required.	Site - Parking	Shell
1 large bus parking spot (in addition to the total parking count) will be required. Bus (large vehicle) access is required under entry canopy. A roundabout or loop drive at the entrance is desired.	Site - Parking	Shell

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1 police parking spot is required located near the entry of the building (included in the total parking count).	Site - Parking	Shell
Canopies are desired at required building entrances. Main entry canopy is required for patient drop off, at min. 14'-0" Clear height.	Site- Canopy	Shell
Lessor to indicate location of emergency vehicle access on site. Emergency vehicle access will be adjacent to main patient circulation. Provide Canopy over emergency vehicle access from entrance to curb.	Site-Emergency Vehicles	Shell
Outdoor dining area with fixed bench seating is required. Lessor to locate area on site plan.	Site-Outdoor spaces	Shell
VA will require a recessed and covered loading dock. Loading dock will require seals and bumpers. A dock leveler is requested.	Logistics	Shell
Building is a non-smoking facility. Will need exterior signage (post mounted) designating "This is a Non-Smoking Facility." Interior/Exterior Smoking signage per the VA guidelines will be required.	Signage	Shell
The site will need parking signs for Government Vehicles, Motorcycle, and Electric Charging station parking.	Signage	Shell
Integrated walk-off mat is preferred over laydown mat at the entry vestibule. Outlet is required in floor for future metal detector. Automatic door openers are required.	Vestibule	Shell
VA will contract the telecom services.	IT	n/a
Lessor will provide conduit and cabling in the facility. Cabling included in TI costs.	IT	TI
Staff and Patient WIFI will be required. WIFI Included in TI cost.	IT	TI
Mental Health rooms will require a sound masking system. Logison System is suggested. Sound masking can be included in the building PA system to provide sound masking to the entire clinic if possible.	Mental Health	Shell
PACT and Mental Health Consult Rooms will not require sinks. Lessor to provide rough-ins for future sinks.	PACT/Mental Health	Shell
1 PACT Procedure room will be required to accommodate bariatric patients.	PACT	TI
Medication alcoves will require a Medication Dispensing machine (Pixys), single column auxiliary, and a Medication refrigerator. Medication refrigerators will require compatible locks. Double locking system of medication is not required in this facility. Controlled substances will not be stored outside of the Pharmacy area. Medication Dispensing machines (Pixys) can be placed in PACT alcoves.	Pharmacy	TI
Pharmacy dispensing window will require ballistics rated glazing with drawer	Pharmacy	TI
Police are required per VAHB 0730 guidelines.	Police	TI
Holding room, operations room, office, and secure storage will need to meet physical security requirements for wall construction. Windows and glazing into police areas must be ballistic rated and mirrored.	Police	TI
No exterior connections are required for a future mobile MRI or CT scanner.	Radiology	n/a
CT scanner will require a 480V plug, 150 amp	Radiology	TI
Lab requires dedicated drains for specific lab equipment.	Lab	TI

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Lab refrigerator, freezer, and equipment (analyzers) are required to be on a UPS (battery) back-up system.	Lab	Shell
Temperature/ Humidity monitoring is required within the lab. Temperature range is critical to lab equipment functionality.	Lab	Shell
DI and RO water will be required within the Lab. A tank delivery system is an option. DI or RO water is not required in Dental.	General-Water treatment	TI
Pharmacy needs SSTV monitoring Capability (Security camera around perimeter), Card Key system (Compatible with the current VAMC System), Intrusion/ motion detection system, No up and over access.	Pharmacy	Shell
Compressed air and vacuum will be required in Dental. Tank storage room will be required for bottled oxygen.	Dental	Shell