

APPENDIX C

BASIS OF DESIGN NARRATIVE

This appendix contains Agency Specific Requirements that must be included in the construction and operation of the leased premises. These requirements supersede any conflicting requirements in the standard lease template.

All Site & Building components are to be designed and constructed in compliance with all applicable Federal, State, and Local Codes, Ordinances, and Standards.

After award, any item found to have been covered in the RLP / FGI that has also been included in the ASR/Narrative or Security level upgrades will be processed as a credit and deducted from the lump sum final payment.

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SECTION 1 - HEALTHCARE REQUIREMENTS

The lease is for a healthcare facility and as such local building codes do not capture all requirements needed for the facility to be accredited for operation after the completion of construction. Appendix D contains the additional standards and codes that must be met to ensure accreditation. Several standards and codes depend on the types and quantities of services provided to determine requirements.

1.1 NFPA 99

For NFPA 99, the following VA risk assessment has been determined:

- A. Risk Assessment category for this facility is determined to be Category 3.
- B. No EES (Essential Electrical System) is required for Category 3 facilities.

1.2 NFPA 101 and IBC

For developer to properly determine occupancy type, the VA intends to simultaneously treat zero (0) patients at any given time who are incapable of self-preservation.

1.3 The Joint Commission (TJC)

The following lists are location specific VA TJC standards that must be included in the construction and operation of the lease. (Lessor shall refer to all TJC standards to ensure they understand and apply all the requirements.)

- A. TJC requirements for Ambulatory Healthcare, Behavioral Health and Laboratory categories.

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SECTION 2 - SITE DESIGN CRITERIA

2.1 CIRCULATION

Provide driveway with vehicular drop off point with covered walkway extending to Main Entrance. Access roads shall be configured to prevent vehicles from attaining speeds in excess of 25-mph, and parking lane speeds in excess of 10-mph. Avoid straight line vehicular approaches to the facility by access roads or parking lanes. Don't allow vehicles to travel closer than 25-feet to the building.

Design patient exterior areas that are conveniently accessible from the building without vehicular crossings and are oriented to the most favorable site climatic conditions.

A. Pavement Marking and Signing

Provide locations and details of pavement striping and signing for parking, roadways, crosswalks, accessible parking and routes, and other special areas. A 10-mph speed limit must be marked at each aisle of parking and on roadways.

2.2 LOADING DOCK

Design adequate space for truck maneuverability and parking of facility equipment, including trash dumpsters. Provide wheel path diagram to support turning movements of facility parking equipment, delivery, and waste removal vehicles. Construct pavement service areas for loading dock and utility buildings of reinforced concrete.

Provide canopy over full width of the Dock that projects a minimum of 4.0 feet beyond the edge to the Dock for weather protection. Canopy is to match the building architecture and shall have a minimum of 14 feet [4.27 m] clearance from the paved surface to the underside of the canopy. Provide a stair or a ramp to the platform.

2.3 PARKING FACILITIES

Provide accessible parking spaces for physically disabled people (handicapped) and locate near entrances for convenient access. The number of accessible parking spaces shall be 10% of the total provided spaces (unless code requirements are higher) and all spaces shall be van accessible. Layout parking so no vehicle will be permitted to park closer than 25 feet to the building.

Provide a parking tabulation on the contract drawings indicating the total number of VA facility parking spaces with subtotals for standard spaces, accessible spaces, motorcycle spaces, and van accessible spaces

Provide one paved parking spaces for motorcycles for each 60 spaces of automobiles. Motorcycle parking spaces shall be 4.5 feet [1.37 m] wide x 8 feet [2.44 m] long. Motorcycle parking must be constructed of non-reinforced concrete.

Provide one fixed bicycle rack with capacity for 10 bicycles. Coordinate location with Tenant.

2.4 EQUIPMENT PADS

Locate utility transformers, cooling towers, generators, generator fuel tanks, gaseous tank storage, and other equipment pads away from patient and visitor entries and outdoor activity areas, preferably adjacent to service area. To prevent injury to patients and personnel, enclose pad area with chain link fencing, and provide signage indicating warning to heart pacemaker patients. Barriers and fencing shall comply with the requirements of the serving electric utility and local codes where applicable.

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2.5 SITE AMENITIES

2.5.1 EXTERIOR YARDS

Provide exterior patio or yard areas for outdoor activities that include seating opportunities. Outdoor areas shall be designed with a diversity of landscape and hardscape elements capable of supporting a variety of activities. Enclose exterior yards, utilized for outdoor activities, with ornamental picket fencing, 6 feet in height, with a bronze finish. Gates and locking arrangements for the yards must be provided for egress to comply with NFPA 101.

2.5.2 CANOPIES AND COVERED WALKWAYS

Provide drive-under type Canopies at both the Main Entrance for patient drop off, and at the Ambulance Entrances for patient pick up. Canopies must extend 2 feet beyond the curb lines to protect patients from inclement weather. Canopies are to accommodate high vehicle heights such as fire engines and city buses for vehicle clearances and heavy-duty paving. Underside of canopies shall be enclosed to prevent bird roosting and shall be designed for high winds per code requirements. All canopies' structure and architecture must match the building architecture.

Provide walk-under type Canopy at Staff Entrance. Canopy is to be full-width of entrance vestibule, minimum, and shall extend out from the face of the Building a minimum of 6'-0" to protect pedestrians from weather. Underside of canopy shall be enclosed to prevent bird roosting and shall be designed for high winds per code requirements. The canopy's structure and architecture shall match the building architecture.

Coordinate site lighting with walkways. Provide LED fixtures below canopies where necessary to maintain illumination levels for exterior walkways.

2.5.3 UTILITY SERVICES

Provide two each 2-inch conduits, with pull strings, from main Telephone Distribution Room to the public utility easement demarcation point. Provide one each 2-inch conduit, with pull string, from the systems room to the public utility easement for the local cable television company.

All utility conduits on the exterior of the building must be run underground. Conduits will be for VA use only. No other tenant shall be permitted to utilize these conduits.

2.5.4 LAWN IRRIGATION SYSTEM

Provide an automatic irrigation system to operate between the hours of 10:00 pm and 6:00 am.

Lessor shall provide separate meter(s) to measure and pay for irrigation usage. VA shall not pay for irrigation water use.

2.6 SITE CLEANING

Clean driveways and parking areas of trash and debris on a weekly basis and within 24 hours of inclement weather that results in debris being deposited on paved surfaces.

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2.7 FLAGPOLE

The Lessor shall provide 2 flagpoles at a location to be approved by the Government. One flagpole shall extend at least 35 ft. above the ground, and the second flagpole shall extend at least 45 ft. above the ground. Each flagpole shall be equipped with rope and hardware for three flags. The Government will provide the flags. Exterior lighting (two each light fixtures spaced a minimum of 20 feet apart, mounted on the building or at grade) shall be provided to illuminate the flags at night. Automatic switching for light fixtures shall be provided. Provide a concrete pad, minimum 150 sf, at the base of the flagpoles. The concrete pad shall be connected to the building with a sidewalk.

2.8 EXTERIOR SIGNAGE

Lessor shall develop and provide a complete exterior signage program to include identification, directional, informational, and regulatory signage. Signage must comply with local municipality's codes and specifications. Careful consideration of the location of monument signs shall be taken to avoid sight triangle encroachment. Signage on site must comply with VA Signage Design Guide, Exterior Signage Parts I and II, located in Design Guide PG-18-17, Environmental Planning Guide, available on VA Technical Information Library. Signage not located on site shall comply with local municipality's codes and standards, except for monument sign. At each roadway entrance to the site furnish and install a sign, nominal size 18" X 24" on square bronze post, that reads, "NOTICE NO FIREARMS OR WEAPONS ALLOWED ON THIS PROPERTY 18 USC 930", to include universal no weapons logo. Furnish and install on the building wall adjacent to each building entrance, two (2) signs. One sign, nominal size 12" X 18", that states, "Firearms Prohibited Violation of VA Regulation 1.218 (b) (037) Penalty \$500 Fine and Six Months Imprisonment". The second sign, nominal size 24" X 6", that states, "For Your Safety No Guns, Knives, or Other Weapons Allowed", to include universal no weapons logo

Lessor shall provide ground mounted, illuminated, horizontal monument sign to identify the Outpatient Clinic main entrance. Lessor shall provide foundations and electrical power as necessary. Base shall be concrete or masonry and shall be compatible with building design and landscaping scheme. Monument sign shall be a minimum of 5'-0" high x 12'-0" wide. VA will furnish message layout, content, and colors for the monument sign. Graphic process shall be routed out copy backed with white, translucent acrylic.

Lessor shall provide illuminated wall mounted building identification signs of dimensional powder coated or anodized aluminum letters and numerals with VA logo. Letters and numerals shall be minimum 36 inches high. Logo shall be of design provided by VA and shall be 84 inches high. Sign messages shall be as follows:

Facility Name: "**Location**" "**Honoree Name**" **VA Clinic** or as otherwise defined by the VA. VA logo shall precede facility name.

Address sign shall consist of numerals for the building street address.

2.9 PASSIVE BARRIERS

Provide passive barriers, protection for site utility equipment, at building entrance, and other areas requiring additional protection from vehicles. Passive vehicle barrier shall be selected on the appropriateness of the architecture of the facility and specifics of the site and natural environment. Natural or man-made barriers may be used.

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- Landscaping examples include berms, gullies, boulders, trees and other terrain.
- Hardscaping examples include benches and planters.
- Structural examples include walls, bollards and cables.

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SECTION 3 - BUILDING DESIGN CRITERIA

3.0 GENERAL CONFIGURATION

3.0.1 SINGLE-STORY

The Block Plan Diagram included in Appendix B is based on the assumption that the ANSI-BOMA Office Area SF for the facility identified in the Prospectus and listed in the approved Program for Design (PFD) can be constructed or built out as or in a single-story facility.

3.0.2 MULTI-STORY

It is understood that the availability of suitable sites that meet the requirements of the Request for Lease Proposals (RLP) documents may be limited. As such and in accordance with the RLP, a multi-story configuration is acceptable as indicated. If such a facility is proposed, the following requirements will be applicable for the design.

- A. FIRST FLOOR LEVEL:** The following functional areas are required to be located on this floor.

PRRC (Psychosocial Rehabilitation Recovery Center)

Police

Logistics

OIT: Communications (Main Computer)

- B. SECOND FLOOR LEVEL:** The following functional areas are required to be located on this floor.

OSAC (Outpatient Substance Abuse Clinic)

Homeless

- C. LOCATED ON BOTH FLOOR LEVELS**

General Mental Health: BHIP teams can be split between floors

Administration, Peer Support: Peer Support will need close proximity to General Mental Health, MHICM, and OSAC.

OIT: Telecommunications Rooms

Patient Waiting Areas

Patient and Visitor Restrooms

- D. NO FLOOR LEVEL PREFERENCE**

Administration

Engineering

The remaining functional areas have been located on the Single-story Conceptual Block Diagram in accordance with their indicated preferences for adjacencies without an expressed preference for floor location. The offeror will be responsible for confirming and providing a design solution acceptable to the VA.

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3.1 ARCHITECTURAL

3.1.1 ENCLOSURE SYSTEMS

A. Exterior Doors

Entrance doors at Main Entry, PRRC Entry, Ambulance Entry, and Staff Entry shall be automatic sliding anodized aluminum construction with safety glazing and shall comply with energy and sustainability requirements. Where vestibules are provided, exterior and interior door assemblies must match. Ambulance Entrance doors must provide 48" minimum clear width when in the fully open position.

3.2 MECHANICAL

3.2.1 APPLICATIONS

A. Air-Conditioning Systems – Miscellaneous Areas

Provide dedicated and thermostatically-controlled air-conditioning systems for the critical spaces identified below.

1. Server Rooms (OIT Communication Room and Telecom Rooms.)

Design conditions shall be 75 °F [24 °C] dry bulb temperature (cooling), 65 °F [18 °C] dry bulb temperature (heating), with individual room temperature control.

3.3 ELECTRICAL

3.3.1 ESSENTIAL ELECTRICAL SYSTEMS

Risk Assessment category for this facility is determined to be Category 3.

No EES (Essential Electrical System) is required for Category 3 facilities.

Emergency backup power shall be provided for the following Life Safety loads

A. Life Safety Branch

The Life Safety Branch shall supply power to loads per NFPA 70 and 99, including:

1. Alarm and alerting systems, such as fire alarm.
2. Automatic doors, used for building egress.
3. Exit signs.
4. Illumination of means of egress
5. Telecommunications systems, where used for issuing instructions during emergency conditions, including public address systems.
6. Main Telephone/Data Equipment Room (TCER), and Remote Telecommunications Rooms (TR): All UPS equipment, lighting, and receptacles
7. General building HVAC to include med rooms
8. Radiology, CT Scan, MRI, and Nuclear Medicine: Task illumination and x-ray unit. CT Scan Unit, MRI Unit, and Nuclear Medicine Unit.
9. Security Station: Monitoring security alarm systems, task illumination, and receptacles.
10. Medical dispensing equipment.

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11. Refrigerated Medical Storage: Refrigeration equipment.

3.4 TELECOMMUNICATIONS AND SPECIAL SYSTEMS

3.4.1 TELECOMMUNICATIONS REQUIREMENTS:

Reference Appendix E – CBOC INSIDE PLANT ITS SPEC V1 for telecommunications requirements.

3.4.2 SPECIAL SYSTEMS:

3.4.2.1 *Cable Television (CATV)*

Lessor to furnish and install all infrastructure required for cable television distribution and outlets in the locations indicated below. VA will contract with local cable service provider and pay for cable service.

CATV OUTLET LOCATIONS

Lobby
Each Waiting Area
GENERAL MENTAL HEALTH
Each Group Therapy Room
MHICM
Each Group Therapy Room
PRRC
Dayroom
Classroom
Group Room
PCT/PTSD
Each Group Therapy Room
OSAC
Each Group Therapy Room
VA POLICE
Police Operations
Police Supervisor Office
Clinic Call Center
STAFF SUPPORT
Leadership offices (2 locations)
All Staff Lounges

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3.4.2.2 *Security Surveillance Television (SSTV)*

Furnish and install SSTV System per Appendix C, Section 9.

3.4.2.3 *Physical Access Control System (PACS)*

Furnish and install PAC System per Appendix C, Section 9.

3.4.2.4 *Intrusion Detection System (IDS)*

Furnish and install ID System per Appendix C, Section 9.

3.4.2.5 *Duress Alarm (LYNX) System*

Furnish and install LYNX Duress Alarm System per Appendix C, Section 9.

3.4.2.6 *Nurse Call System*

Furnish and install Nurse Call System per Appendix C, Section 9.

3.4.2.7 *Wireless System*

Lessor to perform pre-installation and post-installation wireless access survey and provide access points in locations required by survey results to provide connectivity throughout the facility. Lessee to pay for wireless service to provide both guest wireless and VA wireless service.

Construct building for wireless capabilities. The Wireless LAN system (WLAN) shall be designed to provide 100% coverage with established signal strength and through put heat maps as identified by a wireless pre and post survey. WLAN Access Points (WAPs) are anticipated to be Power-Over-Ethernet (POE). WLAN infrastructure shall include Category 6A cable from the WAP location to the Data Patch Panel and Data Switches in the nearest Telecommunications Room. Lessor shall perform wireless pre- and post-survey of clinic in accordance with attached survey document entitled, "Wireless Survey", and provide copy to VA. Lessor should provide and install APs for both guest and VAMC wireless.

3.5 Department Requirements

3.5.1 General

If elevators are provided, there shall be a minimum of two elevators, one for freight and one for passengers. One elevator must be large enough to accommodate a stretcher (6'-4" x 11'-2" deep.)

Furnish and install 8-inch high stainless steel kickplates on both sides of all exterior doors.

Furnish and install 42" wide doors leading from Waiting Rooms back into all patient care areas. All patient corridors must be a minimum of 6'-0" wide.

Furnish and install 8'-0" tall resilient, shock absorbing, surface mounted, 1-1/4 inch corner guards on all exterior corners.

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Furnish and install solid surface window sills at all windows.

All potable water must be plumbed using copper tubing, ASTM B88, Type K or L. CPVC or PEX piping is not permitted.

All exterior windows shall be provided with sun control window film and receive horizontal mini-blinds with aluminum slats of one inch.

HVAC System provided will run 24 hrs/day, 365 days per year.

All portable fire extinguishers shall be housed in recessed cabinets and shall be inspected and maintained by the Lessor in accordance with NFPA 10.

All electric water coolers shall include a water bottle filling station.

Provide and install an electrical duplex outlet in all exam rooms at 42" AFF on the left hand side of all exam tables for the wall mounted Connex units.

Furnish and install a UL rated lightning protection system.

No more than six receptacles on each circuit.

Furnish and install data outlets on 2 walls of every room.

Furnish and install a manual transfer switch and outlet for connection to a mobile emergency generator.

Furnish and install PA/Overhead paging capabilities - both zoned and all call.

3.5.2 Clinic Management

Provide 4" W x 25" H vision panel in all office doors.

Furnish and install a camera/intercom device with door unlock at secretary's desk.

Provide and install Cable TV outlet in CMO, AO, and conference rooms.

Furnish and install a door from the Clinic Management Suite to the building exterior to allow staff to directly enter/exit from the suite to/from the exterior of the building.

3.5.3 Environmental Management Service

Equipment storage will include a battery charging station for cleaning equipment.

3.5.4 Exterior Space

Furnish and install heavy duty asphalt and a tall enough drive through canopy at the front entrance to allow city buses and fire engines to drive up to the front entrance.

Furnish & install a secure/fenced covered golf cart parking station large enough for two eight passenger golf carts. Golf cart parking station will include charging stations for each of the two golf carts.

Furnish and install a complete site traffic signage package including stop signs, 10 mph speed limit signs, etc. Speed limit signs shall be marked on pavement in each parking aisle and on roadways.

Provide 300 parking spaces total of which 30 will be designated handicap parking. 10 of the remaining 270 parking spaces will be designated as follows: 3 "Volunteers Only"; 2 "VA Police Only"; 5 "GSA Vehicles Only". Furnish and install at 12" x 18" wide aluminum sign on a 6'-0" High post at each of the 89 designated parking spaces indicating verbiage above.

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Provide and install 10 bike racks.

3.5.5 Lobby

Furnish and install each clinic with its own waiting space with reception desk.

Reception desks require both check-in and check-out windows.

Provide chair rail on all waiting room walls.

Provide cell phone charging stations.

Furnish and install a fixed casework information desk large enough to accommodate two people.

Furnish and install power and data outlets at all patient check-in kiosks.

3.5.6 Logistics

Provide dedicated temperature and humidity controls at Clean storage areas.

Furnish and install data drops in all clean supply closets.

Provide concrete pad and electrical rough-in for Trash compactor.

Mail room needs to be located on an exterior wall by the loading dock and have its own separate exhaust system. Supply air to this room will not be circulated to other parts of the building. Provide Camera, Card reader, Motion intrusion detector and door contacts. Partitions shall be reinforced concrete block. Door and frame to be constructed of heavy duty hollow metal. Provide additional electrical and data outlets for mailroom equipment.

3.5.7 Mental Health

Provide 4" W x 25" H Vision Panel in all consult room doors.

Group rooms should be located off public waiting areas.

Co-locate Mental Health Clinic with VA Police Department.

Provide STC 45 wall ratings in group/counseling rooms.

PRRC/MHICM Clinic: Furnish and install 30% additional restroom facilities to support large groups of patients taking a break during programs.

PRRC/MHICM Clinic: Furnish and install a controlled outdoor covered area with private access from the building or PIV access from the exterior with emergency egress.

Substance Abuse Clinic: Furnish and install a water shutoff valve to the specimen toilets for drug testing.

Substance Abuse Clinic: Furnish and install a controlled outdoor covered area with private access from the building or PIV access from the exterior with emergency egress.

3.5.8 OI&T

OI&T closets/rooms cannot be located on exterior walls or off public corridors.

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Provide Wireless internet survey and infrastructure to support two separate WIFI systems: Private for VA use only and public for patient use. VA will contract directly with wireless service provider.

Provide 6'-0" wide double door access for all OI&T Workrooms & Storage Rooms.

Furnish and install UPS system to cover all computer electrical outlets within the Main Telephone/Data Room (TCER) and all remote Telecommunications Rooms (TR).

3.5.9 Police

When the police operations room is adjacent to or opens onto areas occupied by unscreened public, such as lobbies, emergency rooms, and public corridors, construction, including partitions from slab to slab, doors, windows, and other openings separating the unit from such spaces, shall be 1-hour fire resistive, UL level 3 ballistic-resistant.

Provide and install One-way glass corner viewing fixed window for observation into lobby.

If two floors provided, locate a second police space on second floor.

Masonry walls floors to ceiling (above drop ceiling) desired at perimeter.

Firearms Room: Provide Masonry wall to deck above, dual authentication card reader, dead bolt (3/4" minimum throw), motion intrusion, door contact and camera. Door and frame shall be heavy duty hollow metal. No exterior windows allowed. Connect alarm system so that alarm for holding room can be set and disarmed independently of the main building alarm system. Install vent hood for gun cleaning. Install ballistic rated drywall on wall on either side of gun clearing barrel.

Holding Room: Provide masonry wall to deck above, dual authentication card reader, dead bolt (3/4" min. throw), motion intrusion, door contact, camera and Vandal proof fixtures. Door and frame shall be heavy hollow metal. Door shall open outward. Door shall include a shatterproof 12" x 12" observation vision panel. No exterior windows. Connect alarm system so that alarm for holding room can be set and disarmed independently of the main building alarm system.

3.5.10 Shared Appointment/Group/Conference Rooms

Furnish and install acoustical Folding Partition/Partitions with minimum 50 STC rating for Shared Appointment rooms, group rooms and large conference rooms.

3.5.11 Shared Medical Space

Provide plumbing rough-in for sinks capped off in wall for future exam rooms.

3.5.12 Vestibule/Entrances

Provide a wheelchair storage area, minimum 75 SF, with a 4'-0" high vinyl protective wall covering wainscot.

Main, staff, and ambulance entrances will be double glass sliding sensor operated doors.

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SECTION 4 - INTERIOR CONSTRUCTION, FINISHES, AND INTERIOR DESIGN

4.1 GENERAL

4.1.1 INTERIOR SIGNAGE

4.1.1.1 Room Identification:

Lessor must furnish and install an interior room identification numbering system. Interior room must be identified with VA Interior Sign No. IN-04.03. Requirements for this sign can be located in the VA Interior Signage Guide at <https://www.cfm.va.gov/til/signs/Signage09-Interior.pdf>

The Lessor shall work closely with VA to establish the room numbering system to be used for the facility and electrical panel breaker identification. The Lessor is responsible for furnishing and installing all signage required by the local Authority Having Jurisdiction.

4.1.1.2 Wayfinding Signage:

The Lessor must design, furnish, and install a "wayfinding" process into the project. Patients, visitors, and staff need to know where they are, what their destination is, how to get there, and how to return to their origination point. Identification, personalization of occupied spaces, and orientation are all to be addressed in the design. Wayfinding is to be thought of broadly as building elements, color, texture, and pattern cues, as well as a coordinated set-up for separate contacted signage and artwork. Signage and Wayfinding shall be in accordance with the VA Interior Sign Design Guide at <https://www.cfm.va.gov/til/signs/Signage09-Interior.pdf>

4.1.2 CIRCULATION SYSTEMS

Minimum width of major corridors serving multiple departments and building entrances and lobbies shall be 6 feet in width, minimum except where greater widths are required to comply with egress requirements. Corridor that extends from Loading Dock to Main Interior Corridor shall be a minimum of 8'-0" wide.

4.1.3 MENTAL HEALTH

Design and construct areas to be used by outpatient mental health functions to incorporate the following features. Provide exterior door serving PRRC and SA.

- A. Minimize dead ends or blind spots in corridors.
- B. Maximize visibility from staff stations.
- C. Place doors in offices where staff will consult with patients so that either patient or staff can exit the room without having to pass by the other to get out. Based on layout, this tends to put the door more in the center of the room.
- D. Provide locks on all exam room doors.
- E. Patient toilet doors that are in-swinging shall be equipped with hardware that allows them to open out in an emergency.
- F. Provide tamper and suicide resistant door hardware in all Toilet Rooms.

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- G. The Secure Observation Room located in the General Mental Health Functional Area shall comply with requirements for Level 5-b spaces as indicated in the Design Guide for the Built Environment of Behavioral Health Facilities, latest edition.

4.2 PARTITIONS

4.2.1 SOUND TRANSMISSION COEFFICIENT

- A. Provide wall construction that complies with the requirements indicated by applicable Standards & Codes, Lease, and Request for Lease Proposals except as indicated below.
- B. Provide STC 45 for all walls for the following room types:
 - 1. Exam
 - 2. Group
 - 3. Office/Consult
 - 4. PRRC Dayroom
 - 5. Conference Room/Classroom

4.3 INTERIOR DOORS

4.3.1 GENERAL

VA Document PG 18-14 Room Finishes, Doors & Hardware indicates sizes and types of doors required. Doors shall be of flush design.

Acoustical door and frame assemblies shall provide minimum Sound Transmission Coefficient ratings shall match or exceed the STC rating of the wall assembly that it will be installed in. Submit certified test reports per ASTM E90.

All egress doors shall have 5" x 20" (100 sq. in.) glass vision panels. Doors in fire partitions and smoke barriers shall have fire-rated glazing vision panels and be held open with electromagnetic holders, except doors which should remain closed for functional reasons or are power operated. All glazing used in doors shall be laminated glass.

Doors installed in all Group Rooms shall swing out in accordance with FGI 2.11-3.2.5.3. Such doors shall be recessed from the corridor to maintain corridor width and hazard to passersby in the corridor.

Furnish and install 42" minimum width doors leading from waiting rooms back into patient care areas.

Furnish and install 8-inch high stainless steel kickplates on both sides of all interior doors.

Furnish and install automatic door operators for all patient restrooms.

Provide card activated doors between patient and staff corridors.

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4.4 INTERIOR FINISHES

4.4.1 FLOORING

Exposed interior floors in primary entrances and lobbies shall be luxury vinyl tile, marble, granite, or terrazzo. Exposed interior floors in secondary entrances, elevator lobbies, and primary interior corridors shall be luxury vinyl tile, marble, granite, or terrazzo. Static Dissipative Resilient flooring shall be used in all telecommunications rooms. Floor perimeters at partitions shall have wood, rubber, marble, or luxury vinyl tile. Terrazzo, unglazed ceramic tile, recycled glass tile, and/or quarry tile shall be used in all restroom and service areas of Government-occupied floors. Any alternate flooring must be pre-approved by the LCO.

Flooring in outpatient Mental Health facilities should promote a warm, bright healing environment. The flooring material should be secured to the floor, be durable, and free of tripping hazards. Floors with high glare can cause difficulty for psychotic patients and older patients. As such, they should be avoided.

4.4.2 FLOOR SLAB DEPRESSIONS

Floor slab depressions are required in specific areas or rooms::

- For the purpose of providing slopes in floors to direct water into drains
- Provide for special floor finishes that require a setting bed (including ceramic tile and shower pans)
- Provide for equipment installation (including Audiology Booths)
- Elevator Machine Room (4 inch depression)
- In-floor scales

It is the responsibility of the Lessor to ensure that depressions are provided to suit the actual finishes and equipment provided, and to satisfy the actual conditions required by the design.

4.5 CORNER GUARDS, HANDRAILS, CHAIR RAIL & KICK PLATES

4.5.1 Corner Guards: Resilient, shock-absorbing corner guards shall be surface mounted type of 1-1/4 inch [31.75 mm] radius. Resilient Corner guards shall be formed from resilient material, minimum 0.078-inch [1.98 mm] thick, free floating on a continuous 0.063-inch thick extruded aluminum retainer, minimum 96" high. Provide factory fabricated end closure caps at top and bottom of resilient corner guards.

4.5.2 Handrails: Provide handrails on both sides of all corridors. Provide continuous reinforcing in the wall for attachment of handrails and chair rails. Handrail shall consist of snap-on covers of resilient material, minimum 0.078-inch thick, free-floated on a continuous, extruded aluminum retainer, minimum 0.072-inch thick, anchored to wall at maximum 32 inches on center.

4.5.3 Chair Rail: Provide chair rail on all walls in waiting areas. Provide continuous reinforcing in the wall for attachment of chair rail. Chair rail shall consist of snap-on covers of resilient material, minimum 0.078 inch thick, free floated on a continuous extruded aluminum retainer, minimum 0.072 inch thick, anchored to wall at maximum 32 inches on center. Chair rail shall be 6" in width. Height of chair rail shall be determined by style of chairs to be provided by VA.

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4.5.4 Kick Plates: Provide stainless steel kick plates on all interior and exterior doors. Kick plates must be a minimum 8" high.

4.6 CEILINGS

4.6.1 GENERAL

Ceiling finishes shall be provided in all rooms as indicated in VA Program Guide 18-14 Room Finishes, Doors & Hardware Schedule including Chapter 265.

4.6.2 HEIGHT

- A. Provide ceiling construction that complies with the requirements indicated by applicable Standards & Codes, Lease, and Request for Lease Proposals except as indicated below.
- B. The ceiling height in the following room types is to be +9'-6" above finish floor:
 1. PRRC Dayroom
 2. Classroom
 3. Waiting Rooms
- C. The ceiling height in the following room types is to be +10'-8" above finish floor for new construction or 9'-0" minimum for existing facility:
 1. General Mental Health, Secure Observation Room
 2. Police, Holding Room

4.6.2 CUBICLE CURTAIN TRACK

Provide cubicle curtain tracks with carriers and hooks in every exam room across every door for privacy. Cubicle curtain shall be InPro Formatrac bendable cubicle curtain track system or approved equal:
<https://www.inprocorp.com/markets/technologies/Formatrac%20Bendable%20Track>
Furnish and install 24 carriers per track. The Government will provide the curtains.

4.7 CASEWORK AND COUNTERTOPS

4.7.1 Casework, Cabinets, and Shelving

- All counters shall be solid surface.
- Casework shall be of the flush overlay design and, except as otherwise specified, be in conformance with AWI 1600, Modular Cabinets.
- Exposed vertical surfaces including both sides of cabinet doors shall be high pressure laminate Type VGS (0.28)
- Cabinet interiors including shelving shall comply with NEMA, LD3.1 at a minimum: high pressure cabinet liner Type CLS (0.20), OR thermally fused melamine laminate. All metal cabinets, shelving, and bookcases shall have back and sides enclosed.
- Backing (concealed surfaces) shall be high pressure backer Type BKH (0.28).
- Core materials must be plywood, PSI minimum 5 ply construction; ¾ inch thick at counter tops.

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- Edging materials shall be 1 mm PVC banding, machine applied, and 3 mm PVC banding, machine applied and machine profiled to 1/8 inch radius.
- Install kitchenettes in all conference rooms.

4.7.2 Casework Hardware

Exposed hardware, except as otherwise specified, must be satin-finished chromium-plated brass or nickel-plated brass. Hinges must be fabricated of minimum 0.072-inch [1.83-mm] thick chromium-plated steel leaves, with minimum 0.139-inch [3.53-mm] diameter stainless steel pin. Hinges must be five knuckle design with 2-1/2 inch [63.5 mm] high leaves and hospital type tips. Doors 36 inches [914.4 mm] and more in height shall have three hinges, and doors less than 36 inches [914.4 mm] in height shall have two hinges. Each door shall close against two rubber bumpers. Locks shall be cylinder type, 5 pin tumbler, cam style lock with strike. Provide two keys for each lock. Drawer and door pulls shall be flush pulls fabricated of ABS plastic or metal. Pulls shall be secured with screws. Drawer slides shall be full extension, 150-pound [68-kg] load rated epoxy coated steel with nylon, ball bearing rollers, with positive stop both directions.

4.7.3 Solid Surface Material (SSM):

Solid surface material shall be a homogenous filled solid polymer, not coated, laminated, or of a composite construction, and meeting ANSI Z124.3 and ANSI Z124.6 requirements.

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SECTION 5 – SECURITY REQUIREMENTS

1. Refer to Appendix C, Section 3.8 and Appendix D1 for requirements.

SECTION 6 – SPECIAL SPACE REQUIREMENTS

1. Furnish and install air conditioning equipment in the main telephone room capable of maintaining the internal space between 32.8 degrees C (60 degrees F) and 22.2 degrees C (72 degrees F), with humidity control. The relative humidity shall not exceed 50 percent. The HVAC equipment shall be stand-alone in design and accommodate a twenty-four hour, seven-day week, year-round operation. The air conditioning equipment will be IN ADDITION (backup) to the building HVAC system. Minimum cooling requirement is 20,000 BTU/H. Additional cooling shall be provided according to the actual expected equipment installation and use.
2. Refer to Appendix C, Sections 2, 3, and 4 for additional requirements.

SECTION 7 – COMMISSIONING REQUIREMENTS

1. In addition to system commissioning requirements called out in the Facility Guidelines Institute (FGI), the developer shall also test and commission all sound rated walls required by FGI. FGI can be found on the CEOSH website. Please see the following link: <http://vaww.ceosh.med.va.gov/01HE/Pages/FGI.shtml> The final HVAC test and balance report be completed by an independent third-party.

SECTION 8 – MAINTENANCE REQUIREMENTS

1. Lessor will maintain utilities and equipment as prescribed by local codes and references listed in Appendix D. Lessor will provide records of the maintenance in the format and frequency required by the VAMC to ensure compliance with TJC.

The Lessor shall have a building maintenance person on site during the hours of 7:30AM to 5:00PM, except Saturdays, Sundays, and federal holidays, to promptly correct deficiencies immediately upon notification. The Lessor must have a building superintendent or a local, designated representative available to promptly correct deficiencies or attempt to correct deficiencies upon notification of such condition from VA.

The Lessor's superintendent or designated representative shall correct or attempt to correct deficiencies within the following timeframes:

A. EMERGENCY CALLS

Service calls will be classified as emergency calls when the condition constitutes an immediate danger to personnel, threatens to damage property, or has a direct impact on operations or security. Classification of calls as emergency shall be at the sole discretion of the government. During normal working hours, Lessor's on-site superintendent shall respond immediately upon notification. Emergencies occurring at other than normal working hours shall be responded to (on scene) within 60 minutes of receipt of call. Lessor shall repair or neutralize the emergency condition before departing the site. If necessary, Lessor shall acquire material by quickest available means and include work outside normal hours. If further labor or materials are required after the emergency is neutralized, the Lessor shall have the repairs completed within three (3) working days or within such other reasonable time as agreed to by the government. The Lessor shall have available generally used spare parts and common building materials to support emergency requirements. Lack of standard

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material shall not be a cause for non-performance.

B. ROUTINE CALLS

Service calls will be classified as routine when the condition does not qualify as an emergency call. Eighty-five (85%) of all routine calls shall be completed within five (5) working days after the receipt of the call, with remainder being completed within ten (10) working days

If no substantial attempt has been made to correct the deficiencies within the specified time, action will be taken by VA to correct such deficiencies and the cost of repairs will be deducted from the next month's rental payment.

The Lessor shall provide the labor, material, and supervision to adequately maintain the structure, the roof, the exterior walls, windows, doors, and any other necessary building appurtenances to provide watertight integrity, structural soundness, and acceptable appearance.

The Lessor's maintenance responsibility includes initial supplies of all items, materials, and equipment necessary for such maintenance. All maintenance work will be done in accordance with applicable local Building Codes and ordinances, and inspection certificates will be displayed as appropriate.

Maintenance by Lessor includes, but is not limited to, interior and exterior care of the building and the site; all sidewalks, parking areas, driveways, private access roads, lawns, and shrubbery; utilities; and building service equipment; including all repairs and replacements. All equipment and systems shall be maintained to provide reliable service without unusual interruption, disturbing noises, exposure to fire or safety hazards, or unusual emissions of dirt.

Lessor shall maintain the Standby and Essential Electrical System as required by NFPA and the Joint Commission, including, but not limited to, weekly, monthly, annually, and triennial tests and activities.

C. FREQUENCY OF MAINTENANCE

At a minimum, the Lessor shall perform the following at the frequency indicated:

(1) Weekly

Mow and edge lawns weekly during the growth season.

Check roof drains and remove any debris from roof and around roof drains that would restrict water flow into the drains to the storage tanks.

(2) Monthly

Remove weeds from around building, parking areas, all landscaped areas (including lawn), and fence borders (both sides of fence).

Mow and edge lawns at least once a month during the dormant season.

Trim and prune shrubbery and trees to maintain an attractive appearance. Shrubbery shall not be allowed to grow up and cover windows.

(3) Quarterly

Provide interior and exterior extermination of insects and rodents. Use of chemicals shall conform to EPA and State requirements. The Lessor shall provide additional service at the request of VA, if any signs of re-infestation appear.

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Pest management is to be done using an integrated pest management approach that minimizes the use of toxic chemicals.

Pesticide shall only be applied by persons deemed qualified by EPA and state requirements.

Lessor shall coordinate application of pesticide with the Government and only apply pesticide in a manner that VA agrees is protective of the health of patients, employees, and visitors.

(4) Semi-Annually

Replace all filters in HVAC system. Replace on a more frequent basis if required by the manufacturer's recommendations.

(5) Drainage Systems

- Inspect and clean all onsite catch basins and storm drain inlets of trash, leaves, and other deleterious materials.
- Detention/retention and silting basins shall be inspected and cleaned of weeds and overgrowth to ensure proper drainage is maintained.
- Basin bottoms should be scarified to maintain the integrity of the drainage design.

(6) Annually

Clean interior of all double-walled HVAC units and drain pans. Cleaning shall be done at times when clinic is not in operation.

Re-mulch all planting beds.

(7) As Required

Lessor is responsible for the repair and replacement of all light fixture ballasts and starters (refer to GSA Form 1217). Lessor shall replace burned out bulbs and fluorescent tubes in interior and exterior light fixtures. Lessor shall remove bugs from interior of light fixtures.

Lessor is responsible for replacement of worn floor or wall coverings (this includes the moving and returning of furnishings and equipment), unless caused by negligence on the part of VA.

Provide interior extermination of insects and rodents upon any sign of infestation. Use of chemicals shall conform to EPA and State requirements.

Water the grass and plantings as necessary to maintain their health and attractive appearance.

Fertilize all lawn areas at least three times per year. Fertilizer application prior the start of the growth season shall contain weed killer per manufacturer's recommendations.

Fertilize plants and trees with type of fertilizer recommended by manufacturer. Fertilize with frequency recommended by manufacturer of type of fertilizer used.

Dead plantings or lawn shall be replaced with like kind immediately. Partially dead plantings may be trimmed if, after trimming, a good appearance is maintained.

Rake and remove leaves to ensure a good appearance of the site.

Clean HVAC units inside and out upon any signs of mildew or bacterial growth.

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Pans in HVAC units shall be treated as required to prevent mildew or bacterial growth.

D. EXTERIOR CLEANING BY LESSOR

1. Lessor's Responsibilities

The Lessor shall maintain the leased premises to provide a clean, neat, and attractive appearance by performing the functions described below.

2. Waste and Recycling

The Lessor shall have no responsibility for disposing of hazardous or pathological waste. The Lessor shall provide collection, disposal, and recycling for all other waste materials generated by VA. Recycling of paper, batteries, and cardboard is required.

Locate waste and recycling containers near the loading dock/service area in accordance with security requirements. The Lessor shall provide and maintain adequate quantity of trash container(s), including compacting equipment based on volume of waste and frequency of collection. As a minimum, provide one (1) each 40-cubic yard, with trash compactor, covered container with weekly collection and removal from site for refuse, trash, and garbage. The Lessor shall provide two (2) each minimum 20 cubic yard covered containers for recycling, and remove recycled materials bi-weekly. For the first 90 calendar days after clinic receives a certificate of occupancy, provide an additional 40 cubic yard container which shall be collected bi-weekly.

3. Extermination

Extermination of insects and rodents shall be provided on a regular basis (minimum of every three (3) months), and upon any sign of infestation. Use of chemicals shall conform to EPA and state requirements. If any signs of re-infestation appear, additional service shall be provided by the Lessor at the request of VA.

4. Frequency

At a minimum, the Lessor shall perform the following at the frequency indicated:

(1) Daily

Building entrances, yards, and exterior structures: Pick up trash, litter, debris, and cigarette butts.

(2) Three Times Weekly

Sweep landings, steps, and sidewalks.

Police all sidewalks, parking areas, green areas, planting beds, driveways, lawns, shrubbery, outside loading dock areas, platforms, etc., to maintain a neat and attractive appearance. This shall include, but not be limited to, the removal of cigarette butts, debris, litter, trash, limbs, etc. (from both sides of fences).

(3) Quarterly

Lessor shall clean bugs from the interior of exterior light lenses.

Clean balconies, ledges, courts, areaways, gutters, and flat roofs.

Clean mildew from exterior of building, gazebo, sidewalks, and roof areas, etc.

(4) Semi-Annually

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Wash outside of all exterior windows, and all exterior plate glass around entrances, lobbies, vestibules, and skylights.

(5) Annually

Clean exterior of building. Remove all spider webs, wasp nests, dirt dauber nests, stains, etc.

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SECTION 9 – LOW VOLTAGE SYSTEM REQUIREMENTS

1. PHYSICAL ACCESS CONTROL SYSTEM (PACS)

The PACS system shall include, but not be limited to card readers, keypads, biometrics, electronic locks, and electromagnetic locks and strikes. PACS devices shall be used for the purpose of controlling access and monitoring building entrances, sensitive areas, and alarm conditions from an access control perspective. This includes maintaining control over defined areas such as building perimeter and interior areas. Include request to exits (REX's) at all doors with card readers. PACS shall have the capability to be able to be fully integrated with other security subsystems using direct hardwire or computer interface and shall be manufactured by Lenel OnGuard, or approved equal. Space will be provided in the Telephone/Data Room for card reader equipment and all security panels. No wireless components are permitted. The following card readers shall be used.

1. Single Authentication (PIV Card):

PIV Class
R40EKNR
SRD Model: R40E
Model: 920NHRNEK0001 T
13.56 MHZ only

Locations:

All exterior doors.
All PACT Workroom Staff Entrance Doors
All Clean & Soiled Utility Rooms
Lab Processing Room
All Staff Areas off Public Corridors
All Biohazard Storage Rooms
All Medication/Pyxis Storage Rooms

2. Dual Authentication:

PIV Class
RPK40EKNR
SRD Model: RPK40-H
Model: 921PHRNEK0002G
13.56 MHZ only

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Locations:

All telephone/data rooms.

All Police Holding & Fire Arms Storage Rooms

The card access system shall be HSPD-12/FIPS 201 compliant. The system shall be able to operate and process PIV/HID cards set to a 200 bit string-pattern by the manufacturer. The issue code variable, vendor code, and credential number of the PIV card shall be processed upon the granting of area access. The software shall be programmed to permit the deletion of expired/lost/stolen, etc. PIV cards, with all associated data from the system. The Physical Access Control System (PACS) shall comply with the requirements of Department of Veterans Affairs, Office of Operations, Security, and Preparedness, HSPD-12 Program Management Office, Physical Access Control System (PACS) Requirements, Version – 1.0, December 22, 2010. Contractor must have prior approval from VA IT, through the Contracting Officer's Representative, to connect to the VA data network. Utilize Physical Security Design Manual for Life Safety Protected Facilities (VA) 2015 for location requirements of devices.

Cables for the PACS system hardware shall be Genesis Series Plenum, Access Control CBLE 1MRL UNJKT, Model #32951099, or approved equal. Cables installed for connection of hardware shall be installed to the Telephone/Data Room and connected to a control panel manufactured by Lenel, or approved equal. A CAT 6 cable shall be installed from the Lenel control panel and connected to VA provided equipment.

PACS card readers shall have battery backup to prevent loss of operation in the event of normal power failure and before emergency generator comes on line.

Contractor shall provide the following information to the VA:

- Operating bit pattern used by card access system.
- List of specific location of all batteries in system, size and type of battery.
- Specific location of all system components
- Schematic diagram of system and components
- Specify software that is used by card access system.

Dual authentication card reader shall be installed on door to Telephone/Data Room.

Single authentication card readers shall be installed on all exterior doors, and interior doors indicated on floor plan to be provided by government.

2. SECURITY SURVIELANCE CAMERA TV SYSTEM (SSTV):

The SSTV system design, installation, and use shall support the monitoring of building entrances, interior areas, restricted areas, alarm conditions, and shall support the visual identification and surveillance of persons, vehicles, assets, incidents, exterior areas, such as site and roadway access points, parking lots, and building perimeter. No wireless components are permitted. The SSTV system shall be monitored via the VA

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network system. SSTV system shall be Bosch or approved equivalent. All cameras must be compatible with Lenel OnGuard. All cameras shall be IP type, pan, tilt, zoom, with the exception of camera in Telephone/Data Room. Furnish and install one (1) each high definition, IP type fixed camera, with security globe, and provisions to connect to VA Network, in all Telephone/Data rooms. Cameras shall be positioned to monitor entrance to room. Contractor shall provide an NVR with a minimum of ninety (30) days high definition storage recording time for all cameras. The contractor shall install a cable from the NVR in a VA designated location to the Telephone/Data Room for connection to VA equipment. The Contractor shall be responsible for installing the cabling from the cameras back to the Telephone/Data Room where cables will be connected to VA equipment. Lessor shall test each cable and provide permanent identification markers on cable in Telephone/Data Room and at camera location. Cameras will be controlled and monitored through the VA network system. Utilize Physical Security Design Manual for Life Safety Protected Facilities (VA) Jan 2015, [HTTP://WWW.CFM.VA.GOV/TIL/PHYSICALSECURITY/DMPHYSECLSP.PDF](http://www.cfm.va.gov/til/physicalsecurity/dmpHYSECLSP.PDF), (or most updated version) for proposed camera location requirements. [HTTP://WWW.CFM.VA.GOV/TIL/PHYSICALSECURITY/DMPHYSECLSP.PDF](http://www.cfm.va.gov/til/physicalsecurity/dmpHYSECLSP.PDF) (or most updated version) and Security and Law Enforcement VA Handbook 0730-4, March 29, 2013. [HTTP://WWW.VA.GOV/VAPUBS/VIEWPUBLICATION.ASP?PUB_ID=700&FTYPE=2](http://www.va.gov/vapubs/viewpublication.asp?pub_id=700&ftype=2).

Power shall be provided to camera locations and connected to camera, in lieu of a centralized power supply. A minimum of 3 fixed cameras per 1,000 SF, IP type, will be calculated for installation in and around the facility.

The SSTV system shall be monitored from two locations, the Police Operations Room, and the Clinic Call Center. Police Operations Room shall be equipped with two 50-inch monitors, NVR system, and the computer control system. The Clinic Call Center will be equipped with one 42-inch monitor. Monitors shall be installed on an articulated arm with vertical and horizontal adjustment.

3. INTRUSION DETECTION SYSTEM (IDS):

Maintenance and monitoring of an Intrusion Detection System shall be accomplished by the Lessor through a contractual arrangement with a commercial security firm to be approved by the Contracting Officer.

The intrusion detection alarm system shall meet UL 639 Intrusion Detection Standard.

The intrusion detection alarm system shall detect entry into the building and broadcast a "local alarm" of sufficient volume to cause an illegal entrant to abandon a burglary attempt. Security of the front glass storefront will be monitored via motion detectors not glass break modules. The building security alarm system shall have the following essential features:

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- 1) An internal, automatic charging DC standby power supply and a primary AC power operation. The Lessor is responsible for providing the 120 volt circuits for this equipment. Power supply voltage shall be in the range of 13.2 – 13.7 volts.
- 2) A central monitoring panel, with activation/deactivation code shall be installed adjacent to the main entry door and adjacent to the employee entrance.
- 3) An automatic reset capability following intrusion detection.
- 4) A local alarm level of 80dB (min.) to 90dB (max) up to 100 feet from the protected building.
- 5) An integral capability for the attachment of wiring for remote alarm and intrusion indication equipment.
- 6) A Bosch alarm panel with integration to the Lenel Access Control.
- 7) No wireless components are permitted.

Installation Notes:

- a. A locally sounding alarm "shall not" be installed in a room that is close to any room where a loud alarm would have an injurious effect on occupants.
- b. Intrusion detector alarms shall be remoted to a commercial security alarm-monitoring firm, a local police department, or a security office charged with building security with 24-hour coverage at the discretion of the Contracting Officer. Lessor is responsible for the cost of the security alarm monitoring. The remoted alarms will be in addition to the locally broadcast alarms in the protected areas.
- c. A motion detector shall be installed in the Telephone/Data room. Motion detectors shall be installed for full building coverage. All interior corridors and main lobby shall be covered by motion detectors. Rooms with windows at ground level shall have motion detectors. No glass break modules are permitted. Provide door contacts on the Telephone/Data room and all exterior doors of the building.
- d. Provide a Cat 6 cable from the Intrusion Detection System to be connected to the PACS server located in the Telephone/Data room.

NOTE: Intrusion detection equipment that operates on the principle of narrow-beam interception, microwave, or photoelectric eyes is **UNACCEPTABLE**.

4. DURESS ALARM (LYNX) SYSTEM

The VA will utilize computer keyboards to initiate duress alarms. A panic button will be installed in each of the Group Rooms. No wireless components are permitted. The contractor shall provide the following for local security personnel monitoring of duress alarms and for remote monitoring of duress alarms.

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1. For local security personnel monitoring of duress alarms, Contractor shall provide:
 - a. An Integrator, manufactured by Lynx, between the VA network and HDMI monitor at Security personnel location only. Lynx Integrator requires VA network connection and power
 - b. 32" HDMI monitor at Reception for backup, no Lynx Integrator required. HDMI monitor requires connection to VA network and power.
 - c. When a duress alarm is initiated, via a VA computer keyboard, the alarm shall be indicated on the monitor at Reception.
2. For remote monitoring of duress alarms, contractor shall provide the following:
 - a. Net Output Box, manufactured by Lynx, which is connected to VA network and ties to remote monitoring company. Lynx Net Output Box shall have sixteen (16) relays.
 - b. Lynx Net Output Box requires VA network connection, power, and connection to remote monitoring company. Building owner shall provide connection means to remote monitoring company and shall be responsible for payment of remote monitoring fees. When a duress alarm is initiated, the alarm shall be transmitted to the remote monitoring company, which will in turn notify those parties to be established.

5. **NURSE CALL SYSTEM**

A nurse call system shall be installed to provide coverage in all patient toilets:

A. Emergency Station:

1. A pull cord emergency station shall be provided in each patient toilet room.
2. Each emergency station shall be mounted on a double-gang back box, minimum. A trim plate constructed of stainless steel shall be provided to cover the back box opening and frame the cover plate.
3. Emergency stations shall be provided with:
 - a. A ten-pound test pull cord and pendant which shall be connected to a positive action on/off switch at the emergency station. The cord with pendant shall terminate 150 mm (6 inches) AFF. Pull cord shall be manufactured of vinyl with a smooth surface. Rope style or woven twine style is not acceptable.
 - b. A minimum of one pound pull to activate the switch.
 - c. A reset/cancel function on the face plate of the emergency station.
 - d. "EMERGENCY NURSE CALL" or similar approved wording stamped or permanently affixed on the face plate. The emergency wording letters shall be a minimum of 3.2 mm (1/8 inch) high.

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- e. A red lamp which shall flash at a rate of one second on and one second off upon initiation of a call from the emergency station. The lamp shall continue to flash until the station is reset.

B. Corridor Door Dome Lights:

1. Provide light covers that are translucent and shall not deform, discolor or craze from heat or use of normal hospital cleaning agents.
2. Corridor door dome lights shall be provided for toilet rooms and shall contain duplex red lamps that shall illuminate and flash, until the call is reset, when a call is placed in the associated toilet room.
3. Each dome light shall be mounted on a dual-gang back box, minimum. A trim plate constructed of stainless steel shall be provided to cover the back box opening and frame the cover plate. Dome lights shall be mounted so that they are clearly visible from anywhere in the corridor in which the dome light is located.

C. Nurse Call Master Station:

Provide one (1) each master station in the Main Reception Area and one (1) master station in each of the associated PACT Workrooms. Calls shall be cancelable at the calling station only. The nurse call master station shall have a back lit window for each room that indicates room number. When an emergency call is placed from a toilet room the corresponding backlit window shall light and an audible signal shall sound at the master station. The master station shall not have the ability to cancel emergency calls. Master station desk top console housing may be plastic.

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SECTION 10 – DESIGN REVIEW DOCUMENTATION

10.0 GENERAL

All design review comments shall be tracked in the Dr. Checks web-based system. Dr. Checks enables an actionable collaboration among the reviewers and Lessor's design team. This process allows project reviewers to enter their project review comments so that the design team may provide timely responses from a web browser into a database. The main function of Dr. Checks is to document and streamline the communication process between the project reviewers and the design team. This process provides transparency and consistency by tracking the review comments to assure timely response and resolution.

All information is captured into a database and will remain in the system throughout the design and construction period and will be archived for future reference. Once the review period for a given phase of a project is ended, the designer(s) will be required to respond to all comments.

The SRE is responsible for assuring that access is available to all required users. The Lessor or designer can propose the use of an alternative web-based system as long as it provides equal or better functionality as that offered by Dr. Checks.

10.0.1 CONSTRUCTION OBSERVATION

A. Resident Engineer's Office Space

All costs associated with the Resident Engineer's office including, but not limited to, construction, demolition, hook-ups to utilities, furniture, fixtures, and equipment (RE Office Costs) shall be paid by the Lessor. Upon acceptance of the space, VA shall reimburse the Lessor for all RE Office Costs as part of the Tenant Improvement Cost.

1. Remote Oversight Space

The lessor shall provide one (1) office space not less than 120 SF for the sole use of the VA and its delegate, when present. The office space shall be within three(3) miles of the jobsite and may be within the prime contractor's trailer. Offsite locations must be approved by the SRE considering safety and security. The office space shall have conditioned air and electricity for proper lighting and receptacles in accordance with typical office area standards. Access to high speed wireless internet shall be provided. The space shall be near a restroom, break room, copy room and conference room in which the RE is able to use as needed. The break room shall contain a shared microwave, refrigerator and coffee pot. The conference room shall be able to seat a minimum of 10 people. The office space shall contain the following items:

- 1 Office desks, double pedestal, executive size
- 1 Swivel chairs with arms
- 2 Arm chairs
- 1 5 drawer file cabinets, letter size
- 1 Drawing rack, with 12-30 inch "Plan Hold" drawing holders, freestanding
- 1 Xerox WorkCentre or approved equivalent Color/B&W printer/copier/scanner at 35ppm and handles 8"x10", legal, and 11"x17"

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- 2 Apple I PAD Pro 12" Tablets, Wi-Fi + 4G service, 510 GB and Word app, with Signed/Numbered awarded SFO loaded. Loading of all drawings and specifications when "completed" after acceptance of final drawings should be up-loaded / accomplished at that time frame.

10.0.2 PHOTOGRAPHIC DOCUMENTATION

- A. During the construction period through completion, a 3rd party shall provide photographic documentation of construction progress and at selected milestones including electronic indexing, navigation, storage and remote access to the documentation, as per these specifications. The commercial photographer or the subcontractor used for this work shall meet the following qualifications:
 1. Demonstrable minimum experience of five (5) years in operation with at least 500 projects documented to date providing documentation and advanced indexing/navigation systems including a representative portfolio of construction projects of similar type, size, duration and complexity as the Project.
 2. Demonstrable ability to service projects throughout North America with operational resources within 150 miles of project, which shall be demonstrated by a representative portfolio of active projects of similar type, size, duration and complexity as the Project.
- B. Photographic Documentation Elements:
 1. Each digital image shall be taken with a professional grade camera with minimum size of 6 megapixels (MP) capable of producing 200x250mm (8 x 10 inch) prints with a minimum of 2272 x 1704 pixels and 400x500mm (16 x 20 inch) prints with a minimum 2592 x 1944 pixels.
 2. Indexing and navigation system shall utilize actual AUTOCAD construction drawings, making such drawings interactive on an on-line interface. For all documentation referenced herein, indexing and navigation must be organized by both time (date-stamped) and location throughout the project.
 3. Documentation shall combine indexing and navigation system with inspection-grade digital photography designed to capture actual conditions throughout construction and at critical milestones. Documentation shall be accessible on-line through use of an internet connection. Documentation shall allow for secure multiple-user access, simultaneously, on-line.
 4. Construction progress for all trades shall be tracked at pre-determined intervals, but not less than once every thirty (30) calendar days throughout the project upon commencement of vertical construction ("Progressions"). Progression documentation shall track both the exterior and interior construction of the building. Exterior Progressions shall track 360 degrees around the site and each building. Interior Progressions shall track interior improvements beginning when stud work commences and continuing until Project completion.
 5. Miscellaneous events that occur during any Contractor site visit, or events captured by the Department of Veterans Affairs independently, shall be dated, labeled and inserted into a

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- Section in the navigation structure entitled “Slideshows,” allowing this information to be stored in the same “place” as the formal scope.
6. Customizable project-specific digital photographic documentation of other details or milestones. Indexing and navigation accomplished through interactive architectural plans.
 7. Monthly exterior progressions (360 degrees around the project) and slideshows (all elevations and building envelope). The slideshows allow for the inclusion of Department of Veterans Affairs pictures, aerial photographs, and timely images which do not fit into any regular monthly photopath.
 8. Regular (5 max) interior progressions of all walls of the entire project to begin at time of substantial framed or as directed by the Resident Engineer through to completion.
- C. Images shall be taken by a commercial photographer and must show distinctly, at as large a scale as possible, all parts of work embraced in the picture.
- D. Coordination of photo shoots is accomplished through Resident Engineer or other designated on-site point of contact. Contractor shall also attend construction team meetings as necessary. Contractor’s operations team shall provide regular updates regarding the status of the documentation, including photo shoots concluded, the availability of new Progressions or Exact-Built viewable on-line and anticipated future shoot dates.
- E. Contractor shall provide all on-line domain/web hosting, security measures, and redundant server back-up of the documentation.
- F. Contractor shall provide technical support related to using the system or service.
- G. Upon completion of the project, final copies of the documentation (the “Permanent Record”) with the indexing and navigation system embedded (and active) shall be provided in an electronic media format, typically a DVD or external hard-drive. Permanent Record shall have Building Information Modeling (BIM) interface capabilities.