**Casework and Countertops**

1.            Exam Rooms – The design plates call for modular workstations with wall hung sinks not casework.  VA typically has purchased these in other clinics.  What, if any, casework should be in our TI costs for exam rooms? Cabinetry with soiled surface material is required

2.             Women’s Wellness Clinic (WWC) – Same question as exam rooms Same as above

3.            Break Room Kitchen Area – Casework varies by size and need.  Can you confirm the linear feet of countertop we should assume and we can add base and wall cabinets to match? Linear feet of counter would depend on the room configuration.

4.            Flex Offices – Same as exams, no design plate guidance and typically no casework just modular VA purchased furniture.  Please confirm what is needed. Laminate counter tops with locking overhead cabinetry would be required

5.             Laboratory – We need clarification on the length of stainless steel countertop we should assume and any other case work/cabinets needed Again this would depend on the room configuration.

6.            Soiled Utility Room – No casework called for in design plates or other VA clinics.  Please clarify what is needed One of the walls would require upper and lower cabinets with a sink, counter can be a laminate

7.            Medicine Room – Please confirm medicine room should have stainless steel sink.  It is required in Design plate but not called out in Section 5.33 Medication room can be a laminate

8.              Audiology Room – We are not sure what casework/ counter requirements are for Audiology?  The booth is self-contained. This is not the booth area, but a small exam area and would have the same requirements as an exam room.

9. Also, Blood Draw Room (LBVP1) is included in the design guide plates but we do not have any blood draw rooms on the space program.  Will blood draw occur in the lab? Blood drawing will be in the Lab

**Lease**

1.            Are ducted returns required throughout the clinic?  Lease section 3.42 does not specify ducted

returns Return air is required in all areas except the areas to have direct exhaust. Soiled, Medication, Bathrooms, Lab, Housekeeping… etc.

2.            Lease section 5.21 requires an emergency generator to allow for continued operations.  Please clarify that a generator is required and that the clinic would need to maintain operations.  This is not a mission critical facility is it? A generator is not required at this site

3.            Lease section 5.09 – Please clarify which rooms need full height partitions and which rooms need only ceiling height partitions.  Are the full height rooms the ones noted with section 5.10 on the space program? Partitions are called out in Sec 8 Space and Design requirements

4.            Lease section 3.23.E states restrooms must have drywall ceilings.  Typical restroom TLTU1 has a ceiling finish AT as shown on the VA guide plate.  Is it acceptable to use acoustical ceilings in all restrooms? Restrooms must have drywall ceilings

5.            Lease section 3.33.A states “Exposed interior floors in primary entrances and lobbies shall be marble, granite, or terrazzo.”  The space program shows the waiting room/reception area shall be VCT. Is VCT acceptable? Yes, VCT is acceptable in the entrance vestibule