

**RLP # 36C248-20-R-0002 Exhibit B**

**Agency's Special Requirements – Homestead CBOC**

The U.S. Department of Veterans Affairs (VA) desires to lease sufficient Rentable Square Feet (RSF) of existing real property to yield up to approximately 22,898 Net Usable Square Feet (NUSF) in Homestead, Florida for use as a Community Based Outpatient Clinic (CBOC). Clinical space must be contiguous space located on a single floor and have first floor access. On-site parking for approximately 200 vehicles, with a minimum of 15 dedicated to handicapped parking spaces is required. A lease for up to 15 years will be considered.

The offered facility may be a multi-tenant building or single tenant building with a VA preference for a ground floor facility. The offered facility must be in suitable location for a clinical or administrative facility preferably in an area of other medical office buildings or in a retail sales area. Standalone building preferred, but not required.

1. The following spaces are necessary for occupancy by the Homestead CBOC on Homestead Florida. The building owner shall provide Architectural, Engineering, and Construction services to build new or convert existing space for the following space requirements.
2. Offerors shall design and build all rooms based on all the requirements on all documents provided with the RLP to include but not limited to Sections 3, 4 and 5 of Exhibit A, the following requirements and the layouts, room templates, samples and standards on Exhibits L, M, N, O and P. It is the offeror's responsibility to ensure TI pricing provided with offer represents the full cost of the required space accordingly.
3. **SPACE PLAN:** Space is approximate

<b>Department: 1 - OUTPATIENT / PACT CLINIC (265)</b> <b>Functional Area: 1 - LOBBY / RECEPTION AREA</b>							
<b>Qty</b>	<b>Room Code</b>	<b>Room Name</b>	<b>Unit Area</b>	<b>Floor covering</b>	<b>Base</b>	<b>Wall Covering</b>	<b>Ceiling</b>
1	LOB02	Vestibule	200	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	SRLW1	Alcove, Wheelchair	90	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRC04	Waiting, PACT 1	1,140	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRF01	Waiting, PACT Family	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	RECP3	Reception	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	RECP5	Reception, Accessible	100	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	RECP4	Kiosk, Patient Check-In	40	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	NCWD4	Alcove, Volunteer	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	CLSC2	Workstation, Patient Education	30	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile

1	TLTU1	Toilet, Public	75	Porcelain Tile	Vinyl	Paint	Acoustical Tile
1	TLTU1	Toilet, Public	75	Porcelain Tile	Vinyl	Paint	Acoustical Tile
1	CLSC2	Workstation, Patient Education	30	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	RECP3	Reception	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	RECP3	Reception	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
<b>Department: 1 - OUTPATIENT / PACT CLINIC (265)</b> <b>Functional Area: 2 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 1</b>							
Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	PEHW1	Alcove, Height / Weight Station	30	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	PEHW2	Alcove, Height / Weight Accessible Station	40	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFDC2	Consult Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	TLTU1	Toilet, PACT Patient	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXW01	Exam Room, Women's Health	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	TLTF1	Toilet, Women's Health Exam Room Patient	60	Porcelain Tile	Vinyl	Paint	Acoustical Tile
1	TRPR1	Procedure Room, General	180	Porcelain Tile	Vinyl	Paint	Acoustical Tile
1	TLTB1	Toilet, General Procedure Room Patient	75	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRTM2	Tele-Health Room	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile

1	WRTM3	Tele-Retinal Room	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	SRE01	Storage, Shared Medical Appointment Room	100	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	RCA06	Alcove, Medication	20	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	RCA01	Alcove, Resuscitation Cart	20	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRTM1	Team Work Area	240	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFA03	Workstation, Extended Team	56	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WKTM3	Workroom, Patient Aligned Care Team (PACT)	100	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WKTM1	Classroom	250	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFA03	Workstation, Administrative	56	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	CRA01	Conference Room	180	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	UCCL1	Utility Room, Clean	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	SRE01	Storage, Medical Equipment	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	SL001	Lounge, Staff	220	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
<b>Department: 1 - OUTPATIENT / PACT CLINIC (265)</b> <b>Functional Area: 2 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 1</b>							
<b>Qty</b>	<b>Room Code</b>	<b>Room Name</b>	<b>Unit Area</b>	<b>Floor covering</b>	<b>Base</b>	<b>Wall Covering</b>	<b>Ceiling</b>
1	LR004	Locker, Staff Personal Property	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	TLTU1	Toilet, Staff	60	Luxury Vinyl Tile	Porcelain Tile	Paint	Acoustical Tile

1	CLSC4	Shared Medical Appointment Room	400	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	TLTU1	Toilet, Staff	60	Luxury Vinyl Tile	Porcelain Tile	Paint	Acoustical Tile
1	OFA03	Workstation, Extended Team	56	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRM1	Team Work Area	240	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	TLTF1	Toilet, Women's Health Exam Room Patient	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXW01	Exam Room, Women's Health	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFDC2	Consult Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFDC2	Consult Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRM1	Team Work Area	240	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFA03	Workstation, Extended Team	56	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFA03	Workstation, Extended Team	56	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRM1	Team Work Area	240	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFDC2	Consult Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile

1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXPA1	Exam Room, Patient Aligned Care Team (PACT)	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
<b>Department: 1 - OUTPATIENT / PACT CLINIC (265)</b> <b>Functional Area: 5 - AUDIOLOGY AND SPEECH PATHOLOGY CLINIC</b>							
<b>Qty</b>	<b>Room Code</b>	<b>Room Name</b>	<b>Unit Area</b>	<b>Floor covering</b>	<b>Base</b>	<b>Wall Covering</b>	<b>Ceiling</b>
1	HAFR1	Hearing Aid Fitting Room	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXAU1	Exam / Consult, Audiology	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXOS1	Exam / Consult, Speech Pathology	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EXVE1	Vestibulography Room	150	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OPAE2	Electrophysiology Room	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OPMH1	Group Therapy Room, Audiology	240	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OPMH1	Group Therapy Room, Speech Pathology	240	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	PEHS4	Exam, Audiometric Booth	375	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	SRSE1	Storage, Equipment	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	TLTU1	Toilet, Audiology Patient	60	Luxury Vinyl Tile	Porcelain Tile	Paint	Acoustical Tile

<b>Department: 1 - OUTPATIENT / PACT CLINIC (265)</b> <b>Functional Area: 7 - EYE CLINIC</b>							
Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	EYFD1	Fitting and Dispensing Room	140	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EYOT2	Exam / Treatment Room	150	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EYOT2	Exam / Treatment Room	150	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EYVF1	Visual Fields Room	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EYVS1	Pre-Testing Room	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	EYVS1	Photography Room	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRC03	Sub-Waiting, Dilation Patient	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRTM1	Team Work Area, Eye Clinic	180	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
<b>Department: 1 - OUTPATIENT / PACT CLINIC (265)</b> <b>Functional Area: 8 - MENTAL HEALTH CLINIC</b>							
Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	OPMH1	Group Therapy Room, Mental Health	300	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFDC1	Consult Room, Mental Health	125	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	SRS01	Storage, General	100	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OPMH3	Biofeedback	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFDC1	Mental Health provider treatment office	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile

1	OFDC1	Mental Health provider treatment office	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFDC1	Mental Health provider treatment office	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFDC1	Mental Health provider treatment office	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFDC1	Mental Health provider treatment office	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile

**Department: 1 - OUTPATIENT / PACT CLINIC (265)**  
**Functional Area: 10 - PHYSICAL MEDICINE AND REHABILITATION (PM&R) CLINIC**

Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	DR001	Dressing Room	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	PTEA1	Treatment Exercise Area	700	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	PTTC1	Treatment Room	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	SRE01	Storage, Equipment	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile

**Department: 1 - OUTPATIENT / PACT CLINIC (265)**  
**Functional Area: 13 - RADIOLOGY SERVICE**

Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	DR001	Dressing Room	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFA03	Workstation, Radiology Tech	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFDR1	Office, Radiology	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	TLTU1	Toilet, Mammography Patient	60	Luxury Vinyl Tile	Porcelain Tile	Paint	Acoustical Tile
1	TLTU1	Toilet, R/F Patient	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile

1	TLTU1	Toilet, Ultrasound Patient	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRC01	Sub-Waiting, Mammography Patient	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	WRC01	Sub-Waiting, Diagnostic Patient	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	XDM01	Mammography Room	150	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	XDR01	Radiology Room, General Purpose	300	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	XDUS1	Ultrasound Room	180	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile

**Department: 1 - OUTPATIENT / PACT CLINIC (265)**  
**Functional Area: 14 - PATHOLOGY AND LABORATORY MEDICINE (PLM) SERVICE**

Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	LBVP1	Blood Specimen Collection Room	80	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	TLTU1	Toilet, Specimen Collection	60	Luxury Vinyl Tile	Porcelain Tile	Paint	Acoustical Tile
1	LBVP1	Blood Specimen Collection Room	80	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile

**Department: 1 - OUTPATIENT / PACT CLINIC (265)**  
**Functional Area: 15 - PHARMACY SERVICE**

Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	OFA03	Workstation, Pharmacist	60	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	OFA04	Data Processing	120	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
1	TLTU1	Toilet, Staff	60	Porcelain Tile	Porcelain Tile	Paint	Acoustical Tile

<b>Department: 1 - OUTPATIENT / PACT CLINIC (265)</b> <b>Functional Area: 19 - LOGISTICS SERVICE</b>							
Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	SRLG1	Storage Area, Logistics PACT 1	540	Luxury Vinyl Tile	Vinyl	Paint	Hard Ceiling
<b>Department: 1 - OUTPATIENT / PACT CLINIC (265)</b> <b>Functional Area: 20 - POLICE SERVICE</b>							
Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	OFA04	Office, Police Service	100	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
<b>Department: 1 - OUTPATIENT / PACT CLINIC (265)</b> <b>Functional Area: 21 - CANTEEN SERVICE</b>							
Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	BX002	Vending Machine Area	150	Luxury Vinyl Tile	Vinyl	Paint	Acoustical Tile
<b>Department: 1 - OUTPATIENT / PACT CLINIC (265)</b> <b>Functional Area: 23 - SUPPORT AREA</b>							
Qty	Room Code	Room Name	Unit Area	Floor covering	Base	Wall Covering	Ceiling
1	COMC1	Communications Room	110	Luxury Vinyl Tile	Vinyl	Paint	No Drop Ceiling
1	JANC1	Housekeeping Aides Closet - HAC	60	Concrete	Concrete	Paint	Acoustical Tile
1	USCL1	Utility Room, Soiled	80	Porcelain Tile	Vinyl	Paint	Acoustical Tile
1	UTC01	Utility Room, Recycled Material	80	concrete	Concrete	Paint	Acoustical Tile

#### 4. ADDITIONAL SPACE REQUIREMENTS:

- Space must be on one floor and all in the same building.
- Building entryway and sidewalks to be ADA compliant. Provide ADA auto-door operator for entry door.
- All offices and other work spaces are to have adequate phone, data, cable tv and power (details to be determined during design). WIFI to be provided by the VA, however, Cat 6 cables will need to be installed throughout for distribution.
- Provide adequate lighting, plumbing, HVAC, power, data, and phone for spaces and the medical function.
- Provide casework, chair rails, handrail, window shades/blinds, flooring, and carpeting.
- All door openings shall meet ADA specifications. Take care to minimize changes in level of the floor and include no carpet pad or cushion.
- Provide ADA-compliant hardware approved for ADA use. Building and office spaces must be lockable. Building must be alarmed (to be coordinated with Physical Security Specialist). Use Stanley/best 7 Pin Small format cores installed with construction cores that will be removed upon coordination with Locksmith at turnover of the facility
- Preventive maintenance of building existing systems such as HVAC, domestic water heaters, and electric panel boards will be completed prior to occupying the space and throughout the occupancy of the building to meet FEGLI and Joint Commission Accrediting standards.
- Building owner to provide exterior building/lot/marquee signage (building signage shall be designed to meet VA signage standards).
- Building owner to provide carpet, flooring, cove base, paint, and window covering samples to VA interior designer for color selection.
- Clean entire space (aka "terminal cleaning") prior to VA occupying space.
- Patient restrooms (unisex) should be conveniently located near the entrance to the space. Both restrooms should contain baby changing stations (with appropriate signed) and feminine hygiene product dispensers. All patient restrooms shall be ADA compliant and require a hand rail.
- Provide a noncombustible covered area via permanent tile or aluminum canopy (other materials to be more in line with surroundings will be considered if presented to the project manager), a minimum of 8' x 8' to completely cover a patient on a gurney waiting in inclement weather, should transport via ambulance be necessary. Final determination of canopy height shall be based on an assessment of the typically emergency vehicles arriving at the site. Since some ambulances may require even more clearance, the A/E must coordinate with the medical center and local sources of emergency transportation before firmly establishing the canopy height.
- Provide a noncombustible canopy at backing in and drive through unloading areas of main entrances. Clearance from grade to the underside of any canopy obstruction shall be 3 m (10 ft.) minimum. Final determination of canopy height shall be coordinated between the A/E and medical center before firmly establishing the canopy height.
- All interior walls for offices and conference rooms will be insulated to reduce disruptions and maintain a level of confidentiality and privacy. Refer to acoustic requirements in the TIL for further guidance.
- Building owner's proposal to include facility interior signage. Signage configuration shall be approved by VA Project interior designer and be designed according to the VA sign manual.
- All exterior signage is the lessor's responsibility for city approval and should be in place by CoO.
- Stable HVAC temperature is required in the IT closet 24 hours a day and will require a separate dedicated CRAC or mini split to maintain temperature.

- The police office requires tinting on the exterior windows to prevent people from viewing locations and activities on cameras.
- Ensure all patient care rooms have locks on the patient side to ensure privacy. Coordination from earliest design phases with locksmith will ensure privacy requirement is met.
- Ensure soap dispensers are located near the sink and do not have a top that can be accessed without a key.
- The facility requires the installation of a standby emergency generator on site during an emergency. The installed generator shall be capable of providing 100% full power (normal and emergency) with on-site fuel storage capacity to provide power for at least 96 hours (4 days). Lessor shall have in place a contract or MOA for priority fuel delivery to the clinic.
- The nurse's call should be installed within reach of the patient where they would most likely need it (not necessarily location most convenient to other electrical wiring). The focus is on patient safety.
- Provide general lighting that does not have direct visibility of ballast but does not have a lens cover that collects dust and debris.
- Ensure that all thermostats are not able to be adjusted or manipulated by staff or patients.
- Ensure that any door that opens to a thoroughfare has vision glass installed for safety.
- Use solid surface countertops in wet areas and laminates in areas that do not have risk of water damage.
- Utilize the PACT design guide located here for general design guidance of how clinic will be managed via the PACT model: <https://www.cfm.va.gov/til/dGuide/dgPACT.pdf>
- Please use the room templates located here: <https://www.cfm.va.gov/til/rTemplate/LeasingCBOCw.asp> to base the design of the rooms in the project. The space must be on the ground floor. The space must be compliant with the Americans with Disabilities Act.
- Parking, both handicapped and regular must be readily available and marked VA ONLY. Convenient access to public transportation is required.
- All utilities including gas, electric, water, sewer, cable and janitorial service shall be included in the lease.
- All curtain track layouts shall be placed on drawing before 90% design review for interior design review, along with all furniture and equipment to be purchased by the VA in order to be reviewed by the project manager and interior design for coordination with systems and utilities
- Disposable privacy curtains supplied by lessor or laundered and installed by lessor. Standard curtain track
- To prevent wall erosions, rub strip that comes in adhesive sheets – like Acrovyn minimum 8” strip in all waiting areas and exam rooms behind seating. Use corner guards on all corners – like Acrovyn – there are several brands.
- Mold Prevention: Wallcovering should be avoided if possible due to high relative humidity in this region. If a wallcovering is being considered, avoid exterior walls, restrooms, shower rooms, and other wet area. Additionally, the wallcovering is required to be class A fire rated. Submit sample with permeability rating to Engineering office for approval.
- Special care should be taken to avoid storing construction materials in non-climate-controlled environments.
- Biomedical Equipment purchased is required to be compatible with existing multiyear, multi-campus M+O biomedical equipment contracts already in place for Orlando or provide adequate full system repair and preventive maintenance training to current in-house biomedical and M & O staff members
- Locks/Hardware: Stanley/best 7 Pin Small format cores installed with construction cores that will be removed upon coordination with Locksmith at turnover of the facility
- Janitorial Service:

- The Lessor shall maintain the Premises and all areas of the Property to which the Government has routine access in a clean condition and shall provide supplies and equipment for the term of the Lease.
- Response time of 1 hour during normal business hours for emergency janitorial services. Cleaning to be performed as per OSHA requirement for Bloodborne Pathogens and/or CDC requirement of Environmental Service.
- Lessor to provide unscheduled terminal cleaning when deemed necessary from infection control (no more than 4 times annually).
- Terminal Cleaning: The purpose of this cleaning and disinfection process is to remove bacterial contamination from environmental surfaces and equipment surfaces where patients receive care to prevent the transmission of the microorganism from patient to patient, from patients to healthcare workers, and from patients to visitors.
- Terminal Cleaning services personnel should receive proper training and education on patient room cleaning and disinfecting protocols, and they must use all barrier precautions (such as masks, gloves and gowns) when cleaning in rooms or units where surfaces may be contaminated with infectious microorganisms. All training will be coordinated with the VA infection control staff and will be completed within 14 calendar days of contract award.
- Terminal Cleaning services personnel should use Environmental Protection Agency (EPA)-approved, hospital-grade cleaning and disinfectant products and all horizontal surfaces and other surfaces in the room that may have become contaminated must be cleaned and disinfected. Contractor is to provide all terminal cleaning supplies.
- Contractor shall clean all high-touch areas in the room including cabinets, workstations and inner drawer, phone and cradle, armchairs, door and cabinet handles, light switches, etc. In restrooms, Contractor shall start with the highest surface and clean the toilet last; clean the sink and counter area, including sink fixtures, and if there is a shower, the support bars and shower fixtures and surfaces.
- Privacy curtains should be removed by the Contractor, placed in a plastic bag in the room and double bagged into a laundry bag with the assistance of another member of the terminal Cleaning services staff standing at the door outside the room. The person outside the door should wear gloves. After completing the task this person should remove gloves, wash hands with an antimicrobial soap and water or apply an alcohol rub to their hands.
- If visibly soiled, Contractor shall clean window curtains, ceiling and walls.
- Following the terminal cleaning of a patient room, gloves should be removed to avoid touching the outside of the gloves. Hands should be washed with an antimicrobial soap and water or an alcohol rub applied to the hands prior to donning a new set of gloves.
- Davis Bacon Act Wages must be utilized for the build out of the lease space.
- As part of JCAHO inspection standards, Sites must show that at least 95% of the program's items work properly at any given time. Exit Lights and Lights in the means of egress must be in working condition at all times. Inspect smoke barrier penetrations and fire rated corridor wall penetrations quarterly for penetrations and repair with appropriate fire-rated materials. Onsite lessor rep should be inspecting the facility monthly to assess fire rated door latches, panic hardware, fire extinguishers, eye wash stations, ensure corridors are clear, all common areas assessed for damage, building systems are fully operational, etc. During repairs or maintenance, a process is in place to manage air quality, infection control, utilities, noise, odor, dust, vibration and other hazards; high-risk and infection control preventive maintenance completion rates at 100 percent; and non-high-risk completion rate at 90 percent.

## **5. EMERGENCY RESPONSE:**

- Past emergencies, outages and power disruptions have shown the Government that equipment such as portable A/C chillers, industrial fans, water pumps, complete structure dry-out gear, high volume air movers, high volume dehumidifiers, mold or sewage remediation and high-volume floor/carpet dryers may be required to restore services to ensure the continuation of normal facility services. It is the Lessors' responsibility to have immediate access to any equipment that may be needed in response to an emergency or utility outage.

- The lessor shall be responsible for ensuring that the HVAC (Heating, ventilation and air-conditioning) system are fully operational at all times and capable of providing a temperature range of 70-76 degrees F during the heating and cooling seasons. The temperatures must be maintained throughout the leased premises and service areas, regardless of outside temperatures and the opening and closing of exit doors, during hours of operation specified in the lease. In the event of a utility system failure it is the lessor's responsibility to respond to the following:
- The Lessor shall have a building superintendent or locally designated representative available to promptly address and correct any deficiencies that may impact use of the building.
- When the Lessor is notified that his/her action is required to correct any deficiencies, the lessor will respond within one hour via telephone or e-mail with a plan of action and an expeditious time frame to resolve the deficiency(ies).” The Government reserves the right of approval of the plan of action and an expeditious timeframe to resolve the deficiency(ies).
- Four-hour response time on any utility or building system problems, to include but not limited to a/c, plumbing, electric, roof leaks, etcetera. Repair personnel shall be on site to effect repair within four hours or appropriate time frame determined by the government. If the deficiency(ies) is not corrected within the government approved timeframe for plan of action, the Government will exercise their right under GENERAL CLAUSES No 15, 48 CFR 552.270-10, Failure in Performance, and may have the deficiencies corrected at the Lessors expense. The dollar amounts for any equipment or services necessary to respond to or correct deficiencies will be deducted from the Lessor's rent.
- Non-urgent calls, as determined by the COR, will be addressed within 24 hours of the facility manager being notified. If no evidence of action being taken 24 hours after the problem has been reported; the Contracting Officer will have the option to Contract the Services of an outside Contractor, order the repairs directly and deduct the total cost of the repairs from the base monthly rental rate.
- The lessor will provide a 24-hour emergency point of contact phone number that will be responsible for all emergencies during normal and after work hours including weekends and holidays.
- The lessor shall submit a building emergency plan annually that clearly defines the actions the lessor will take in the event of emergencies. It will clearly define the details of what actions will be taken by the lessor in the event of:
  - Loss of water
  - Loss of Electricity
  - Loss of Heating and cooling
  - Structural damage to the building
  - Interior water intrusion containment, response and recovery
  - Smoke and water damage remediation
  - Flooding from a ruptured supply or flow pipeline within the building
  - Disruption of heating, ventilation, and air conditioning services (HVAC) services
  - Release of airborne particulates such as dust, mold asbestos and fiberglass that may be hazardous to building occupants.

## 6. QUALITY ASSURANCE

- **Quality Control:** The Contractor shall develop and maintain a quality program to ensure all services are performed in accordance with commonly accepted commercial practices. The Contractor shall develop and implement procedures to identify, prevent, and ensure non- recurrence of defective services by conducting frequent inspections with the COR. As a minimum the contractor shall develop quality control procedures addressing the areas identified in Basic Cleaning Services, Basic Restrooms and Shower Cleaning Services, Exterior Cleaning, Periodic Cleaning Services, and Response to Emergency Repairs and Special Event Cleaning Services as well as Detailed Response to Unforeseen Events, Times and

Schedules, to the CO for acceptance not later than the pre-performance conference. The CO will notify the Contractor of acceptance or required modifications to the plan before the contract start date. The Contractor shall make appropriate modifications and obtain acceptance of the plan by the Contracting Officer before the contract start date.

- **The plan shall include:**

- A description of the inspection system to cover all services specified in the statement of work. Description shall include specifics as to the areas to be inspected on both scheduled and unscheduled basis, frequency of inspections, and the title and organizational placement of the inspectors. Additionally, control procedures for any government provided keys or lock combinations should be included.
- A description of the methods to be used for identifying and preventing defects in the quality of service performed.
- A description of the records is to be kept to document inspections and corrective/preventive actions taken. Copy to be provided to the COR
- The records of inspections shall be kept and made available to the Government throughout the contract performance period and for the period after contract completion until final settlement of any claims under this contract.
- Contractor Quality Control Program: Contractor shall have a quality control program to assure all requirements of the contract are provided as specified. The program shall be continuously improved and is therefore documented in loose-leaf manual format. The program shall include, but not be limited to the following:
  - Written work instructions/procedures, processes, and product descriptions to implement contractual obligations. The preparation and maintenance of and compliance with, these instructions shall be audited as a function of the Contractor's Quality Control Program to assure compliance with or timely changes to the instructions. The COR shall be on document distribution for all formalized changes to the Contractor's Quality Control Program. The COR will request corrective action to improve the quality of patient care or cure damage to the facility. Written work instructions will be complete and reliable. Reliable records are objective evidence of the existing or past quality of service.
  - A method of early detection and correction of assignable conditions adverse to the quality of service, to include analysis or corrective action records (including customer complaints) to determine causes of defects. This method will include providing timely written explanation/documentation of the correction of the defectiveness and correction of cause in response to Government corrective action request to include bacteriological monitoring when necessary.

## **7. QUALITY CONTROL MONITORING**

- The Government appointed COR will monitor the Contractor's performance to assure that the performance thresholds and standards of performance are met. In accordance with FAR 52.212-4
- "Inspection/Acceptance" the Government reserves the right to inspect or test any supplies or services that have been tendered for acceptance. The Government may require repair or replacement of nonconforming supplies or performance of nonconforming services at no increase in contract price.
- The Contractor service requirements are summarized into performance objectives that relate directly to mission essential items. The performance standards describe the minimum acceptable levels of the service required for each task. These thresholds are critical to mission success.
- The Government COR will evaluate the services required by this contract to ensure compliance and quality
- The contractor shall perform all work required by this contract in a satisfactory manner in accordance with the SOW. The COR will not consider the task complete until all deficiencies have been corrected.

- The Government COR will inspect all work tasks required by the task order sheets to ensure contract performance on a monthly basis utilizing the attached work inspection sheet.
- The Government COR will receive complaints from facility personnel and pass them on to the Contractor's quality inspector for correction.
- The inspection period is weekly. Inspection period will be from the first of the month through the last day of the month. The COR should receive no more than five (5) complaints. The COR will record results of the inspection, noting the date and time of inspection. If an inspection indicates unacceptable performance, the COR will notify the supervisor or quality inspector. The Contractor shall be given four (4) hours after notification during shift hours to correct the unacceptable performance. Report period is weekly; however, complaints are by task.

## **8. BUILDING CODES AND STANDARDS.**

The building will be designed, constructed and maintained in accordance with the most current version of the codes and standards at time of award:

- All applicable State and Local Building Codes
- The Joint Commission
- The Facility Guidelines Institute Guidelines for Design and Construction of Health Care Facilities
- NFPA 99: Health Care Facilities Code
- Architectural Barriers Act Accessibility Standards (ABAAS)
- In the absence of a State or Local Fire Code - NFPA 101: Life Safety Code
- VA PG 18-14: Room Finishes, Door & Hardware Schedule – used to define room finish materials, door sizes and types and hardware functionality.
- VA Signage Design Guide

## **9. REFERENCES:**

- National Electric Code (NEC), part 800 article 250
- Building Industry Consulting Service International (BICSI) standards.
- Electronic Industries Association / Telecommunications Industry Assoc. EIA / TIA 569 Standard for telecommunications pathways and spaces requirements
- Telecommunications Industry Assoc. / Electronic Industries Association TIA / EIA 568B (Telecommunications cabling standard)
- ICEA Publications S-80-576-1988
- Telecommunications Industry Assoc. / Electronic Industries Association TIA / EIA 607 (Building grounding and bonding requirements)
- Telecommunications Industry Assoc. / Electronic Industries Association TIA / EIA 606 (Standard for records, labeling and space & pathway administration)
- Installation of outside plant, inside riser, and station cabling shall conform to meet the requirements of ICEA Publications S-80-576-1988 (Ref.B1.6) as to size and installation practice.
- The installation of the cable shall conform to appropriate OEM, ANSI/EIA/TIA recommendations, Federal Communications Commission (FCC) part 68
- Americans with Disabilities Act (ADA)
- National Fire Protection Association (NFPA)
- Underwriters Laboratories (UL)

- VA PACT Module Design Guide for CBOC Facilities
- VA TIL Design and Construction Guidelines