

Exhibit B
VA TECHNICAL
REQUIREMENTS

SECTION 5 and 6 of VA244-13-L-_____

5.02 GENERAL: The Lessor shall provide office space as identified herein, for which the Erie, Department of Veterans Affairs (VA) Medical Center will operate a Primary Care Clinic in Ashtabula County. The rental rate shall include all requirements of the proposal to include VA Technical Requirements herein identified.

5.02.1 REQUIREMENTS: The VA is seeking office/medical space located within the Ashtabula County for occupancy on not later than December, 2014, for a Base Term of Five (5) years with an option to extend the lease contract for one (1) five-year renewable option (NEGOTIABLE) The Lessor shall allow the VA access to individual men's/women's common area restrooms (if applicable) by VA clientele.

5.02.2 SCHEDULE FOR DESIGN AND CONSTRUCTION: The Lessor shall submit within (14) days of award a complete and comprehensive construction and design schedule that describes all phases of this project, including design, permitting, and construction. The design phase of this project shall be extensive enough to reasonably identify the building being renovated or constructed will meet the requirements listed throughout this document. Design schedule should include at a minimum (5) drawing submissions to the VA for review and approval at the following increments (Floor Plan Development, Schematic, Design Development, 65% Construction Documents, and Final Construction Documents). If additional drawing submissions are required to achieve a design acceptable to the VA, the Lessor shall provide and submit at no additional cost to the VA. Floor plan development shall include multiple meetings with the VA staff as needed to obtain a floor plan acceptable to the VA. Drawing submissions shall include (4) full size drawings and (4) half size drawings delivered to the VA. Drawing submissions to the VA for review and approval require (14) day review time by VA staff. Lessor schedule should reflect this review time. The duration for design and construction shall not exceed 365 days from award.

5.02.3 STANDARD CONDITIONS AND REQUIREMENTS: The following standard conditions and requirements shall apply to any space offered for use to the VA:

- A. First class medical/office space is required. Space offered must be section(s) of sound and substantial construction from either a new, modern building, or one that has undergone first class restoration or rehabilitation for the intended use. Tenants must be separated within the building so as the VA shall have privacy within their rented area. Building shall be designed and constructed in compliance with any and all applicable local, state, and federal code requirements.
- B. The Lessor shall provide a valid occupancy permit for the intended use of the VA and shall operate the building in conformance with local codes and ordinances within 45 calendar days after Government inspection and acceptance of the leased space.
- C. The Building and the offered space shall be accessible to the handicapped in accordance with the Uniform Federal Accessibility Standards (41 CFR 10119.6, App. A) and any recent accessibility requirements.
- D. The space shall be free of all asbestos-containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to Environmental Protection Agency (EPA) guidance shall be implemented. A report of the space being asbestos free shall be provided to the VA upon request.

5.02.4 UTILITIES AND SERVICES: The Lessor shall provide the following services and utilities on a *daily* basis unless a different frequency is specified herein. The cost for utilities and services shall be included in the rental rate. Primary utilities like electricity and natural gas will be billed based directly on measured VA usage in the space. Utilities shall include:

- Heat
- Electric
- Power for Special Equipment
- Water (Hot & cold)
- Air Conditioning

- Services shall include:
- Local Telephone Service
- Snow Removal

- Trash Removal and Recycling Service
- Infectious Waste Removal
- Chilled Drinking Water
- Toilet Supplies
- Janitorial Service & Equipment
- Elevator Service (If Required)
- Window washing: Windows shall be cleaned/washed prior to occupancy by VA;
- Initial & Replacement lamps, tubes and ballasts.
- Painting: Any required painting shall be accomplished prior to occupancy by VA.

5.02.5 JANITORIAL SERVICES: The Lessor shall provide janitorial services for the leased space, public areas, entrances, and all other common areas and provide replacement of supplies. Cleaning shall be performed after tenant working hours unless daytime cleaning is specified as a special requirement elsewhere in this solicitation.

SELECTION OF CLEANING PRODUCTS: The Lessor shall make careful selection of janitorial cleaning products and equipment to:

- Use products that are packaged ecologically;
- Use products and equipment considered environmentally beneficial and/or recycled products that are phosphate-free, non-corrosive, non-flammable, and fully biodegradable; and
- Minimize the use of harsh chemicals and the release of irritating fumes.
- Acceptable products will be Green Seal certified. Substitutions may be used with VA approval. Example products may be found at <http://www.gsa.gov/portal/content/104542> and www.greenseal.org/.
- The Lessor shall provide documentation confirming that Green Seal certified cleaning, paper and personal product are exclusively used for cleaning services and supplied to the tenant.

SELECTION OF PAPER PRODUCTS: The Lessor shall select paper and paper products (i.e., bathroom tissue and paper towels) with recycled content conforming to EPA's CPG and Green Seal certified.

The Lessor shall maintain the leased premises, including outside areas, in a clean condition and shall provide supplies and equipment for the term of the lease. The following schedule describes the level of services intended. Performance will be based on the Contracting Officer's evaluation of results, not the frequency or method of performance.

A. Basic Cleaning Services. The contractor shall accomplish all cleaning tasks to meet the requirements identified below.

- a. Maintain Floors. Uniform appearance, free of all visible litter, mop strands, spots, dust, soil, streaks, swirl marks, detergent residue, or any evidence of stains, film, debris, or standing water. No splash marks or mop streaks on furniture, walls, and baseboards. All items moved during cleaning returned to their original position. Replace worn floor coverings (this includes the moving and returning of furnishings).
- b. Vacuum Carpets. After vacuuming, the carpeted area shall be free of all visible dirt, debris, litter, and other foreign matter. Any spots shall be removed by carpet manufacturer's approved methods as soon as noticed. All tears, burns, and raveling shall be brought to the attention of the Government representative. Area and throw rugs are included in these services.
- c. Trash Containers. All trash containers shall be emptied and returned to their initial location. Boxes, cans, and papers placed near a trash receptacle and marked "TRASH" shall be removed. Any obviously soiled or torn plastic liners shall be replaced. The trash shall be deposited in the nearest outside trash collection container. Trash receptacles shall be left clean, free of foreign matter, and free of odors.
- d. Clean Interior Building Surfaces. Interior building surfaces shall be clean. All horizontal surfaces must be dusted or cleaned to eliminate dust collection. Surfaces shall be free of dust, soil, dirt, debris, streaks, mold, mildew, lint, spills, stains, and cobwebs and unpleasant odors.
- e. Clean all interior glass, including glass doors, partitions, walls, display cases, directory boards, etc. After glass cleaning, there shall be no traces of film, dirt, smudges, streaks, water, fingerprints, or other debris.
- f. Drinking Fountains. All porcelain and polished metal surfaces, including the orifices, bubbles, and drain disinfected and free from streaks, stains, spots, smudges, and other obvious soil.
- g. Spot Cleaning. Spot cleaning shall be provided on a continuous basis. This includes, but is not limited to removing, cleaning smudges, fingerprints, marks, streaks, spills, etc. from washable surfaces of all walls, partitions, vents,

grillwork, doors, door guards, push bars, kick plates, light switches, temperature controls, and fixtures. Spot cleaning shall result in surfaces having a clean, uniform appearance, free from streaks, spots, and evidence of soil.

- h. Clean Furniture. Furniture shall be free of dirt, soil, gum, lint, streaks, spots and stains, and moisture. All damaged or stained areas that cannot be removed must be reported to the Government representative within twenty-four (24) hours.
 - i. Building Exterior. Trash receptacles shall not be full or overflowing. Doors, steps, stoops, bridges, and sidewalks shall be cleared of debris. Door handles and plates free from tarnish, streaks, stains, and hand marks. Walk-off mats appropriately placed and free of soil and grit, with no moisture or grit underneath.
 - j. Properly maintain plants and lawn(s), remove snow and ice from entrances, exterior walks, and parking lots by the beginning of the normal working hours and continuing throughout the day. Provide supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Provide and empty exterior ash cans and clean area of any discarded cigarette butts.
 - k. Wash Windows and Brush Screens. Windows and door panes free of dirt, film, smudges, fingerprints, streaks, and other debris. All screens free of insects, dust, dirt, cobwebs, lint, and other debris. Screens that are removed returned to their original positions.
 - l. Pest Control. Control pests using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).
- B. Basic Restroom Cleaning Services. The contractor shall accomplish all cleaning tasks to meet the requirements identified below.
- a. Clean and Disinfect. Completely clean and disinfect all surfaces of sink, toilet, bowls, urinals, lavatories, dispensers, plumbing fixtures, dispensers, doors, walls, and other such surfaces, using a germicidal detergent. After cleaning, receptacles will be free of deposits, dirt, streaks, and odors. Disinfect all surfaces of entry doors (including handles, kickplates, ventilation grates, metal guards, etc.) and wall area adjacent to wall mounted lavatories, urinals, and toilets.
 - b. Descale Toilet Bowls and Urinals. Descaling shall be performed as necessary to keep areas free of scale, soap film, and other deposits. After descaling, surfaces shall be free from streaks, stains, scale, scum, urine deposits, and rust stains.
 - c. Sweep and Mop Floors. After sweeping and mopping, the entire floor surface, including grout, shall be free from litter, dirt, dust, and debris. Grout on wall and floor tiles shall be free of dirt, scum, mildew, residue, etc. Floors shall have a uniform appearance without streaks, swirl marks, detergent residue, or any evidence of soil, stain, film, or standing water. Movable items shall be tilted or moved and swept and damp mopped underneath. Floors shall be stripped, scrubbed, waxed, etc. as necessary, to maintain sanitary conditions and a clean, uniform appearance.
- C. Periodic Cleaning Services.
- a. Re-waxed floors. Stripped floor: Ready for the reapplication of sealer and floor finish (i.e. free of dirt, stains, deposits, wax finish, water and cleaning solutions).
 - b. Sealed floor. Uniform appearance, with all evidence of splashing on baseboards and furniture/fixtures completely removed.
 - c. Re-waxed floor. Uniform high gloss shine with all items moved during stripping, sealing, and waxing returned to their original position. A non-skid wax is required.
- D. Emergency or Special Event Cleaning. Upon notification, the contractor shall perform emergency or special event cleaning required in any building area or room covered under this lease. The contracting officer or designated representative will notify the contractor as soon as the emergency or special event is known, but no less than twenty-four (24) hours prior to the event.

5.02.6 Toilet/ Sink Supplies: The Lessor shall provide and maintain all toilet supplies required under this contract which includes, but is not limited to: toilet paper, paper towels, and hand and antibacterial soap dispensers. Regular hand soap shall be provided for the bathrooms. Standardization calls for the usage of STERIS Brand, Kindest Kare – number 1105-87 and Bactoshield CHG 2% -

number 1322-BJ antibacterial soap and hand sanitizer or approved equal to be provided for all sinks. Acceptable paper products will be Green Seal certified.

5.02.7 DRINKING FOUNTAINS: The Lessor shall provide a minimum of one chilled drinking fountain on each floor where the Government occupies space.

5.02.8 SPECIAL REQUIREMENTS: The Lessor shall renovate the space to meet the following specifications. The costs for renovations shall be included in the rental rate and when specific equipment is cited, using brand names, model numbers, etc., a comparable or equal may be utilized.

- Entire space shall be cleaned.
- All walls shall be patched, cleaned, and freshly painted.
- Worn, torn or soiled wall coverings shall be cleaned, repaired or replaced to match existing.
- Existing carpet may be accepted if it is in good condition and can be cleaned to meet VA satisfaction.
- Clean all vinyl tiles.
- Perform carpentry, electrical and plumbing work as determined necessary by the designated VA
 - Representative.
- Remove any fixtures, wires, etc., as determined necessary by the designated VA Representative.
- Provide at least two (2) master keys for each lock.
- Lessor to provide to Tenant certifications for yearly Fire Alarm Testing, Emergency Lighting Testing, Sprinkler Testing, and Fire Extinguisher Testing as applicable to the available systems.

5.02.9 DOORS IDENTIFICATION (SIGNAGE): The Lessor is responsible for the procurement and installation of Door identification (Signage). Exterior directional signage to be provided as required to direct patients to the leased space. This may vary, and be required at several locations, depending on the configuration of the building. Interior identification Signage shall be installed in approved locations adjacent to each room entrances within the suite. The Contracting Officer or designated VA representative must approve the door identification (signage). The Lessor shall submit a submittal for approval by the Contracting Officer or designated representative prior to procurement and subsequent installation of the signage. All signage will be ADA complaint in product and installation height. See additional information in sections 4.2, 4.3, and 4.4.

5.02.10 ELECTRICAL OUTLETS: A standard outlet with two plugs will be required. See Special Requirements for number and general locations.

5.02.11 ELECTRICAL OUTLETS: A standard outlet with two plugs will be required. See Special Requirements for number and general locations.

5.02.12 SPACE REQUIREMENTS

5.02.13 PARKING: A minimum of 50 on-site vehicle parking spaces, paved and striped, must be provided for use by employees, patients and visitors, and official government vehicles. Of these, twelve (12) spaces must be provided in close proximity to the building's main entrance for use by the handicapped/disabled persons. The remainder of the parking spaces shall be within 500 feet of the building. The Lessor shall provide the greater of the following: (1) the number of parking spaces required by local building or zoning regulations, or (2) the number of parking spaces indicated herein.

5.02.14 TELEPHONE AND TELECOMMUNICATIONS EQUIPMENT ROOM: This room shall be designed to accommodate the telecommunications system: it shall provide a 65 to 75 degree temperature range and a 40 to 60 relative humidity range 24 hours a day, 7 days a week, in order to minimize damage to Government-Owned-Equipment (GOE) delicate electronic circuits (for computerized systems only). There shall be NO plumbing or any other utilities not serving this room ran through this room.

5.02.15 AUTOMATED DATA PROCESSING CAPABILITY: The Lessor is responsible for procuring and installing a conduit system capable of carrying, a minimum of 4 pair cat 5e wire, in unshielded cable to every telecommunication outlet in the space. Each telecommunication outlet shall be installed by the Lessor, with 4-cat-5e, 4pair cables to each telecommunication outlet location. Each telecommunications outlet will have two (4)-Allen Tel data jacks # 41108-R05 data jack. Wiring shall be as follows:

- Data Jacks: One CAT-5 cable for each data jack. Jack is to be wired with all (4 pair) wires.
- Voice jacks should be wired same as DATA due to possible deployment of VOIP

All cabling will be configured from each location to the designated communication closet room, (there will be 3 walls of 3/4 in fire retardant plywood on the walls). All cabling shall be supported independently at all locations the voice cable shall be terminated to patch panels, tested, and certified according to TIA/EIA 568-A standards by the contractor.

The Lessor shall also provide to VA:

- A. 6 CAT-5 Allen Tel 110 blocks #41AW2-100 or approved equal, 120 CAT-5 Allen Tel 110C-4 connecting blocks #OX-56719-98-00-01 or approved equal, all cable runs to be terminated at each end by the contractor IAW TIA/EIA-568 standards. VA IRM personnel shall approve location of this equipment. Copies of all tests to be provided to the CO/ and the COTR
- B. A 7' high, 24" wide x 36" deep Lockable cabinet must be provided. As well as a Rack Mountable UPS. Preferably an APC 2200. Also in the cabinet, an environmental Monitor, and a 48 port POE Cisco switch shall be provided. Monitor preferably an APC AP9320, or if discontinued, must be its replacement model. 48 port POE Cisco Switch MUST BE a WS-C3750-PS-S or greater model. Cisco Switch must be purchased with 1 year Smartnet Warranty. The VA will add to its continual SmartNet agreement thereafter.
- C. Room must be equipped with its own Temperature/Humidity Control Unit if size permits; else it must be placed on a separate zone then that of the rest of the Facility to which Controls can be adjusted within the closet itself.
- D. A minimum of 50-pair will need to be run from Ameritech's (or equivalent) D-mark (demarcation point) to the communications closet. If there are to be multiple closets due to architectural configuration, the communications closets shall be connected via wiring. There shall be a maximum distance of 300 lineal feet between each multiple communication closet.
- E. A 4" conduit shall be installed from the communications closet to the outside of the building which will be utilized only for communications cabling.
- F. Excluding the aforementioned, all other telephone and computer terminations and work will be done by VA Technicians unless otherwise expressly stated.

5.02.16 PANIC ALARM SYSTEM: Lessor shall furnish and install one (1) panic alarm system. System shall have a wireless Panic Alarm device in rooms as noted in section 3.0 of the special requirements. Panic alarm device topography shall alarm back to Reception areas designated in 3.0 and to the local security as established by the Lessor. These main stations shall be set up to ring at the local Police station (and VA police) or Security Firm (as selected by the Lessor), if the alarm is not answered at the main "VA" station within the designated time frame (number of rings). Lessor shall provide a submittal to the Contracting Officer or designated representative for review and approval prior to procuring and installation thereof.

5.02.17 SECURITY SYSTEM:

Plans for this build out shall include, but are not limited to:

- A. Provide panic buttons for each existing exam room, newly created exam room, group room, check-in/administrative room and lab
- B. Provide a motion intrusion detection system for the entire VA space that is monitored by motion sensors, door contacts on exterior doors, and also door contacts on IT room doors. System shall meet the following requirements:
 - a. An internal, automatically charging DC standby power supply and a primary AC power operations.
 - b. An automatic reset capability following an intrusion detection
 - c. A local alarm level of 80 dB (min) to 90 dB (max) within the configuration of the protected area.
 - d. A low nuisance alarm susceptibility
 - e. Annunciators/keypad shall be located at front and rear entrance and shall have the capability of identifying protected zones.
 - f. System shall have the capability of transmitting alarms to an off-site alarm 24 Hr. monitoring company and VA police service.
 - g. Telecommunications Closet: Room must have motion detection inside the room and intrusion detection on the door. Room must have electronic physical Access Control Systems (EPACS) controlling entry to the room. If any of the walls of the telecommunications closet are exterior walls, they must be either brick or CMU construction or have security mesh screening installed within the walls.

- C. Physical Access Control System (PACS) shall consist of:
- a. Head-end equipment server
 - b. One or more networked PC-based workstations
 - c. Physical Access Control System and Database Management Software
 - d. Credential validation software/hardware
 - e. Field installed controllers
 - f. PIV Middleware
 - g. Card readers
 - h. Biometric identification devices
 - i. PIV <PIV-I>, <Legacy CAC>, <CAC NG>, <CAC EP>, <TWIC>, <FRAC> cards
 - j. Supportive information system
 - k. Door locks and sensors
 - l. Power supplies
 - m. Interfaces with:
 - i. Video Surveillance and Assessment System
 - ii. Gate, turnstile, and traffic arm controls
 - iii. Automatic door operators
 - iv. Intrusion Detection System
 - v. Intercommunication System
 - vi. Fire Protection System
 - vii. HVAC
 - viii. Building Management System
 - ix. Elevator Controls
- D. PACS shall provide secure and reliable identification of Federal employees and contractors by utilizing credential authentication per FIPS-201.
- E. Head-end equipment server, workstations and controllers shall be connected by a high-speed electronic data transmission network.

5.02.18 MOVABLE MODULE CASEWORK: Movable modular casework may be installed in any or all of the Office/Medical Space, as determined by the staff. The VA designated representative shall provide the Lessor with the appropriate data so that the Lessor can provide the appropriate wall structure to support the manufacturer's products in accordance with standard Building Codes concerning Government-Owned Property-Movable Module Casework.

5.02.19 NET USABLE SQUARE FEET = NUSF REQUIREMENTS:

<u>Room Name</u>	<u>Quantity</u>	<u>Size</u>	<u>Area</u>		<u>Specification Section</u>
<u>Support Spaces</u>					
Reception	1	18x20	360	sf	3.1.1
Wheelchair Alcove	1	5x6	30	sf	3.2
Interview Alcove	1	12x10	120	sf	3.3
V-TEL Rooms	2	10x10	200	sf	3.4
Break Room	1	20x10	200	sf	3.5
Staff Toilets	1	6x8	48	sf	3.6
Public Toilets - Male	1	8x17	136	sf	3.7
Public Toilets - Female	1	8x17	136	sf	3.7
Telecomm Room	1	10x10	100	sf	3.8
Lobby/Waiting Area	1	20x20	400	sf	3.1
Education/Conference	1	15x20	300	sf	3.9
<u>Clinical Space</u>					
Exam Rooms	8	10x12	960	sf	3.10

Treatment Room	1	15x12	180	sf	3.11
Tele-retinal Camera Room	1	13x10	130	sf	3.12
Communication Room	1	14x16	224	sf	3.13
Storage (Equip & Linen)	1	10x10	100	sf	3.14
Clean Utility Room	1	8x10	80	sf	3.15
Soiled Utility Room	1	8x10	80	sf	3.16
Nurses Station	1	10x10	100	sf	3.17
Staff Toilet	1	6x8	48	sf	3.6
Medication Room	1	8x12	96	sf	3.18
Lab/Blooddraw	1	10x12	120	sf	3.19
Lab Storage	1	6x8	48	sf	3.20
Patient Toilet Room	1	6x8	48	sf	3.21
Total Net Square Feet:			4244	sf	
Corridors & Circulation:			2412	sf	3.1
Total Rentable Square Footage:			6656	sf	

Please note that entrance Vestibule and Corridor sizes will vary dependent on the configuration of the building.

5.02.20 GENERAL INFORMATION: Refer to current VA Master Construction Specifications (MCS) and Standard Details (SD) for more complete information on items listed in this document. MCS and SD can be found on Internet at the following address: <http://www.cfm.va.gov/til/space.asp>

For complete Outpatient Design Guides and detailed requirements please see Ambulatory Care/Outpatient Clinic design manual located at <http://www.cfm.va.gov/til/dmanual.asp>. Design guide includes detailed requirements for Architectural, Electrical, HVAC, Plumbing, Site, Interior Design, and Structural elements.

All partitions within the VA space shall be full height from floor slab to deck or roof above. HVAC shall incorporate a fully ducted return. Architectural design shall be designed to ensure patient privacy.

Landlord shall be responsible to maintain on-site testing and maintenance manuals/logs for all Electrical, Mechanical, or Life Safety systems. Emergency battery light tests, generator tests, etc... Tests and results of previous months test shall be submitted electronically as PDF to COTR with each month's payment. Additional tests and reports may be requested from COTR as necessary to meet NFPA or other regulatory requirements. Additional tests and reports shall be at no additional cost to the VA.

5.02.21 NURSE CALL: Nurse call will be have both visual and audio capabilities. Please refer to VA specs above for additional information.

5.13 TECHNICAL SPECIFICATIONS:

5.13.1 ENTRANCE / CORRIDORS/ LOBBY (1x 2412 s.f.):

- ADA compliant entrance with air lock and automatic doors. See section 3.29 for additional details.
- If the main entrance to the building is remote from the VA leased space, Lessor shall provide some form of a communication system (intercom) from the remote entrance to the VA Administrative area.
- TV Cable outlet and power. Location to be provided by the VA.
- Four (4)-Telecommunication Outlets-locations as determined by VA.
- Twelve (12) - Electrical outlets--locations as determined by the VA.
- Panic Alarm mounted to furniture supplied by the VA, in location determined by the VA.
- Door shall have a dimensional 6" x 30" tempered glass vision panel. (Opaque glass 50%)
- Finishes:

- Wall – GWB-W2,3; Paint/Wall covering
- Floor – CPT/SVT
- Base – RB
- Door: ½ S-T
 - Hardware – 4G
- Doors in corridor spaces shall be wide enough to accommodate bariatric wheelchairs. Minimum width dimensions to be provided by the VA.
- All public doors and bathroom entry doors shall have automatic door openers including any doors within the general circulation path of the clinic. See section 3.24 for additional details.

5.13.2 RECEPTION (1x 360 s.f.):

- Suspended ceilings shall be used within the office area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of the partitions with the floors and ceilings must be caulked.
- All perimeter walls shall extend from floor slab to structure above (including drywall) to insure acoustical privacy.
- Four (4) - Telecommunication outlets-- locations as determined by VA.
- Twelve (12) - Electrical outlets-- locations as determined by the VA.
- Main Station for Nurse Call to be located in this area, exact location to be determined by the VA.
- Main Panic Alarm Station to be located in Reception Area.
- Two (2) panic alarms mounted to reception desk. Exact location to be determined by VA.
- Minimum of 20'-0" of Solid Surface Reception Counter designed in according to VA requests. Reception Counter to have a work height of 32" above the finished floor, with a transaction counter height typically to be 42" high with areas to accommodate ADA interaction. Reception Counter to include movable glass partitions.
- Finishes:
 - Wall – GWB6; Paint
 - Floor - VCT
 - Base - RB

5.13.3 WHEEL CHAIR ALCOVE (1x 30 s.f.):

- Four (4) - Electrical outlets, location as determined by VA.
- One (1) - Telecommunication outlet, location as determined by the VA.
- Finishes:
 - Wall – GWB-W2,3; Paint
 - Floor – CPT/SVT
 - Base – RB

5.13.4 INTERVIEW ALCOVES (2x 60 s.f.):

- Suspended ceilings shall be used within the area. Acoustical tile with an STC rating of 40-44 shall be used.
- Two (2) - Telecommunication outlets-- locations as determined by VA.
- Twelve (12) - Electrical outlets-- locations as determined by the VA.
- Minimum of 2 - 6'-0" lengths of solid surface countertops, and acoustical wall panels to accommodate patient interview areas. Counter to have a work height of 32" above the finished floor.
- Finishes:
 - Wall – GWB, Paint
 - Floor - CPT
 - Base - RB
 - Base

5.13.5 V-TEL ROOMS (2x100 s.f.):

- Suspended ceilings shall be used within the office area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.
- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- Finishes:
- Two (2) - Telecommunication outlets-- locations as determined by VA.
- Six (6) - Electrical outlets-- locations as determined by the VA.
- One (1) Panic Alarm mounted to furniture supplied by the VA, in location determined by the VA.
- Finishes:
 - Wall – GWB, Paint/Wall covering

- Floor - CPT
- Base - RB

5.13.6 STAFF BREAK ROOM (1x 200 s.f.):

- Suspended ceilings shall be used within the area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of the partitions with the floors and ceilings must be caulked.
- All perimeter walls shall extend from floor slab to structure above (including drywall) to insure acoustical privacy.
- Three (3) - Telecommunication outlets-- locations as determined by VA.
- Twelve (12) - Electrical outlets-- locations as determined by the VA, including accommodations for a microwave (provided by the VA) in the casework described below.
- Casework: Minimum 9' lineal feet (base and wall cabinets) with 19"x 20"x 8" deep stainless steel sink.
- Faucet: American Standard No. 2000.100 with a No. 7522.055 gooseneck spout and a plain outlet and wrist blades or approved equal.
- Drain 1-1/4" grid drain. American Standard No. 7719.016 or approved equal.
- Trap: 1-1/4" x 1-1/2" adjustable brass, McGuire, No. 8090 with No. 2127 nipple to wall or approved equal.
- Dispenser, paper towel: Multifold, stainless steel, wall mounted, 40" above finished floor, 10-3/4" wide x 4" deep x 14-3/4" high, Bobrick Washroom Equipment Co., Inc., Model No. B-262
 - Wall – GWB; Paint
 - Floor - SVT
 - Base - RB

5.13.7 STAFF TOILET ROOMS (2x 48 s.f.):

- All perimeter walls shall extend from floor slab to structure above to insure acoustical privacy.
- Ceilings to be made of drywall to be painted.
- Water Closet, Wheel Chair: Wall hung, siphon jet, elongated bowl, Kohler, No. K-4130-ET or approved equal. Seat: Church, No. 296 (white) or approved equal, Flush Valve: Sloan, No. 110 or approved equal.
- Toilet Tissue Dispenser: Double Roll, with lock or approved equal, Scott, Model No. 9600 or approved equal.
- Clothes Hook: Hung on enclosure or toilet door, Bobrick Washroom Equipment Co., Inc., Model No. B-211 or approved equal.
- Lavatory, Wheelchair: Wall Hung 4" centers with automatic sensors, gooseneck spout with plain outlet, at VA's option, power operated, and automatic sensors may be required. Drain 1-1/4" grid drain, American Standard No. 7723.018. Trap: 1-1/4" x 1-1/2" adjustable brass or approved equal, McGuire, No. 8090 with No. 2127 nipple to wall or approved equal.
- Nurse Call devices for each toilet.
- Finishes:
 - Wall – GWB2; Paint
 - Floor - PT
 - Base - PT
 - Wain - CT, 4'-0"
- Mirror: Over Wheelchair, Lavatory, 24"x 36", with acrylic frame
- Bobrick Washroom Equipment Co., Inc., Model No. B-262 w/ two soap dispensers or approved equal (two different soaps as denoted in section 1.5).

5.13.8 PUBLIC TOILET ROOMS (MALE & FEMALE) (2x 136 s.f.)

- Automatic, power operated door opener.
- Male Public Toilet to include Urinal and appropriate Toilet partitions to visually screen users.
- Ceilings to be made of drywall and to be painted.
- All perimeter walls shall extend from floor slab to structure above to insure acoustical privacy.
- Nurse Call devices for each toilet.
- Water Closets (2), Wheel Chair: Wall hung, siphon jet, elongated bowl, Kohler, No. K-4130-ET or approved equal. Seat: Church, No. 296 (white) or approved equal, Flush Valve: Sloan, No. 11 or approved equal.
- Toilet Tissue Dispenser (2): Double Roll, with lock, Scott, Model No. 9600 or approved equal.
- Grab bars: For water closet, Bobrick Washroom Equipment Co., Inc., Model No. B-620 or approved equal. Architectural Standard Detail 12 and 14B. (36" & 42" bars).
- Clothes Hook: Hung on enclosure or toilet door, Bobrick Washroom Equipment Co., Inc., Model No. B-211 or approved equal.
- Lavatory, Wheelchair: Wall Hung 4" centers with automatic sensors, gooseneck spout with plain outlet. At VA's option, power operated automatic sensors may be required. Drain 1-1/4" grid drain, American Standard No. 7723.018 or approved equal.

Trap: 1-1/4" x 1-1/2" adjustable brass, McGuire, No. 8090 with No. 2127 nipple to wall or approved equal

- Finishes:

- Wall – GWB2; Paint
- Floor - PT
- Base - PT
- Wain - CT, 4'-0"

- Mirror: Over Wheelchair, Lavatory, 24"x 36", with acrylic frame

- Bobrick Washroom Equipment Co., Inc., Model No. B-262 w/ two soap dispensers or approved equal (two different soaps as denoted in section 1.5).

5.13.9 TELECOMMUNICATION CLOSET (1x 100 s.f.):

- 3 walls covered with 3/4" fire retardant plywood, mounted on the wall and painted.

- All walls MUST be floor to deck construction for this room.

- Solid Core Door with deadbolt lock. No door ventilation larger than 100 square inches.

Four -4 electrical outlets (quad receptacle) on a dedicated circuit.

- Overhead lighting.

- See section 2 for additional telecommunication equipment requirements within the room.

- The size of the room shall be a minimum of 10' x 10'.

- HVAC: This room shall be designed to accommodate the telecommunications system: it shall provide a 65 to 75 degree temperature range and a 40 to 60 relative humidity range 24 hours a day, 7 days a week, in order to minimize damage to Government-Owned-Equipment (GOE) delicate electronic circuits (for computerized systems only). See additional HVAC requirements in section 3.2.

- Finishes:

- Wall – GWB; Paint
- Floor - VCT
- Base - RB

5.13.10 EDUCATION/CONFERENCE ROOM (1x 300 s.f.):

- Suspended ceilings shall be used within the area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of the partitions with the floors and ceilings must be caulked.

- All perimeter walls shall extend from floor slab to structure above (including drywall) to insure acoustical privacy.

- Cubicle Curtain tracks and cubicle curtains to accommodate 2 Blood Draw chairs

- Finishes:

- Wall – GWB2,4; Paint
- Floor - CPT
- Base - RB

- Four (4) - Telecommunication outlets-- locations as determined by VA.

- One (1) Panic Alarm. Location as determined by the VA.

5.13.11 EXAM ROOMS (8 x 120 s.f.):

- Suspended ceilings shall be used within the office area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.

- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.

- Offices to have Casework: Minimum 2' lineal feet (base cabinet only) with 19"x 20"x 8" deep stainless steel sink.

- Sink, Faucet: American Standard No. 2000.10 (or approved equal) with No. 7522.055 (or approved equal) gooseneck spout with plain outlet and wrist blades, at VA's option, power operated automatic sensors may be required.

- Sink: Drain 1-1/4" grid drain. American Standard No. 7719.016 or approved equal

- Sink: Trap: 1-1/4" x 1-1/2" adjustable brass, McGuire, No. 8090 or approved equal with No. 2127 or approved equal nipple to wall.

- Dispenser, paper towel: Multifold, stainless steel, wall mounted, 40" above finished floor, 10-3/4" wide x 4" deep x 14-3/4" high, Bobrick Washroom Equipment Co., Inc., Model No. B-262 or equal with two soap dispensers (different types as denoted in section 1.5).

- Two (2) - Telecommunication outlets-- locations as determined by VA.

- Twelve (12) - Electrical outlets-- locations as determined by the VA.

- One (1) Panic Alarm mounted to furniture supplied by the VA, in location determined by the VA.

- HVAC: 6 air changes/hr & 2 outside air changes/hr. Dedicated temperature control. Design for 75-70 degrees F and 60%-20% Relative Humidity.

- Finishes:
 - Wall – GWB2; Paint
 - Floor - SVT
 - Base - RB

5.13.12 TREATMENT ROOM (1x 180 s.f.):

- Suspended ceilings shall be used within the office area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.
- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- Offices to have Casework: Minimum 2' lineal feet (base cabinet only) with 19"x 20"x 8" deep stainless steel sink.
- Sink, Faucet: American Standard No. 2000.10 (or approved equal) with No. 7522.055 (or approved equal) gooseneck spout with plain outlet and wrist blades, at VA's option, power operated automatic sensors may be required.
- Sink: Drain 1-1/4" grid drain. American Standard No. 7719.016 or approved equal
- Sink: Trap: 1-1/4" x 1-1/2" adjustable brass, McGuire, No. 8090 or approved equal with No. 2127 or approved equal nipple to wall.
- Dispenser, paper towel: Multifold, stainless steel, wall mounted, 40" above finished floor, 10-3/4" wide x 4" deep x 14-3/4" high, Bobrick Washroom Equipment Co., Inc., Model No. B-262 or equal with two soap dispensers (different types as denoted in section 1.5).
- Two (2) - Telecommunication outlets-- locations as determined by VA.
- Twelve (12) - Electrical outlets-- locations as determined by the VA.
- One (1) Panic Alarm mounted to furniture supplied by the VA, in location determined by the VA.
- HVAC: 6 air changes/hr & 2 outside air changes/hr. Dedicated temperature control. Design for 75-70 degrees F and 60%-20% Relative Humidity.
- Finishes:
 - Wall – GWB2; Paint
 - Floor - SVT
 - Base - RB

5.13.13 TELE-RETINAL CAMERA ROOM (1x130 s.f.):

- Suspended ceilings shall be used within the office area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.
- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- This room MUST be an interior room (no windows).
- Two (2) - Telecommunication outlets-- locations as determined by VA.
- Six (6) - Electrical outlets-- locations as determined by the VA.
- One (1) Panic Alarm mounted to furniture supplied by the VA, in location determined by the VA.
- Finishes:
 - Wall – GWB2; Paint
 - Floor - SVT
 - Base - RB

5.13.14 COMMUNICATION ROOM (1x 140 s.f.):

- Suspended ceilings shall be used within the office area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.
- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- Room to have Casework: Minimum 5' lineal feet (base cabinet only).
- Six (6) - Telecommunication outlets-- locations as determined by VA.
- Twelve (12) - Electrical outlets-- locations as determined by the VA.
- One (1) Panic Alarm mounted to furniture supplied by the VA, in location determined by the VA.
- Finishes:
 - Wall – GWB-W3; Paint
 - Floor - CPT
 - Base - RB

5.13.15 STORAGE ROOM (1x 150 s.f.):

- 6- Electrical outlets, location as determined by VA.
- Suspended ceilings shall be used within the area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.
- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- One (1) - Telecommunication outlet, location as determined by the VA.
- Finishes:
 - Wall – GWB; Paint
 - Floor - VCT
 - Base - RB

5.13.16 CLEAN UTILITY ROOM (1x 80 s.f.):

- 6- Electrical outlets, location as determined by VA.
- Suspended ceilings shall be used within the area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.
- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- One (1) - Telecommunication outlet, location as determined by the VA.
- HVAC: 4 air changes/hr and positive pressure. Dedicated temperature control not required. Design for 75-70 degrees F and 60%-20% Relative Humidity.
- Finishes:
 - Wall – GWB(SC); Paint
 - Floor - WSF
 - Base - WSF

5.13.17 SOILED UTILITY ROOM (1x 80 s.f.):

- 6- Electrical outlets, location as determined by VA.
- Suspended ceilings shall be used within the area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.
- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- One (1) - Telecommunication outlet, location as determined by the VA.
- HVAC: 6 air changes/hr and negative pressure.
- Finishes:
 - Wall – GWB(SC); Paint
 - Floor - WSF
 - Base - WSF

5.13.18 NURSES STATION (1x100 s.f.):

- 6- Electrical outlets, location as determined by VA.
- Suspended ceilings shall be used within the area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.
- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- (3)- Telecommunication outlet, location as determined by the VA.
- Finishes:
 - Wall – GWB2,4; Paint/Wall covering
 - Floor –SVT
 - Base - RB

5.13.19 MEDICATION STORAGE ROOM (1x 96 s.f.):

- 6- Electrical outlets, location as determined by VA.
- Suspended ceilings shall be used within the area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.

- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- One (1) - Telecommunication outlet, location as determined by the VA.
- Finishes:
 - Wall – GWB2; Paint
 - Floor –RSF
 - Base - RB
- Door: ½ S, CR
 - Hardware: SH-3D

5.13.20 LAB/BLOODDRAW (1x 120 s.f.):

- Suspended ceilings shall be used within the office area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.
- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- Offices to have Casework: Minimum 2' lineal feet (base cabinet only) with 19"x 20"x 8" deep stainless steel sink.
- Sink: Faucet: American Standard No. 2000.100 or approved equal with No. 7522.055 or approved equal gooseneck spout with plain outlet and wrist blades, at VA's option, power operated automatic sensors may be required.
- Sink: Drain 1-1/4" grid drain. American Standard No. 7719.016 or approved equal
- Sink, Trap: 1-1/4" x 1-1/2" adjustable brass, McGuire, No. 8090 or approved equal with No. 2127 or approved equal nipple to wall.
- Dispenser, paper towel: Multifold, stainless steel, wall mounted, 40" above finished floor, 10-3/4" wide x 4" deep x 14-3/4" high, Bobrick Washroom Equipment Co., Inc., Model No. B-262 or equal with two soap dispensers (different types as denoted in section 1.5).
- Three (3) - Telecommunication outlets-- locations as determined by VA.
- Twelve (12) - Electrical outlets-- locations as determined by the VA.
- One (1) Panic Alarm mounted to furniture supplied by the VA, in location determined by the VA.
- HVAC: 6 air changes/hr & 2 outside air changes/hr. Dedicated temperature control. Design for 75-70 degrees F and 60%-20% Relative Humidity.
- Finishes:
 - Wall – GWB(SC); Paint/Wall covering
 - Floor – WSF
 - Base - WSF
- Door: ½ V-T
 - Hardware – 4K

5.13.21 LAB STORAGE (1x48 s.f.)

- 6- Electrical outlets, location as determined by VA.
- Suspended ceilings shall be used within the area. Acoustical tile with an STC rating of 40-44 shall be used. The intersection of all partitions affixed to the floors and ceilings must be caulked.
- All perimeter room walls (included drywall) to extend from floor slab to structure above to insure acoustical privacy. Any mechanical penetrations through wall to be addressed acoustically to insure patient privacy. Proposed method to be specified prior to SFO acceptance, and approved by COTR.
- One (1) - Telecommunication outlet, location as determined by the VA.
- HVAC: 4 air changes/hr and positive pressure. Dedicated temperature control not required. Design for 75-70 degrees F and 60%-20% Relative Humidity.
- Finishes:
 - Wall – GWB; Paint
 - Floor – VCT
 - Base - RB
- Door: 11/12 SS-W / 11/12 V-W
 - Hardware – 11B / 5B

5.13.22 PATIENT TOILET ROOM (1 x 48 s.f.):

- All perimeter walls shall extend from floor slab to structure above to insure acoustical privacy.
- Ceilings to be made of drywall to be painted.
- Water Closet, Wheel Chair: Wall hung, siphon jet, elongated bowl, Kohler, No. K-4130-ET or approved equal.
Seat: Church, No. 296 (white or approved equal), Flush Valve: Sloan, No. 11 or approved equal.

- Toilet Tissue Dispenser: Double Roll, with lock, Scott, Model No. 9600 or approved equal.
- Clothes Hook: Hung on enclosure or toilet door, Bobrick Washroom Equipment Co., Inc., Model No. B-211 or approved equal.
- Lavatory, Wheelchair: Wall Hung 4" centers with automatic sensors, gooseneck spout with plain outlet, at VA's option, power operated, and automatic sensors may be required. Drain 1-1/4" grid drain, American Standard No. 7723.018 or approved equal. Trap: 1-1/4" x 1-1/2" adjustable brass, McGuire, No. 8090 or approved equal with No. 2127 or approved equal nipple to wall.
- Mirror: Over Wheelchair, Lavatory, 24"x 36", with acrylic frame
- Bobrick Washroom Equipment Co., Inc., Model No. B-262 w/ two soap dispensers or approved equal (two different soaps as denoted in section 1.5).
- Finishes
 - Wall – GWB2; Paint
 - Floor - PT
 - Base - PT
 - Wain - CT, 4'-0"

5.13.23 JANITORS CLOSET (1): As required by owner to maintain space as defined in SFO

- VA will accept this space to be part of a common area, outside of the proposed suite, if the building configuration supports this location.
Janitors closet is not included in leased space by the VA.

5.13.24 LIGHTING: INTERIOR AND EXTERIOR

13.24.1 Interior Lighting: The Lessor shall install only super high efficiency/low mercury lamps throughout the premises. Incandescent bulbs shall not be used. Interior fluorescent light systems shall not exceed 2.0 watts/BOMA Usable square foot. Such fixtures in all clinical areas and other work spaces shall be capable of producing and maintaining a uniform light level of 50 foot-candles at working surface height throughout the space unless noted differently in this document for a specific space type. All non-working areas illumination shall meet minimum safety levels of 10 foot-candles. Exceptions to lighting power density requirements stated here may be granted with pre-contract approval by the VA Clinic Director, Contracting Officer or Contracting Officer's Technical Representative (COTR). When the space is not in use by the Government, interior and exterior lighting, except that essential for safety and security purposes, shall be turned off.

Unless noted otherwise in the space requirements Specification section 3.1 to 3.21, the following lighting illumination levels will be followed for all non-clinical areas. See VA lighting requirements VA Electrical Design Manual Chapter 6 and Appendix A. See <http://www.cfm.va.gov/til/dManual/dmELhosp.pdf> :

- | | |
|--|---|
| • Work Surfaces (includes task lighting) | 50 ft-candles |
| • Work Area Ambient Lighting | 30 ft-candles |
| • Telecommunications Room(s)/Closet(s) | 50 ft-candles (to be controlled by occupancy sensor) |
| • Special Purpose Area(s) | 75 ft-candles (to be controlled by occupancy sensor) |
| • Garage Areas (if applicable) | 50 ft-candles (to be controlled by occupancy sensor) |
| • Hallways/Corridors | 25 ft-candles |
| • Conference/Meeting Rooms | |
| ▪ Fluorescent/LED Lighting switching) | 30 - 70 ft-candles (using dimmable fluorescent ballasts or split |
| ▪ Incandescent Lighting lighting) | 10 - 30 ft-candles (using split switching, or dimmable incandescent |
| • Drafting Areas | 50 ft-candles (to be controlled by occupancy sensor) |
| • High Density Filing Areas | 50 ft-candles |
| • Office Automation Center | 30 ft-candles |
| • Document Processing Center | 30 ft-candles |
| • Restrooms | 40 ft-candles (to be controlled by occupancy sensor) |
| • Parking Lot Areas | 1 ft-candle (parking lot and exterior lighting shall be controlled by a programmable timer with an integrated photocell control device) |
| • Exit Lighting | LED type fixtures consuming no more than 2 watts per fixture |
| • Flagpole Lighting | shall be in accordance with flag display protocol |

Building entrances and parking areas shall be lighted. Ballasts are to be rapid-start, thermally protected, voltage regulating type, UL listed and ETL approved. Photometric calculations shall be provided for all proposed spaces.

Lighting systems shall meet or exceed current energy efficiency requirements defined in state building code for energy efficiency. All fluorescent lighting fixtures shall be energy-efficient, dual electronic ballast type capable of split switching and suited to the application. Instant start ballasts shall be used where the fixtures are turned on and left on all day. Rapid start ballasts shall be used in auxiliary spaces where the fixtures will be turned on and off by occupancy or motion controls. All fluorescent lighting shall be electronically ballasted only. Space lighting power densities shall not be greater than those defined in ASHRAE 90.1-2007. LED, T-8 or T-5 fluorescent lamps shall be provided with a color rendering index (CRI) of 85 and a color temperature of 3500°K. Photometric calculations and space by space lighting power density calculations shall be provided for all proposed lighting designs.

Lighting controls shall minimally include the following functions: on-off switching, programmable time clock based switching. Non-clinical spaces shall include occupancy sensors controls of light fixtures to reduce energy consumption by switching off fixtures in unoccupied areas. All occupancy sensor controls shall include a user override feature. Coordinate all spaces for occupancy sensor control with the VA.

Lighting control technologies shall be installed to effectively combine the use of daylight and fluorescent lighting with daylight sensors and dimmable LED or fluorescent ballasts in open office areas and lobbies with daylight access.

In general, the lighting schemes should avoid high contrast, scalloped patterns, or other visually distracting results.

13.24.2 Exterior Lighting: Exterior parking areas, vehicle driveways, pedestrian walkways, and building perimeter shall have 5 foot-candles for doorway areas, 3foot-candles for transition areas (including stairwells), and at least 1 foot-candle overlapping throughout the lot, except where local codes conflict. Parking area illumination shall be designed to conform to VA Illuminance standards (on Illuminating Engineering Society (IES) standards. Indoor parking shall have a minimum of 1.0 foot-candles average illuminance and shall be designed based on VA and IES standards. Low pressure sodium fixtures are prohibited. The intent is to provide adequate lighting at entrances/exits, garages, parking lots or other adjacent areas to the building to discourage crimes against persons. See VA lighting requirements "VA Electrical Design Manual" Chapter 6 and Appendix A. See <http://www.cfm.va.gov/til/dManual/dmELhosp.pdf>. Space lighting power densities shall not be greater than those defined in ASHRAE 90.1-2007.

Exterior building lighting must have emergency power backup to provide for safe evacuation of the building in case of natural disaster, power outage, or criminal/terrorist activity.

5.13.25 AUTOMATIC FRONT ENTRANCE DOORS (VESTIBULE):

Automatic doors shall be installed at the main entrance to the building and main entrance to the clinic. Also any doors leading to clinic areas, in public passage ways shall have automatic door operators. These operators may vary from entrance door style, due to corridor configuration.

Interior and exterior configuration shall be identical with swing out side lights and two 2'-6" sliding doors, with transoms, Stanley Model No. 8860 or approved equal, to fit a rough opening of 12'-0" wide by 9'-0" high, or size can vary dependent upon configuration of the building as long as the doors are power operated and are ADA compliant.

Operators shall be Stanley Dynaglide electric operators or approved equal. Electrical characteristics-117 volt, 16 amp 60 cycle.

Sensors shall be motion detector type with:

- Self-contained units mounted on the headers.
- Color to match door package.
- Automatic compensation for line voltage.
- Adjustable for sensitivity and tilt.
- Finish and color shall match remainder of the building
 - If the sliding doors are utilized and accepted as required exits, the doors shall be designed to open manually in the event of a power failure.

5.13.26 FINISH REQUIREMENTS:

- All finishes shall be selected and approved by VA prior to purchase and installation by contractor
- Finish Abbreviations and minimum standards
 - AT Acoustical Ceiling (Tile) – Section 09.30.13 "Acoustical Ceilings"
 - 24"x24" grid
 - Minimum .65 NRC, 40 CAC and/or 180 AC
 - Sag resistant

	Inherently Antimicrobial
	Minimum .85 light reflect
	Example: Armstrong Health Zone Optima
CPT	Carpet Tile – Section 09.68.00 “Carpeting”
	Solution Dried
	Made is sustainable/recycled material
	Minimum 28 oz. face weight
	Minimum 1/10 gauge
	Antimicrobial
	Lifetime commercial warranty
	Example: Shaw Knit Tile
CT	Ceramic Tile – Section 09.30.12 “Ceramic/Porcelain Tiling”
	Example: DalTile Sandalo Collection, including accent
LN	Linoleum – Section 09.65.16 “Resilient Sheet Flooring”
	0.100 inch gauge
	Example: Armstrong NATURCote
GWB	Gypsum Wallboard Systems – Section 09.29.00 “Gypsum Board”
PT	Porcelain Tile (Floor and Base) – Section 09.30.12 “Ceramic/Porcelain Tiling”
	Example: Daltile Del Monoco, including accent
RB	Resilient Base (Rubber or vinyl with factory formed inside and outside corners) – Section 09.65.13 “Resilient Base and Accessories”
	Example: Johnsonite Wall Base
RSF	Resilient Sheet Flooring (Chemically Welded Seams) - Section 09.65.16 “Resilient Sheet Flooring”
	Example: Armstrong Timberline or Perspectives
SVT	Solid Vinyl Floor Tile (Luxury Vinyl Tile) - Section 09.65.19 “Resilient Tile Flooring”
	Example: Centiva Contour
WSF	Welded Seam Sheet Flooring (Heat Welded with Rod) - Section 09.65.16 “Resilient Sheet Flooring”
	Example: Armstrong Timberline or Perspectives

- All adhesives sealants, and compound products employed on this project (including, but not limited to, adhesives for carpet, carpet tile, plastic laminate, wall coverings, adhesives for wood, or sealants) shall be those with the lowest possible VOC content below 20 grams per liter and which meet the requirements of the manufacturer of the products adhered or involved and shall be antimicrobial with no hazardous vapors and contain no carcinogenic materials. The Lessor shall use adhesives and sealants with no formaldehyde or heavy metals. Acceptable products will be Green Seal approved or VA approved equivalent.
- All paints and coatings will be a green chemical products. Acceptable products will be Green Seal approved or VA approved equivalent. <http://www.greenseal.org/FindGreenSealProductsAndServices.aspx>

5.13.27 SUSTAINABLE AND RECYCLING REQUIREMENTS:

All specified products must demonstrate that they are a green product and meet the following characteristics:

1. Utilize sustainable practices to eliminate, minimize, or mitigate adverse environmental impacts
2. Integrate pollution prevention, waste reduction, and natural resource conservation in their manufacturing process
3. Contain sustainable, recycled, and/or recovered material

All supporting documentation is requested at time of selection by VA.

The premises shall include the following recycling features:

- A. Building Recycling Program: The Lessor shall, at all times during the term, provide all labor and receptacles for collection, storage and disposal of (at a minimum) paper, glass, plastics, cardboard/OCC, metals, batteries and fluorescent light bulbs. The Lessor shall provide an easily accessible, appropriately sized (2 square feet per 1,000 square feet of building gross square foot) area that serves the tenant space for the collection and storage of materials for recycling. Telecom rooms are not acceptable as recycling space. During the lease term, the Lessor agrees, upon request, to provide the Government with additional information concerning recycling programs maintained in the building and in the leased space.
- B. Waste and Diversification Audit: Lessor shall maintain a log of the following information: type of load; load weight; name of hauling service; recycling service or landfill name; and date accepted by recycling service or by landfill. The VA reserves the right to audit the log at any time. Lessor shall conduct a diversification audit every 18 months from the beginning of the lease term.

- C. **Waste Storage and Transport:** The Lessor shall designate a specific on site area or areas to facilitate separation of materials for potential reuse, salvage, recycling, and return. The VA shall keep waste bins and pile areas neat and clean, clearly mark bins for each category of waste, and not commingle non-recyclable waste with materials designated for reuse or recycling. The Lessor shall not permit designated materials to become contaminated or to contaminate site or surrounding areas. The Lessor shall store all chemicals used for building exterior maintenance offsite or in approved chemical storage areas. Only maintenance personnel and facility managers shall have access to chemical storage areas.
- D. **Alternative Transportation:** The Lessor shall provide bicycle storage (racks) and showering/locker room facilities. The Lessor shall operate, maintain and secure the facility. The Lessor shall establish preferred parking programs for hybrid and alternative fuel vehicles. The Lessor shall establish preferred parking programs for high occupancy (car pools) vehicles.
- E. **Green Building Certification:** Upon occupancy, the VA and Lessor shall mutually agree to work towards Green Globes CIEB or LEED EB certification of the leased space. See <http://www.thegbi.org/> or <http://new.usgbc.org/>.

5.13.28 LANDSCAPING:

Landscaping and other site amenities must be included as part of this project and maintained by the Lessor.

Site Preservation: Retain and protect as much on-site vegetation as possible and restore degraded areas. Plant native and naturalized shrubs, ground covers, and grasses with water requirements appropriate to the regional to reduce irrigation requirements as well as water pollution from pesticides, herbicides, and fertilizers. Trees should be utilized to shade at least 60% of impermeable surfaces of the property. Plant materials should be utilized to provide food and/or cover for native wildlife species. 100% recycled mulch that is made from shredded pallets and construction waste should be utilized on this project or VA approved equal. The Contracting Officer or designated representative must approve the use of any other material.

Irrigation System Efficiency: The Lessor shall require that irrigation technologies are applied at the lowest rate required to keep plants healthy. Irrigation systems will be fed with captured rainwater, grey water or on-site treated water. Irrigation systems will be controlled by rain gauges or soil moisture sensors to eliminate unnecessary irrigation during or after rain events.

5.13.29 HEATING, VENTILATION & AIR CONDITIONING (HVAC):

The supply system shall minimize energy consumption via capacity reductions achieved through integrated building system design and utilize no CFC ozone-depleting refrigerants. Desiccant technology shall be installed at the air handlers for dehumidification to displace latent cooling load. Heat recovery and economizer capabilities must be included in the HVAC system.

Simultaneous heating and cooling are not permitted.

Areas having excessive heat gain or heat loss, or affected by solar radiation at different times of the day, shall be independently controlled.

HVAC systems shall be designed, maintained and operated in a manner which maximizes energy efficiency. All equipment and systems shall be in operating order 24 hours per day and shall be serviced and maintained by Lessor. Systems shall be inspected and serviced regularly to insure proper balancing and calibration.

Any ductwork to be reused and to remain in place shall be cleaned, tested, and demonstrated to be clean in accordance with the standards set forth by NADC. The cleaning, testing, and demonstration shall occur immediately prior to VA occupancy to avoid contamination from construction dust and other airborne particulates. The Lessor shall conduct HVAC system balancing after any HVAC system alterations during the term of the lease and shall make a reasonable attempt to schedule major construction outside of office hours.

13.29.1 Temperatures: Heating and air conditioning systems shall provide and maintain an inside automatically controlled temperature meeting the space requirements in this document. The HVAC systems shall maintain temperatures space requirements defined in Specification section 3.1 to 3.21. In cases where specific requirements are not defined, the following general area requirements shall be followed:

- Office and Public Areas - 73°F +/-2°
- Storage Areas - 65° heated and ventilated only

13.29.2 Zone Control. Provide individual thermostat control for tenant spaces with control areas not to exceed 1,500 ANSIBOMA office area square feet. Interior spaces must be separately zoned from perimeter spaces. Specialty

occupancies (conference rooms, kitchens, etc.) must have active controls capable of sensing space use and modulating HVAC system in response to space demand. Areas that routinely have extended hours of operation shall be environmentally controlled through dedicated heating and air conditioning equipment. Special purpose areas (such as photocopy centers, large conference rooms, computer rooms, etc.) with an internal cooling load in excess of 5 tons shall be independently controlled. Provide concealed package air conditioning equipment to meet localized spot cooling of tenant special equipment. Portable space heaters are prohibited.

13.29.3 Humidity: Heating and air conditioning systems shall provide and maintain an inside automatically controlled humidity meeting the space requirements in this document. The HVAC systems shall maintain humidity space requirements defined in Specification section 3.1 to 3.21. In cases where specific requirements are not defined, humidity shall not exceed 45% during the cooling season and shall be no less than 25% during the heating season in all areas that are mechanically cooled and heated. Reduction or elevation of humidity levels will not be allowed to compensate for inadequate building envelope design.

13.29.4 Ventilation: Heating and air conditioning systems shall provide and maintain an inside automatically controlled ventilation and exhaust levels meeting the space requirements in this document. The HVAC systems shall maintain ventilation and exhaust space requirements defined in Specification section 3.1 to 3.21. In cases where specific requirements are not defined, the ventilation system must provide indoor air quality of not more than 700 ppm CO₂ while meeting the recommendations of the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Standard 62, current revision. All air intakes shall be located to preclude the introduction of exhaust air from all exhaust and contaminated air sources (10 feet minimum distance required). Use of an economizer package allowing up to 100% outside air is acceptable provided all other conditions of temperature and humidity are met. Increased ventilation and dedicated outside make up air shall be supplied to areas with high indoor air pollution potential which shall be provided with separate air exhausts to the exterior of the building. Exhaust fans shall not exceed a 35 NC factor. These areas include rest rooms, lunch room, laboratories, copier rooms, service bays, garage areas and other special function spaces as defined by the VA.

13.29.5 Filtration: All heating, ventilation and air conditioning systems shall filter air through pleated, polyester pre-filters of a minimum 2-inch thickness and 30% efficiency that meet a MERV 8 rating. The pre-filter shall be installed in the system in a location that all air handled by the system will pass through the pre-filter prior to distribution into the work areas and public areas. Where defined in the space definitions, additional HEPA filtration shall be installed. All filters shall be replaced by the Lessor on a monthly schedule or more often as dictated by the operating conditions. During replacement operations, the HVAC system shall be completely shut off to avoid the distribution of unwanted particulate through the system.

13.29.6 Cooling and heating coil maintenance: All heating and cooling coils shall be annually inspected, cleaned and maintained by the Lessor. During maintenance, the HVAC system shall be completely shut off to avoid the distribution of unwanted particulate through the system.

Upon request, the Lessor shall furnish records of compliance to HVAC system maintenance requirements.

13.29.7 HVAC Controls: The building shall have a building automation/energy conservation system. HVAC controls shall recognize logical zoning and use patterns to maximize energy efficiency through thermal zoning and the ability to efficiently space condition when the facility is partially occupied. The system must be able to support the building use dates and times as dictated by the agency and shall have a manual, auto-resetting override for use by employees if needed for overtime work, Saturday, Sunday or holiday work. In general but subject to change at the sole discretion of the VA, the building will need to be at designated operating conditions five (5) days per week from 7:00 AM to 5:30 PM. A setback will be allowed during non-occupied periods subject to the above override conditions.

Lessor shall install a direct digital control system to accomplish building system monitoring, energy management, and work space environmental management. All system sensors, actuators, graphics and systems reports shall be available to the VA through a linking system gateway or other interface which allows the VA to acquire monitoring data only. The Lessor shall ensure that the gateway or interface ensures compatibility with VA hardware and software configurations.

13.29.8 Pressure Differentials: The pressure maintained in the building shall be positive relative to the outside to prevent the infiltration of air. Dedicated outside make up air shall be supplied to these spaces in order to insure full rated ventilation flow of all exhaust fans and fume hoods. Sample preparation and garage areas shall maintain a negative pressure differential relative to adjacent areas to control the migration of fumes or odors.

13.29.9 Systems Commissioning: The Lessor shall incorporate commissioning requirements to verify that the installation and performance of energy consuming systems meet the VA's project requirements. The commissioning shall cover only work associated

with tenant improvements or alterations or at a minimum: heating, ventilating, air conditioning and refrigeration (HVAC&R) systems and associated controls, lighting controls, and domestic hot water systems.

5.13.30 PLUMBING/UTILITIES:

All plumbing and utilities shall meet the current plumbing and building codes of the municipality within which the facility is located. In no instance will grandfathering of nonconforming plumbing or utilities be allowed. ALL PLUMBING AND UTILITIES SHALL MEET CODES AS DESIGNATED FOR NEW CONSTRUCTION.

Water Conserving Plumbing Fixtures: Unless defined differently in the space specifications of this document, all plumbing fixtures and accessories must be in compliance with EPAct of 1992. The Lessor shall limit flow rates to 2 gpm for lavatory and multipurpose faucets and 2.5 gpm for kitchen faucets (at 80 psi). Lessor shall limit flow rates to 2.4 gpm for showerheads (at 80 psi). The Lessor shall limit maximum flush volume to 1.6 gallons for toilets. The VA shall establish usage reporting protocols with Lessor.

All domestic hot water systems shall be located not more than 35 feet from furthest point of use, shall have an energy factor of at least 0.95, and shall be equipped with an external or internal heat trap on all inlets and outlets. All water heaters shall initially be set at 110°F unless noted differently in the space specifications for clinical requirements.

In addition to the hot, cold and waste water systems required by code, the Lessor shall provide floor drains in specific areas as approved by the VA Contracting Officer or designated representative.

Separate Tenant Space Metering: The Lessor shall ensure that from the commencement date the Premises are separately metered for electricity (with the meters being digital electricity meters), gas and water services (both hot and cold). The Lessor shall ensure that the meters have an accuracy class suitable for customer billing and the meter register is readily accessible for billing. The Lessor agrees that:

- (i) management of the meters will reside with the VA on installation, if desired
- (ii) The VA is entitled to purchase its own electricity.

The Lessor is encouraged to purchase at least 50% of the VA tenant's electricity from renewable sources.

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6.0 OTHER SPECIAL REQUIREMENTS:

6.1 FLAG DISPLAY: A flag display is required outside the building (VA) entrance. The flag display location shall be selected and approved by the Contracting Officer or designated representative. The Flag will be provided by the Government and responsibility for displaying the flag will rest with the Government. The Lessor shall propose a location of the flag display on his/her site plan that shall be submitted with your offer. This requirement will be waived in writing if deemed inappropriate by the Contracting Officer.

6.2 SIGNAGE:

- Corridor directional signs will be provided and installed by the lessor at designated locations throughout the building.
- Room identification shall be provided and installed adjacent to office and clinical entrances. The signage shall comply with the attached signage specifications.
- An exterior sign indicating the following will be furnished and installed by the lessor for the front of the building. The sign shall be freestanding and mounted perpendicular to the front street. It shall be configured of aluminum and bronze in color or other selected material by the VA. It shall be a minimum of 7' (foot) wide by 4' (foot) high and the "DOUBLE-SIDED" lettering and numbers shall be a minimum of 10" (inches). The street number shall be reflected on the approved sign. The sign shall be at least 36" (inches) above the ground to its lowest height. The location of the sign shall be established by the VA in the final design layout of the intended VA space.
- All signage shall comply with ADA and OSHA requirements.

6.3 EXTERIOR SIGNAGE: The Lessor shall provide and install an exterior sign indicating "Erie Department of Veterans Affairs Outpatient Clinic" in front of the building. The VA shall provide standards for signage and the lessor shall provide a shop drawing for review and approval prior to fabrication. See section 4.2 for additional information.

6.4 INTERIOR SIGNAGE: Door identification and interior directional signage required to direct patients from ground level entrance to the clinic space shall be provided. The VA shall provide standards for signage to the Lessor. See section 4.2 for additional information.

6.5 WINDOWS and WINDOWS COVERINGS: Owner shall provide a leased space with exterior windows to the space. All rooms which have exterior walls shall have a minimum of one (1) window in each room, except IT closet. Proper window treatments must be provided by Lessor and should be roller shades, 1% openness, chain and clutch control system or integrated blinds. Contracting Officer or designated representative must approve the use of any other material.

6.6 SECURITY: The Lessor shall provide a level of security, which reasonably deters unauthorized entry to the government, leased space during non-duty hours and deters loitering or disruptive acts in and around the space during duty hours. **The Government considers a security guard reasonable. Guard shall be available at all times the clinic is open.** A security system may deem to be reasonable. The Lessor shall provide submittal denoting extent of security system prior to VA approval.

6.7 COVERED ENTRY: All main patient vehicular “drop-off areas, at the main entrance to the building, are required to have a covered canopy.

6.8 INSULATION: In all its procurement documents for renovations to the premises, the Lessor shall require that any insulation provided for the renovations must contain the minimum percentage of postconsumer paper or recovered material as shown below for the applicable product:

MATERIAL TYPE	PERCENTAGE BY WEIGHT
Cellulose Loose-fill and spray on paper	75% postconsumer
Perlite composite board paper	23% postconsumer
Plastic rigid foam, polyisocyanurate/ polyurethane:	
Rigid Foam	9% postconsumer or recovered material
Foam-in-place	5% postconsumer or recovered material
Glass ridge foam	6% postconsumer or recovered material
Phenolic ridge foam	5% postconsumer or recovered material
Rock wool	75% postconsumer or recovered material

The Lessor shall require the contractor to provide the LESSOR with documentary evidence that the insulation provided for the renovations was produced with the required minimum percentage of post consumer paper or recovered material as appropriate.

6.9 TELECOMMUNICATIONS:

A. **AUTOMATED DATA PROCESSING CAPABILITY:** The Lessor is responsible for procuring and installing a conduit system capable of carrying, a minimum of 4 pair cat 5e wire, in unshielded, plenum rated cable to every telecommunication outlet in the space. Each telecommunication outlet shall be installed by the Lessor, with 4-cat-5e, 4pair cables to each telecommunication outlet location. Each telecommunications outlet will have two (4)-Allen Tel data jacks (“quad”s) # 41108-R05 data jack. Wiring shall be as follows:

- Data Jacks: One CAT-5 cable for each data jack. Jack is to be wired with all (4 pair) wires.
- Voice jacks should be wired same as DATA due to possible deployment of VOIP

B. The Lessor shall also to provide to the Tenant:

- 6 CAT-5 Allen Tel 110 blocks #41AW2-100 or approved equal, 120 CAT-5 Allen Tel 110C-4 connecting blocks #OX-56719-98-00-01 or approved equal, all cable runs to be terminated at each end by the contractor IAW TIA/EIA-568 standards. VA IRM personnel shall approve location of this equipment. Copies of all tests to be provided to the CO/ and the COTR
- A 7' high, 24"wide x 36" deep Lockable cabinet must be provided. As well as a Rack Mountable UPS. Preferably an APC 2200. Also in the cabinet, an environmental Monitor, and a 48 port POE Cisco switch shall be provided. Monitor preferably an APC AP9320, or if discontinued, must be its replacement model. 48 port POE Cisco Switch MUST BE a WS-C3750-PS-S or greater model. Cisco Switch Must also be purchased with 1 year Smartnet Warranty, The VA will add to its continual SmartNet agreement thereafter.
- Room security panel must be equipped with its own Temperature/Humidity Control Unit if size permits; else it must be placed on a separate zone then that of the rest of the Facility to which Controls can be adjusted within the closet itself.
- A minimum of 50-pair will need to be run from Ameritech’s (or equivalent) D-mark (demarcation point) to the communications closet. If there are to be multiple closets due to architectural configuration, the communications closets shall be connected via wiring. There shall be a maximum distance of 300 lineal feet between each multiple communication closet.

- A 4" conduit shall be installed from the communications closet to the outside of the building which will be utilized only for communications cabling.
- Excluding the aforementioned, all other telephone and computer terminations and work will be done by VA Technicians unless otherwise expressly stated.

References and Code Requirements:

- A. The Lessor shall design and construct the building and site work in accordance with this solicitation, all applicable Federal regulations, local Building and Zoning Codes and ordinances, and applicable utility company requirements. The term "local building and zoning codes and ordinances," or similar text, shall be understood to mean the current codes and regulations as approved and administered by Authorities Having Jurisdiction (AHJ) at the project location at the time of permitting. Where there is a conflict between the various codes or standards, the most stringent shall apply.
- B. The Public Buildings Amendment Act of 1988, Public Law (Pub. L.) 100-678 requires Federal agencies to follow national recognized "model" building codes. The Federal Participation in the Development and Use of Voluntary Standards, Office of Management and Budget (OMB) Circular A-119, requires all executive agencies to rely on voluntary standards, both domestic and international, whenever feasible, and to participate in voluntary standard bodies. As a Federal agency, VA is required to comply with Executive Orders. VA has adopted the following codes and standards as a minimum for all projects performed in the modernization, alteration, addition, or improvement of its real property and the construction of new structures. Applicable requirements have been incorporated in this Solicitation for Offers:
- Air Conditioning Contractors of America Manual N for Commercial Load Calculations 5th Edition.
 - AIA/FGI (American Institute of Architects/Facility Guidelines Institute): Guidelines for Design and Construction of Healthcare Facilities 2006
 - ANSI/ASHRAE Standard 62.1 – Ventilation for Acceptable Indoor Air Quality 2007 (subject to revision)
 - ANSI/ASHRAE Standard 90.1 – Energy Standard for Buildings except Low-Rise Residential Buildings (Use ASHRAE Standard 90.1 – 2004 for computing energy benchmark. 2007 (subject to revision ANSI/ASHRAE Standard 15 – Safety Standard for Refrigeration Systems (subject to revision) shall be used for all minimum energy efficiency standards.
 - ANSI/ASHRAE Standard 170 – Ventilation of Healthcare Facilities 2008
 - Architectural Barriers Act Accessibility Standards (ABAAS, 36 CFR Part 1191) 2004
 - ASHRAE Handbook of Fundamentals 2005
 - ASHRAE Handbook of Refrigeration 2006
 - ASHRAE Handbook of Applications 2007
 - ASHRAE Handbook of Systems and Equipment 2008
 - ASME Boiler and Pressure Vessel Code 2007
 - ASME Code for Pressure Piping 2004
 - ASPE Data Book, Volume 1: Fundamentals of Plumbing Engineering 2004
 - ASPE Data Book, Volume 2: Plumbing Systems 2004
 - ASPE Data Book, Volume 3: Special Plumbing Systems 2004
 - Building Code Requirements for Reinforced Concrete, American Concrete Institute and Commentary (ACI 318) 2008
 - Illuminating Engineering Society (IES), The Lighting Handbook 10th edition.
 - International Building Code (IBC), with the exception of Chapter 10, unless locally adopted 2009
 - International Energy Conservation Code (IECC) 2009
 - International Fuel Gas Code (IFGC) 2009
 - International Mechanical Code 2006
 - International Plumbing Code (IPC) 2009
 - Manual of Steel Construction, Load and Resistance Factor Design
 - Specifications for Structural Steel Buildings, American Institute of Steel Construction (AISC) 2005
 - NFPA 101 – Life Safety Code 2009
 - All Remaining NFPA National Fire Codes with the exception of NFPA 5000 and NFPA 900
 - Current as published in May 2009
 - National Standard Plumbing Code (NSPC) 2006
 - Occupational Safety & Health Administration (OSHA) Standards (Healthcare) 2004
 - Safety Code for Elevators and Escalators, American Society of Mechanical Engineers (ASME) A 17.1 2007
 - Safety Standard for Refrigeration Systems – ASHRAE Standard 15 2007
 - SMACNA – HVAC Duct Construction Standards: Metal & Flexible 2005, 3rd Edition

- SMACNA – HVAC Air Duct Leakage Test Manual 1985
- VA Barrier Free Design Guide, PG-18-13 2007
- US Pharmacopeia (USP) Revised General Chapter <797> Pharmaceutical Compounding-Sterile Preparations 2008
- VA Physical Security Design Manual – Life-Safety Protected 2007
- VA Seismic Design Requirements, H-18-8 2008
- VHA National CAD Standard Application Guide 2006

- C. NFPA 101 primarily addresses life safety and fire protection features, while the IBC addresses a wide range of considerations, including, but not limited to, structural strength, seismic stability, sanitation, adequate light and ventilation, and energy conservation. VA buildings must meet the requirements of NFPA 101 and documents referenced by NFPA 101 in order to comply with the accreditation requirements of the Joint Commission. Therefore, designs shall comply with the requirements of NFPA 101 and documents referenced therein. Design features not addressed by NFPA 101 or documents referenced therein shall comply with the requirements of the IBC.
- D. Should a conflict exist between VA requirements and VA-adopted nationally recognized codes and standards, the conflict shall be brought to the attention of VA. The resolution of the conflict shall be made by the authority having jurisdiction for VA to ensure system-wide

MANDATORY PROVISIONS FOR ENERGY CONSERVATION

Federally mandated statutory requirements for energy conservation are also applicable to the leased facilities. These requirements include: (1) *Federal Leadership in High Performance and Sustainable Buildings: MOU (Memorandum of Understanding) Dated November 2006*. This document was signed by 21 Federal Agencies under the Federal Leadership in High Performance and Sustainable Buildings. The stated goals and objectives of the MOU are:

- A. New Construction and Major Renovation: Reduction in the Energy Cost Budget by 30% over the Baseline performance rating of ASHRAE Standard 90.1 – 2004.

Reduction in the energy cost budget shall be implemented as the reduction in energy consumption measured as an energy usage index (EUI) number in BTU (British Thermal Units) square foot/year. Savings for major renovations will be stated relative to pre-renovations 2003 baseline levels. Savings for new construction will be stated relative to an ASHRAE 90.1-2004 baseline building energy usage using Energy Cost Budget Method simulation methodology as detailed in Chapter 11 of ASHRAE 90.1-2004 shall be employed by a Certified Energy Manager (CEM), Building Energy Performance Analyst (BEPA) or equivalent energy engineering professional approved by the VA. Documentation confirming this energy performance of the proposed building or major renovation shall be provided to the VA.

For major renovations, the proposed building design shall reduce the energy cost budget by 20% below pre-renovations 2003 baseline levels. It is assumed that the use of the facility shall remain similar before and after the renovation.

In the event pre-renovation 2003 baseline data is not available, the A/E shall calculate the energy savings of the final, installed renovation design as compared to ASHRAE 90.1-2004 baseline levels. The term "major renovation" shall meet the following two guidelines:

- i. Area of renovation is greater than 50% of the total area.
- ii. A project is planned that significantly extends the building's useful life through alterations or repairs and totals more than 30% of the replacement value of the facility.

Additional issues addressed by MOU are:

- a. Commissioning: For the leased facilities, commissioning of the mechanical and other building systems shall be implemented to verify the intent of the design by inspecting and testing the systems.
- b. Measurements and Verification: Per DOE Guidelines issued under section 103 of the Energy Policy Act of 2005 (EPAAct), install building level utility meters in new major construction and renovation projects to track and continuously optimize performance. MOU mandates that the actual performance data from the first year of operation should be compared with the energy design target. After one year of occupancy, measure all new major installations using the Energy Star® Benchmarking Tool for building and space types covered by ENERGY STAR® or FEMP-designated equipment.(2) Energy Policy Act (2005): DOE issued mandatory energy conservation guidelines as the final rule for implementing provisions of EPAAct 2005.(3) Executive Order 13423: Strengthening Federal Environmental, Energy, and Transportation Management Mandatory energy conservation guidelines are also reiterated in the above Executive Order DOE has mandated that a new Federal building must be designed to achieve

an energy consumption level that is at least 30% below the level achieved under Standard 90.1-2004, if life-cycle cost-effective.

- c. Life-Cycle Cost (LCC) Analysis (Requirements): If additional 30% reduction in energy consumption were not life-cycle cost-effective, the A/E must evaluate alternate designs at successive decrements (25%, 20%, or lower) in order to identify the most energy efficient design that is life-cycle cost-effective. And in so doing, all readily available energy conservation measures, with which the industry is generally familiar, should be considered and evaluated.

DOE further stipulates that the "agencies must estimate the life-cycle costs and energy consumption of the planned building as designed and an otherwise identical building just meeting the minimum criteria set forth in the applicable baseline ASHRAE or IECC standard." This measure is meant to demonstrate and record the mandated compliance and the extent of it.

- d. Life-Cycle Cost Analysis (Methodology): LCC shall be performed in accordance with the procedure outlined by the Department of Energy (DOE) in the National Institute of Standards and Technology (NIST) Handbook 135 dated February 1996 (or the latest version) – Life-Cycle Costing Manual for the Federal Energy Management.

- B. Existing Space: The Lessor shall provide documentation of the energy consumption of the energy performance of the existing tenant space or a space that has been renovated to a minor degree. The term "minor renovation" shall meet the following two guidelines:

- i. Area of renovation is less than 50% of the total area.
- ii. A project is planned that extends the building's useful life through alterations or repairs and totals less than 30% of the replacement value of the facility.

The following performance standards shall be met for an existing space or a space that has undergone a minor renovation:

- a. Energy Budget: The leased space energy consumption shall be stated Btu/square foot/year. The energy use of the space shall be 20% below pre-renovations 2003 baseline levels. Documentation confirming this performance shall be provided to the VA in one or more of the following forms:
 - i. 36 months of consecutive utility billing records for the space that demonstrates the average annual energy usage index numbers demonstrating building energy performance in the upper 25th percentile of the ENERGYSTAR's Portfolio Manager building ratings for the building type. See <https://www.energystar.gov/istar/pmpam/>
 - ii. Energy engineering calculations verifying the space energy consumption completed by a CEM, BEPA or equivalent energy engineering professional approved by the VA. Calculations shall follow the Energy Cost Budget Method simulation methodology as detailed in Chapter 11 of ASHRAE 90.1-2004 to demonstrate space energy savings or use the USDOE National Building Energy Codes Program's COMcheck energy code compliance tool to demonstrate energy savings. See <http://www.energycodes.gov/comcheck> or <https://energycode.pnl.gov/COMcheckWeb/>.
- b. Lighting Budget: The leased space shall consume 0.9 watts/square foot or less of electrical energy for ambient lighting or as noted otherwise in the space specifications for clinical spaces.
- c. HVAC cooling system: HVAC system's aggregate cooling capacity shall not exceed one ton refrigerant cooling capacity per 600 square feet of conditioned space. HVAC equipment capacities shall comply with and be verified by an Air Conditioning Contractors of America (ACCA) Manual N HVAC commercial load calculation (latest addition). A copy of the Manual N calculations performed and contact information for contractor/engineer who performed the analysis for the space shall be furnished to the VA. See <http://www.acca.org/>.
- d. Glazing: The indoor surface temperature of glazing shall not be less than 62°F when the outdoor temperature is 20°F.
- e. Interior Surfaces: The indoor surface temperature of opaque wall surfaces shall not be less than 70°F. when the outdoor temperature is 20°F.
- f. Ventilation: The ventilation system must provide air to the desk with less than 700 ppm CO₂ during hours of occupancy unless noted differently in the space specification.
- g. Indoor Temperatures: The indoor temperature at the workspace shall be user controlled at 73°F. +/-2°F with building setback capability during non-operational hours unless noted differently in the space specification.
- h. Cooling Humidity: The indoor relative humidity shall not exceed 45% during the cooling season at established design conditions unless noted differently in the space specification.
- i. Heating Humidity: The indoor relative humidity shall be no less than 25% during the heating season at established design conditions unless noted differently in the space specification.

