

# **SUBMISSION INSTRUCTIONS FOR NRM DESIGN BUILD MEDICAL CENTER PROJECTS**

**Install New Security Fence around Property – Phase 2  
Project No. 675-14-618  
Orlando VA Medical Center, 5201 Raymond Street Orlando, FL. 32803**

## **I. GENERAL**

### **A. INTRODUCTION**

1. This document contains information and minimal submission requirements for each respective discipline involved in the Design-Build contract.

2. The Awarded Design-Build Team A/E shall coordinate all activities with the VA Medical Center (VAMC). Hold informal meetings (upon mutual consent of the VA) at the VAMC to discuss the design and related issues. Continue to expand contacts by telephone, rough sketch studies and other means of communication with the purpose of finalizing the general design approach to be followed.

4. Final approved Schematic documents shall be the basis for the development of the Design Development phase. Likewise, final approved Design Development documents shall be the basis for the development of the Construction Documents phase. The VAMC must approve any changes from each set of documents before proceeding to the next phase.

5. Provide a design narrative/analysis for each technical discipline (e.g., architectural, mechanical, fire protection, etc.) which describes the intent of each discipline with schematic and/or design development submission.

7. Provide computations and sizing calculations for electrical, mechanical (HVAC, plumbing, and steam), sanitary, structural and fire protection designs. For computerized calculations, submit complete and clear documentation of computer programs, interpretation of input/output, and description of program procedures.

8. Provide individually packaged drawings for each submission to each unit specified in the "Distribution of Materials" section.

### **B. DESIGN BUILD CONTRACTOR/AE RESPONSIBILITIES:**

1. Contract documents shall meet or exceed the requirements of this document.

2. The Awarded Design-Build Team A/E is responsible for producing a complete set of drawings, design narrative/analysis, calculations, sample boards, and specifications in accordance with professional standard practices and VA criteria. Each discipline shall receive a copy of their respective VA design manuals, standard details, construction standards, and VA National CAD Standard Application Guide.

3. The Awarded Design-Build Team A/E shall conduct coordination meetings between A/E technical disciplines before submitting material for each VA review and provide minutes of the meetings to VAMC.

4. The Awarded Design-Build Team A/E shall provide a checklist of all submittals, certifications, tests, and inspections required per drawing and specification section.

6. In addition, the awarded Design-Build Team A/E shall conduct interim fire protection installation inspections and witness final fire protection equipment testing if required.

**C. SUBMISSION POLICY:**

1. There is a Schematic\* (25%) submission, a Design Development (DD\*\*)(50%) submission, and a Construction Document (CD\*\*\*)(75%) submission indicated in this guide. The VAMC may alter the submission requirements depending upon the complexity of the project by adding or deleting certain reviews. See Statement of Work (SOW) for required reviews/documents.

2. At each submission, the Design-Build Team A/E shall date all material and present the designs on VA standard size drawings that are appropriately labeled, "SCHEMATIC SUBMISSION", "DESIGN DEVELOPMENT SUBMISSION", OR "CONSTRUCTION DOCUMENT SUBMISSION", in large block letters above or beside the VA standard drawing title block. In each submission, incorporate the corrections, adjustments, and changes made by the VA at the previous review.

**A. SITE DEVELOPMENT:** Submit the following:

Site Development:	Schematics*	DD**	CD***

Site Development:	Schematics*	DD**	CD***
Narrative	✓		
Analysis of site	✓		
Circulation study	✓		
Phasing analysis	✓		
Parking analysis	✓		
Development concept showing proposed buildings and structures	✓		
Landscape drawings with plant groupings	✓		
Topographic, utility, and landscape survey		✓	✓
Demolition plan	✓	✓	✓
Layout plan showing location of:			
• Building and structures	✓	✓	✓
• Roads	✓	✓	✓
• Fire Access		✓	✓
• Parking	✓	✓	✓
• Accessible spaces		✓	✓
• Van spaces		✓	✓
• Mechanical and electrical equipment on grade	✓	✓	✓
• Future expansion	✓		
• Off-site roads	✓	✓	✓
• Off-site utilities	✓	✓	✓
• Service area(s)		✓	✓
• Entrances and exits		✓	✓
• Walks		✓	✓
• Inlets		✓	✓
• Contractor's staging area		✓	✓
• Vertical and horizontal road alignment		✓	✓
• Paving joint patterns		✓	✓
Grading plan showing:			
• Existing contours		✓	✓
• Proposed contours		✓	✓
• Spot elevations at structure corners, entrances, equipment pads, etc.		✓	✓
• First floor elevations		✓	✓
• Rim and invert elevations on storm drainage fixtures		✓	✓
• Erosion and sediment control		✓	✓



**B. ARCHITECTURAL:** Submit or show the following:

Architectural:	Schematics*	DD**	CD***
Location of:			
• Rooms <sup>1</sup>	✓	✓	✓
• Doors <sup>2</sup>	✓	✓	✓
• Corridor(s) <sup>3</sup>	✓	✓	✓
• Basic column grid/sizes	✓	✓	✓
• Expansion and seismic joints	✓	✓	✓
• Electrical closets	✓	✓	✓
• Equipment rooms	✓	✓	✓
• Signal and telephone closets	✓	✓	✓
• Mechanical shafts and space	✓	✓	✓
• Stair(s)		✓	✓
• Ramp(s)		✓	✓
• Elevator(s)	✓	✓	✓
• Automatic Conveyances	✓	✓	✓
Floor Plans/Drawings:			
• All floors (new and renovated)	✓	✓	✓
• Penthouse	✓	✓	✓
• Roof plan	✓	✓	✓
• Pipe basement	✓	✓	✓
• Pipe tunnel		✓	✓
• Reflected ceiling <sup>4</sup>		✓	✓
• Equipment floor plans 1:50 (1/4 inch) scale <sup>5</sup>		✓	✓
• Demolition plans <sup>6</sup>		✓	✓
Room names and numbers <sup>7</sup>		✓	✓
Program net/designed net	✓	✓	✓
Exterior dimensions/total building gross area	✓	✓	✓
Size and shape of all departmental functions and services <sup>9</sup>	✓	✓	✓
Exterior building elevations <sup>10</sup>	✓	✓	✓
Finish floor elevations <sup>11</sup>	✓	✓	✓
Door locations, sizes, and swings		✓	✓
Wall thickness and chase walls		✓	✓
Handrail location/dimensions		✓	✓
Fixed equipment		✓	✓
Equipment elevations and details			✓
Plumbing fixtures		✓	✓
Wheelchair accessible facilities		✓	✓

Architectural:	Schematics*	DD**	CD***
Wall sections <sup>12</sup>		✓	✓
Building sections <sup>13</sup>		✓	✓
Finish grades at corners, entrances, exits, platforms and ramps		✓	✓
Fire and smoke rated partitions <sup>14</sup>	✓	✓	✓
Lead-lined and radio-frequency-shielded partitions <sup>14</sup>		✓	✓
Fire extinguisher cabinets <sup>14</sup>		✓	✓
Spray-on fire proofing (see fire protection)			
Construction details <sup>15</sup>		✓	✓
Drafting symbols, abbreviations, and general notes		✓	✓
Door, window, and louver schedules			✓
Interior details, elevations, sections			✓
Finish schedule <sup>16</sup>		✓	✓
Graphics and signage <sup>17</sup>			✓
Color rendering			✓
Specifications		✓	✓
Lead abatement <sup>18</sup>	✓		
Lead abatement specification <sup>19</sup>			✓

\* Submit, as a minimum, a single line layout for at a scale not less than 1:100 (1/8 inch). A scale of 1:200 (1/16 inch) is acceptable for architectural floor layout if an entire floor cannot be shown on one sheet. Submit a complete double line layout of areas of critical importance, at a scale of 1:50 (1/4 inch) including equipment.

\*\* Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics.

\*\*\* Submit fully dimensioned, complete, and coordinated 1:100 (1/8 inch) scale floor plans, incorporating all revisions required by comments from the design development phase.

## B. NOTES:

1. Use lines between spaces to indicate the centerline of the partition (for schematics only).
2. Indicate doors with a slash mark.
3. Along the corridor, the line shall represent the corridor side of the partition.

4. Indicate ceiling mounted equipment, lighting fixtures, air diffusers, registers, tracks, and other significant elements.
5. Identify all equipment for each room. Indicate and coordinate all equipment with the Equipment Guide List (Program Guide 7610) and Activated Equipment List. Use VA standard symbols and notation to distinguish between contractor-furnished and installed (CC), VA-furnished contractor-installed (VC), VA-furnished and installed (VV), VA-furnished with construction funds [VC(CF) and VV(CF)], and relocated (R) equipment. Equipment floor plans are not required for the offices, consultation rooms, classrooms, conference rooms, and waiting rooms within the above departments. Draw equipment details which are necessary for major decisions, though complete detailing is not required for this submittal.
6. Indicate existing finish schedule and notes on plan.
7. Label as required for schematic drawings. Coordinate new room numbering with medical center.
8. Use the same names on drawings as those used in the space program. Provide area figures in fractional form, e.g., 400/390. Indicate space provided, but not called for in the space program, as: -/390.
9. Label each service or activity listed in the Project Scope Data of the Design Program and indicate boundaries with a distinctive line. Include the activity code number (see Handbook 7610).
10. If the project requires exterior work, show all facades indicating massing, proposed fenestration and the building relationship to adjacent structures and the finish grade. Show all significant building materials, including their colors, any proposed roof top mechanical equipment, architectural screens, skylights, and stacks on the elevation drawings. If building is designed for future expansion (vertical and/or horizontal), delineate elevations with and without the future expansion. If project is an addition, show elevations of the existing building in sufficient detail to illustrate the relationship between the new and existing in terms of scale, material, and detail.
11. Define the relationship of the finish ground floor to finish grade at major entrances and docks.
12. Indicate construction including fire resistance rating, building materials and systems, and proposed sill and head heights of openings. Indicate both new and renovated areas on form provided by VA.

13. Define building configuration. Draw sections at the same scale as floor plans, normally 1:100 (1/8 inch). If the building abuts an existing structure, indicate in the section how the new floor elevations align with existing.
14. Identify psychiatric areas where special considerations are required to ensure the safety of patients (e.g. hard ceilings, safety glazing, etc.).
15. Indicate new building components and systems, such as window design, roofing system, special entryways, building "skin", and any special architectural elements for the project. Complete detailing of miscellaneous items is not required for this submission.
16. Indicate all building systems, materials, and future expansion, if applicable.
17. Submit a drawing for all which is part of the construction contract.
18. Provide square meters (feet) of lead paint and x-ray shielding to be removed.
19. Format provided in SPECIFICATIONS. If there is no VA master specification, develop contract specification that is in compliance with regulations of the Environmental Protection Agency.

**C. FIRE PROTECTION:** Submit the following:

Fire Protection:	Schematics*	DD**	CD***
Fire protection narrative: <sup>1</sup>			
• Fire and smoke separation	✓		
• Fire sprinkler/standpipe system	✓		
• Size of fire pumps	✓		
• Water supply available/max. demand	✓		
• Water flow testing results	✓		
• Fire alarm systems <sup>2</sup>	✓		
Existing to be modernized	✓		
Base loop system for interface of new construction	✓		
• Kitchen extinguishing systems	✓		
• Size of air handling unit	✓		
• Exit paths from each zone	✓		
• Distances to stairs	✓		
• Occupancy of each area	✓		
• Exit calculations for each floor	✓		
• Smoke control features	✓		



Fire Protection:	Schematics*	DD**	CD***
Floor Plans/Drawings: <sup>3 &amp; 4</sup>			
• Sprinkler zones	✓		
• Fire alarm zones	✓		
• Smoke zones	✓		
• Building water supply	✓		
• Interior sprinkler supply lines	✓		
• Standpipes	✓		
• Fire extinguisher cabinets	✓	✓	✓
• Fireproofing of structural members	✓		
• Sprinkler/standpipe riser supply piping		✓	✓
• Termination of sprinkler main and inspector test drains		✓	✓
• Sprinkler alarm valves		✓	✓
• Water flow and tamper switches		✓	✓
• Sprinkler system fire department connections		✓	✓
• Sprinkler design hazards per NFPA 13		✓	✓
• Exit signs and emergency lighting		✓	✓
• Occupied areas not protected by automatic sprinklers		✓	✓
Calculations	✓	✓	✓
Estimated capacities for proposed air handling units in cubic meters (cubic feet) per minute		✓	✓
Location of:			
• Fire alarm system		✓	✓
• Enunciator panels		✓	✓
• Pull stations		✓	✓
• Flow switches		✓	✓
• Audio-visual devices		✓	✓
• Smoke detectors		✓	✓
• Duct smoke detectors		✓	✓
• Smoke dampers		✓	✓
• Fire dampers		✓	✓
• Fire alarm risers <sup>5</sup>		✓	✓
• Exit signs		✓	✓
• Emergency lighting		✓	✓
• Fire sprinklers		✓	✓

Fire Protection:	Schematics*	DD**	CD***
• Standpipes		✓	✓
• Fire hydrants		✓	✓
• Fire pumps		✓	✓
• Post indicator valves		✓	✓
• Sectional valves		✓	✓
• Fire extinguisher cabinets		✓	✓
• Electromagnetic door hold open devices		✓	✓
Wall sections indicating fire resistive ratings		✓	✓
Staff sleeping rooms		✓	✓
Excavation plan signage		✓	✓
Door and window schedule with fire rating or fire rated glazing			✓
Zoning of each fire alarm initiating device			✓
Details:			
• Fire pump system (capacity and pressure)			✓
• Elevation and isometric view of fire pump			✓
• Stairwell sign			✓
• Enunciator panel			✓
Interconnection of fire alarm system with:			
• Smoke dampers			✓
• Air handlers			✓
• Elevator controls			✓
• Kitchen fire extinguishing and fire pump system			✓
• HVAC system with smoke duct detectors			✓
Single line riser diagram for fire alarm system			✓
Height/configuration of storage racks and shelving			✓
Specifications			✓

\* Submit, as a minimum, a single line layout for at a scale not less than 1:100 (1/8 inch). Submit a complete double line layout of areas of critical importance, at a scale of 1:50 (1/4 inch) including equipment.

\*\* Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics.

\*\*\* Submit fully dimensioned, complete, and coordinated 1:100 (1/8 inch) scale floor plans, incorporating all revisions required by comments from the design development phase.

### C. NOTES:

1. Indicate NFPA 220 and UBC fire resistive rating of the building, NFPA 101 occupancy type, and fire protection code analysis to access compliance with NFPA 101.
2. Determine type, features, age, reliability, compliance with present day codes, capacity, zoning, supervision, control panel and power supplies, initiating devices and circuits, and auxiliary functions for existing fire alarm system. Indicate manufacturer, model number, voltage, and wiring style of existing alarm systems and devices. Provide recommendations for the proposed fire alarm work.
3. Provide information to meet JCAHO requirements; e.g. location of all fire rated barriers, smoke barriers, exit signs, fire extinguishers, manual pull stations, smoke detectors, and sprinkler flow switches. Show all interim life safety measures such as temporary systems Fire Alarm, Sprinkler, and Smoke.
4. At DD Submission, add room names, room numbers, door locations and swings, smoke and fire rated partitions, sprinkler/standpipe risers to floor plans. Identify psychiatric areas on drawings so areas for institutional type heads are identified. Add location of all valves (post indicator, sectional) and backflow preventer if provided.
5. Show new equipment and/or the necessary changes involved if modification to the existing system is required. Include any recommendations where certain requirements of VA criteria might be waived, in order to allow the existing equipment to be reused.

### D. INTERIOR DESIGN: Submit the following:

Interior Design:	Schematics*	DD**	CD***
Written interior design concept <sup>1</sup>	✓		
Illustrate overall design solution <sup>2</sup>	✓		
Material and finish samples	✓		

Interior Design:	Schematics*	DD**	CD***
Sketches	✓		
Design solution for interior spaces:			
• Perspectives		✓	✓
• Plans		✓	✓
• Details		✓	✓
• Elevations		✓	✓
• Sections		✓	✓
• Way finding		✓	✓
• Floor patterns		✓	✓
• Wall patterns		✓	✓
• Lighting		✓	✓
• Signage		✓	✓
• Handrails		✓	✓
• Bumper guards		✓	✓
Specification section 09050		✓	✓
Finish schedule		✓	✓
Exterior colors and materials		✓	✓
Sample boards for interior and exterior materials, products, and finishes		✓	✓
Edited carpet and wall covering specifications		✓	✓
Specifications			✓
Keyed Finnish plans			✓
Interior design details, elevations, and sections			✓

\* Submit, as a minimum, a single line layout for at a scale not less than 1:100 (1/8 inch). Submit a complete double line layout of areas of critical importance, at a scale of 1:50 (1/4 inch) including equipment.

\*\* Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics.

\*\*\* Submit fully dimensioned, complete, and coordinated 1:100 (1/8 inch) scale floor plans, incorporating all revisions required by comments from the design development phase.

## D. NOTES:

1. Provide a document of data collected in interior design programming. Include collection and analysis of data from the VAMC project coordinator and interior designer. Data includes, but is not limited to the following: existing interior and exterior design and materials, light, safety, patient profile, customer's "vision" or desired image, public vs. private spaces, complete signage package,

goals of customer, relationship to existing facilities, future expansion/renovation plans, regional influences, etc.

2. Discuss and illustrate the overall design solution for the primary areas of the project using marked-up floor plans, loose sketches, and material and finish samples. Use broad categories of materials, finishes, color palettes, patterns, textures, and scales. Separately group all major neutral background materials and finishes that will be used and discuss how they will be integrated with all other materials and finishes on the project. Include all primary and secondary corridors, typical patient and toilet rooms, lobbies, atriums, eating spaces, chapels, waiting rooms, and exam rooms. Show the relationship among departments and functions, and between public and private spaces.

**E. STRUCTURAL:** Submit the following:

Structural:	Schematics*	DD**	CD***
Three alternative structural systems for typical bays <sup>1</sup>	✓		
Supporting calculations <sup>2</sup>	✓	✓	✓
Cost estimates for each system <sup>3</sup>	✓		
Recommend preferred system	✓		
Column locations	✓		
Shear load resisting elements <sup>4</sup>	✓		
Boring location plan <sup>5</sup>	✓		
Structural plans <sup>6</sup>		✓	✓
Sections		✓	✓
Details		✓	✓
Size/location of:			
• Columns		✓	✓
• Beams		✓	✓
Lateral load resisting elements		✓	✓
Load bearing walls		✓	✓
Slabs		✓	✓
Foundations		✓	✓
Elevations			✓
Schedules			✓
General notes			✓
Boring logs			✓
Subsurface investigation report			✓
Estimated quantity of rock			✓
Specifications			✓

\* Submit, as a minimum, a single line layout for at a scale not less than 1:100 (1/8 inch). Submit a complete double line layout of areas of critical importance, at a scale of 1:50 (1/4 inch) including equipment.

**\*\*** Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics.

**\*\*\*** Submit fully dimensioned, complete, and coordinated 1:100 (1/8 inch) scale floor plans, incorporating all revisions required by comments from the design development phase.

## **E. NOTES:**

1. When only one structural system is possible due to other project requirements, include an explanatory statement and submit only that structural system.
2. Include vertical and lateral load design for CD submission.
3. Include foundation and fireproofing.
4. Indicate existing utilities and structures within, adjacent, or contiguous to the new construction.
5. Upon approval of the subsurface investigation criteria, submit qualifications of at least three consultants being considered for the work together with the proposal of the consultant recommended as most qualified.
6. If there is only a CD submission, provide a Structural Engineering Analysis Submission within six weeks from the notice to proceed including sketches, calculations, and cost estimates of three alternative structural systems for typical bays, boring location plan for subsurface investigation, and consultant qualifications. For vertical expansion projects, analyze existing structure for structural feasibility.

## **F. PLUMBING:** Submit the following:

Plumbing:	Schematics*	DD**	CD***
Narrative:			
• Existing plumbing systems to be used and necessary modifications	✓	✓	✓
• New plumbing systems	✓	✓	✓
• New or modified water treatment	✓	✓	✓
Floor Plans/Drawings:			
• Room names	✓	✓	✓
• Identify			
Existing plumbing fixtures w/VA	✓	✓	✓

Plumbing:	Schematics*	DD**	CD***
numbering system			
New plumbing fixtures w/VA numbering system	✓	✓	✓
Existing equipment	✓	✓	✓
New equipment	✓	✓	✓
New medical gas outlets		✓	✓
New laboratory gas outlets		✓	✓
Plumbing piping	✓	✓	✓
• Size of pipe		✓	✓
• Equipment schedule		✓	✓
• Fire & smoke partitions	✓	✓	✓
• Demolition plans		✓	✓
• Riser diagrams			✓
• Legend, notes, and details			✓
Location and size of sprinkler riser, standpipes, and fire pumps (see fire protection)		✓	✓
Location of emergency eyewash and shower equipment		✓	✓
Calculations (equipment & piping)		✓	✓
List of Required Contract Specifications		✓	
Contract Specifications			✓

#### **F. PLUMBING (cont.):**

\* Submit, as a minimum, a single line layout for at a scale not less than 1:100 (1/8 inch).

\*\* Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics phase.

\*\*\* Submit fully dimensioned, complete, and coordinated 1:100 (1/8 inch) scale floor plans, incorporating all revisions required by comments from the

design development phase. Submit a complete double line layout of areas of critical importance, at a scale of 1:50 (1/4 inch).

**G. SANITARY:** Submit the following:

Sanitary:	Schematics*	DD**	CD***
Narrative:			
• Existing sanitary systems: underground water, sanitary sewers, storm sewers, & fuel gas with sources, disposal methods, storage pressures, condition, etc.		✓	✓
• New sanitary systems	✓	✓	✓
• Provide water analysis & expected yield if well required	✓	✓	✓
• Circulation study to assess emergency vehicle access	✓	✓	✓
Install test well, if well is required.	✓		
Utility Plans/Drawings showing existing and new sanitary systems:			
• Size of pipes	✓	✓	✓
• Invert elevations of sewers	✓	✓	✓
• Locate/size			
Pumps	✓	✓	✓
Storage facilities	✓	✓	✓
Treatment equipment	✓	✓	✓
Fire hydrants		✓	✓
Sectional and post indicator valves		✓	✓
Backflow preventer		✓	✓
• Areas of new irrigation system	✓		
• New irrigation system			✓
• Profiles of sanitary & storm sewers			✓
• Demolition Plans		✓	✓
• Legend, notes, and details			✓
Point of connection to sprinkler system	✓	✓	✓
Calculations		✓	✓
List of specifications		✓	
Contract Specifications			✓



## G. SANITARY (cont.):

\* Submit utility drawings at same scale as provided for Site Development drawings.

\*\* Submit utility drawings at same scale as provided for Site Development drawings, incorporating all of the revisions required by comments from the schematics phase.

\*\*\* Submit utility drawings at same scale as provided for Site Development drawings, incorporating all of the revisions required by comments from the design development phase. Submit legend, notes, and details at a scale not less than 1:100 (1/8 inch).

## H. HVAC: Submit the following:

HVAC:	Schematics*	DD**	CD***
Description of HVAC systems	✓		
Equipment for each functional space	✓		
Life cycle cost analysis <sup>1</sup>	✓		
Tentative location/sizes:			
• Mechanical equipment room	✓		
• Principal vertical shafts	✓		
Block layout of equipment	✓		
Louvers: <sup>2</sup>			
• Outside air	✓	✓	✓
• Exhaust air	✓	✓	✓
• Relief air	✓	✓	✓
Engineering calculations <sup>3</sup>	✓	✓	✓
Selection of HVAC equipment		✓	✓
Catalog cuts of equipment		✓	✓
Room by room heating and cooling loads		✓	✓
Zone by zone heating & cooling loads		✓	✓
Building block heating & cooling loads		✓	✓
Tabulation of steam consumption		✓	✓
Psychometric chart for air handling unit		✓	✓
Coil entering and leaving conditions		✓	✓
Fan motor heat gains		✓	✓
Consumption of humidification loads		✓	✓
Sound/acoustic analysis		✓	✓
Room-by-room air balance charts <sup>4</sup>		✓	✓

HVAC:	Schematics*	DD**	CD***
Chilled water plant: <sup>5</sup>			
• Quantity and type of chillers		✓	✓
• Capacity in tons of refrigeration		✓	✓
• Electrical equipment		✓	✓
Heating system:			
• Total heating load		✓	✓
• Domestic hot water load		✓	✓
• Humidification load		✓	✓
• Equipment steam demand		✓	✓
• Zoning of heating system		✓	✓
HVAC floor plan: <sup>6</sup>			
• Main supply, return and exhaust ductwork		✓	✓
• Volume dampers		✓	✓
• Fire and smoke partitions		✓	✓
• Fire and smoke dampers		✓	✓
• Smoke detectors		✓	✓
• Automatic control dampers		✓	✓
• Air quantities for each room		✓	✓
• Air inlets/outlets		✓	✓
• Rises and drops in ductwork		✓	✓
• Expansion loops		✓	✓
• Anchors		✓	✓
• Vales		✓	✓
• Drip assemblies		✓	✓
• Balancing fittings		✓	✓
Interconnection of HVAC equipment with fire protection equipment (see fire protection)		✓	✓
Plan/section of mechanical equipment rooms		✓	✓
Schematic flow and riser diagrams <sup>7</sup>		✓	✓
Schematic control diagrams <sup>8</sup>		✓	✓
HVAC demolition drawings		✓	✓
Phasing plan		✓	✓
Equipment schedule		✓	✓
Seismic bracing		✓	✓
VA symbols and abbreviation		✓	✓
Selection of			

HVAC:	Schematics*	DD**	CD***
• Pumps			✓
• Fans			✓
Sizing and selection of			
• Expansion tanks			✓
• Steam to hot water convertor			✓
• Heat exchangers			
Sound analysis			✓
Complete selection data			✓
Outside chilled water and condenser water distribution <sup>9</sup>			✓
Standard detail drawings			✓
Automatic temperature control drawings <sup>10</sup>			✓
HVAC specifications			✓

\* Submit, as a minimum, a single line layout for at a scale not less than 1:100 (1/8 inch). Submit a complete double line layout of areas of critical importance, at a scale of 1:50 (1/4 inch) including equipment.

\*\* Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics.

\*\*\* Submit fully dimensioned, complete, and coordinated 1:100 (1/8 inch) scale floor plans, incorporating all revisions required by comments from the design development phase.

## H. NOTES:

1. Provide specific design recommendations and full back-up data. Include the heating and cooling capacities of each functional area and the block cooling and heating loads for each new and/or existing building.
2. The locations of these louvers must not allow short circuiting of air from emergency generator exhaust or truck waiting and loading dock areas into air intake etc. Consider factors affecting louver location such as visibility, historical considerations, wind direction, nuisance and health hazard odors (from emergency generator or truck exhausts).
3. Include room-by-room, peak zone-by-zone, and building block heating and cooling loads. Provide a tabulation of steam consumption based on data from all sources. Show correlation between each HVAC zone boundary and architectural floor area correlation between the architectural room numbers and abbreviated/coded room numbers used with computer input data sheets.

4. Show supply, return, exhaust, make-up, and transfer quantities with intended pressure relationships, i.e. positive, negative, or zero with respect to adjoining spaces.
5. Provide pertinent data on accessories such as pumps and cooling tower etc. Show the extent of the outside chilled water and condenser water piping. Clearly show how the piping will be laid in tunnels, trenches, or by direct burial.
6. Show ceiling clearances, at locations where ducts cross each other, by providing 1:50 (1/4 inch) scale local sections. Show all ductwork, and piping 150 mm (6 inch) and larger in double line. Show separate floor plans for air distribution and piping unless waived by VA. Show clearances required for access and maintenance with coil and tube pull.
7. Show typical air handling systems and all hydronic systems with existing capacities and new estimated loads. Verify actual operating conditions and capacities of HVAC systems prior to design.
8. Show control devices, such as, thermostats, humidistat's, flow control valves, dampers, freezestats, operating and high limit sensors for all air systems and fluids, smoke dampers, duct detectors etc. Provide a written description of the sequence of operation on the floor plans. Detail the scope of work involved with the Central Engineering Center (ECC) and address if enough spare capacity is available or a new ECC is required. Show a point schedule for analog/digital input/output to be included in ECC.
9. Show pipe sizes and insulation with plans, profile, sections, details, and all accessories, such as, anchors, expansion loops/joints, valves, manholes, capped and flanged connections, interface between the new and existing work (if any). Clearly indicate interferences (if any) with the existing utilities and/or landscape elements on outside piping layout drawings. Show rerouting any utilities, cuttings of roads, pavements, trees, etc., and the extent of new and demolition work. Outside utility drawings shall be based on the study of the latest site drawings, discussions with engineering personnel, and actual site inspection of the existing utility.
10. Show all duct detectors, control valves/dampers static pressure sensors, differential pressure control assemblies, etc., whose actual physical location is critical for the intended sequence of operation on floor plans.

**I. ELECTRICAL:** Submit the following:

Electrical:	Schematics*	DD**	CD***
Narratives:			
• Design <sup>1</sup>	✓		
• Life cycle analysis for electrical systems	✓		
Location and size of:			
• Electrical equipment <sup>2</sup>	✓		
• Electric closets <sup>3</sup>	✓		
• Telephone closets <sup>3</sup>	✓		
• Signal closets <sup>3</sup>	✓		
• Electrical distribution equipment			
Drawings showing:			
• Electrical plot plan of existing and proposed underground power (including manholes)	✓	✓	✓
• Telephone systems	✓	✓	✓
• Signal inter-building systems	✓	✓	✓
• Proposed electrical system <sup>4</sup>	✓	✓	✓
• Electric symbols	✓	✓	✓
• Lighting fixture schedule	✓	✓	✓
• Emergency Life Safety Equipment (see fire protection)			
• Symbols, note, abbreviations		✓	✓
List of specialty areas	✓		
Method of short-circuit calculations	✓		
Method of voltage drop and demand calculations	✓		
Utility company correspondence	✓		
Utility company requirements		✓	✓
Load calculations for normal & emergency use	✓	✓	✓
Drawings:			
• Lighting layouts		✓	✓
• Power layouts		✓	✓
• Signal layouts		✓	✓
• Specialty area layouts		✓	✓
• Demolition plans		✓	✓
Riser diagrams		✓	✓
Branch circuit wiring (typ.)		✓	✓

Electrical:	Schematics*	DD**	CD***
Location and size of:			
• Primary distribution switchgear/switchboard		✓	✓
• Engine-generator sets		✓	✓
• Substation/pad mounted transformer		✓	✓
• Manholes		✓	✓
Location of smoke dampers and duct smoke detectors			✓
Interconnection of electrical control equipment with HVAC equipment (see fire protection)			✓
Smoke partitions and fire alarm zones	✓	✓	✓
Fire alarm and signal riser diagrams (see fire protection)		✓	✓
Calculations for emergency generator(s)		✓	✓
Phasing scheme		✓	✓
Electrical details			✓
Specifications			✓

\* Submit, as a minimum, a single line layout for at a scale not less than 1:100 (1/8 inch). Submit a complete double line layout of areas of critical importance, at a scale of 1:50 (1/4 inch) including equipment.

\*\* Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics.

\*\*\* Submit fully dimensioned, complete, and coordinated 1:100 (1/8 inch) scale floor plans, incorporating all revisions required by comments from the design development phase.

## I. NOTES:

1. Include basic assumptions, points of interconnection, impact of new construction to existing electrical distribution system, current demand loading (high voltage switchgear and primary feeder), and projected load of new construction. Propose various feasible electrical systems for project and provide advantages/disadvantages.
2. Include means and clearances for installation, maintenance, and removal/replacement of equipment.

3. Electrical, signal and telephone closets must stack vertically.
4. Include high voltage and low voltage switchgear, transformers and low voltage main and/or distribution panels, branch panels and methods of feeding 277/480 volt and 120/208 volt normal and emergency panels.

**J. EQUIPMENT:** Submit the following:

Equipment:	Schematics*	DD**	CD***
Equipment (on architectural drawing)	✓	✓	✓
Activation Equipment List (Excel format)		✓	✓
Specifications			✓

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\*\* Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics.

\*\*\* Submit fully dimensioned, complete, and coordinated 1:100 (1/8 inch) scale floor plans, incorporating all revisions required by comments from the design development phase.

**K. STEAM GENERATION:** Submit the following:

Steam Generation:	Schematics*	DD**	CD***
Report on new and existing steam loads <sup>1</sup>	✓		
Life-cycle cost analysis of steam supply alternatives	✓		
Analysis of alternate plant locations	✓		
Life-cycle cost analysis for alternative types of equipment	✓		
Life-cycle cost analysis for heat recovery alternatives	✓		
Data on emissions regulations	✓		
Data on methods of compliance	✓		
Selection of major equipment	✓		
Plot plan with new and existing plant locations	✓		

Steam Generation:	Schematics*	DD**	CD***
Fuel related storage and handling facilities	✓		
Alternate plan view layouts of new and existing plant	✓		
Plot plan of steam generating facility <sup>2</sup>		✓	✓
Catalog cuts on equipment from two manufacturers		✓	✓
Plans/sections/locations of:			
• Equipment		✓	✓
• Major piping		✓	✓
• Pipe supports		✓	✓
Demolition		✓	✓
Schematic flow diagrams of all piping systems		✓	✓
Calculations:			
• Equipment sizing	✓	✓	✓
• Major piping systems		✓	✓
• Steam load		✓	✓
• Control and regulating valve		✓	✓
• Flowmeter systems		✓	✓
• Steam trap		✓	✓
• Heating and ventilating system		✓	✓
• Steam piping		✓	✓
Schedules		✓	✓
Equipment lists		✓	✓
Verification of emission regulations		✓	✓
List of standards and details		✓	
Specifications		✓	✓

\* Submit, as a minimum, a single line layout for at a scale not less than 1:100 (1/8 inch). Submit a complete double line layout of areas of critical importance, at a scale of 1:50 (1/4 inch) including equipment.

\*\* Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics.



\*\*\* Submit fully dimensioned, complete, and coordinated 1:100 (1/8 inch) scale floor plans, incorporating all revisions required by comments from the design development phase.

## K. NOTES:

1. Include maximum and minimum summer and winter demands and total annual production. Provide break-down of new steam loads into categories of end use such as building heating, humidification, reheat, domestic hot water, sterilization, line losses, kitchen, and laundry.
2. Show boilers, pumps, heat recovery devices, tanks, and emission control devices.

## L. STEAM DISTRIBUTION (OUTSIDE): Submit the following:

Steam Distribution (Outside):	Schematics*	DD**	CD***
Estimate steam and condensate loads	✓	✓	✓
Life-cycle cost analysis of steam distribution system	✓		
Calculations of pipe sizing	✓	✓	✓
Steam distribution plot plan	✓	✓	✓
Existing underground utilities			
Soil conditions report	✓	✓	✓
Performance requirements for steam traps		✓	✓
Calculate pipe stress		✓	✓
Select expansion facilities for piping		✓	✓
Location of:			
• Manholes		✓	✓
• Pipe expansion devices		✓	✓
Profile drawings including existing utilities		✓	✓
Plan views/sections/dimensions for major piping, pipe layout and pipe supports of:			
• Manholes		✓	✓
• Trenches		✓	✓
• Tunnels		✓	✓
Demolition Plans		✓	✓

\* Submit outside steam generation plans at an appropriate scale to show all work involved.

\*\* Submit outside steam generation plans at same scale as topographic/utility survey incorporating all of the revisions required by comments from schematics.

\*\*\* Submit fully dimensioned, complete, and coordinated outside steam generation plans incorporating all revisions required by comments from the design development phase.

#### **M. SOLID WASTE DISPOSAL SYSTEM INCLUDING INCINERATION:**

Submit the following:

Solid Waste Disposal System Including Incineration:	Schematics*	DD**	CD***
Incineration report including: 1. amount and type of waste (new & existing) 2. emissions regulations and types of emissions controls required 3. life-cycle cost analysis on alternatives for waste disposal 4. calculations of equipment sizing and description of types of equipment 5. viable alternatives for waste disposal	✓		
Evaluation of capability of existing incinerator	✓		
Complete description of existing processing system	✓		
Tests to determine remaining service life and capacity of system	✓		
Plot plan with new plant location and location of existing plant	✓		
Plan view layout of new system or existing system showing new equipment location	✓		
Load calculations on amount and types of waste		✓	✓
Plot plan with location of new processing system		✓	✓
Plans/sections showing locations of:			
• Equipment			
• Major piping		✓	✓
Demolition		✓	✓

Solid Waste Disposal System Including Incineration:	Schematics*	DD**	CD***
Catalog cuts (2 min.) of equipment selections		✓	✓
Emissions control devices		✓	✓
Schedules		✓	✓
Equipment lists		✓	✓
List of standards to be furnished later		✓	✓
List of special details to be furnished later		✓	✓
Verification of applicable emissions regulations affecting design or operation			✓
Specifications			✓

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\*\* Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics.

\*\*\* Submit fully dimensioned, complete, and coordinated 1:100 (1/8 inch) scale floor plans, incorporating all revisions required by comments from the design development phase.

**N. AUTOMATIC TRANSPORT:** Submit the following:

Automatic Transport:	Schematics*	DD*	CD*
Automatic transport systems (ATS):			
• Narrative w/ recommended improvements for exiting system	✓	✓	✓
• Traffic study including existing and proposed ATS w/ alternate methods of distribution	✓	✓	✓
Changes to existing systems (arch. dwgs.)		✓	✓
Hoistway (arch. dwg.)		✓	✓
Machine room vents (arch. dwg.)		✓	✓
Type of ventilation (mech. dwg.)		✓	✓
Electrical requirements (elect. dwg.)		✓	✓
Drawings: <sup>1, 2, &amp; 3</sup>			
• Automatic Transport Systems		✓	✓

Automatic Transport:	Schematics*	DD*	CD*
• Elevators		✓	✓
• Dumbwaiters		✓	✓
• Other ATS systems		✓	✓
Sizes/dimensions/details:			
• Hoistway enclosures		✓	✓
• Pits		✓	✓
• Pit ladders		✓	✓
• Machine area ladder and railings		✓	✓
• Entrances		✓	✓
• Machine rooms		✓	✓
Locations/dimensions:			
• Elevator cars		✓	✓
• Entrances		✓	✓
• Counterweights		✓	✓
• Trap doors		✓	✓
Location of hoistway vents		✓	✓
Location of steel hoisting beams		✓	✓
Size of machine beams		✓	✓
Size of end reactions		✓	✓
Location/detail of machine beam pockets		✓	✓
Rail loadings		✓	✓
Hydraulic elevator piston pit loads		✓	✓
Details			
• Hoistway entrances for elevators		✓	✓
• Cartlifts		✓	✓
• Dumbwaiters		✓	✓
• Trash chutes		✓	✓
• Linen chutes		✓	✓
• ETVS		✓	✓
Elevator machine room equipment layout		✓	✓
Interface with automatic recall and shutdown (see fire protection)			✓
Specifications		✓	✓

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\*\* Submit minimum 1:100 (1/8 inch) scale floor plans, new and renovated, incorporating all of the revisions required by comments from schematics.

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#### N. NOTES:

1. Include tracking, piping, battery charging areas, blower rooms, queuing areas, cart holding areas, cart washer, central control area, and floor or wall recessed transport control units. Indicate architectural features in areas to be utilized for these systems. Indicate on architectural drawings all the major equipment located in machine rooms, secondary levels, pits, and the areas pertaining to ATS, AGVS and ETVS.
2. Indicate changes required on the architectural drawings where existing transport systems are retained and modified to serve new and existing areas.
3. Provide all electrical criteria (per basic electrical notes and Automatic Transport Design Manual) on electrical drawings.

#### O. ASBESTOS ABATEMENT: Submit the following:

Asbestos Abatement:	Schematics*	DD**	CD***
Asbestos abatement report including:			
1. Summary results of building records			
2. Summary results of station personnel interview			
3. determination of materials known to contain asbestos	✓		
4. visual inspection of building to determine location and condition of asbestos			
5. sample strategy on the extent of asbestos present			
Name and location of qualified laboratory for sample analysis	✓		
Asbestos abatement drawing		✓	

Asbestos Abatement:	Schematics*	DD**	CD***
Major Decontamination Areas showing: 1. Limits of sealing off the location 2. Quantities of asbestos material 3. Arrangements for auxiliary rooms 4. Engineering of negative air systems 5. Path of asbestos to loading platform 6. Location and connection to required utilities		✓	
Minor Decontamination Areas showing: 1. location, type, and length of pipe element to be abated by "Glove and Bag" approach 2. Other abatement features		✓	
Summary of: <sup>1</sup>			
• Square meter (feet) of floor space for abatement		✓	✓
• Total linear and square meter (feet) of asbestos to be abated		✓	✓
• Total cost of abatement <sup>2</sup>		✓	✓
Asbestos abatement drawings including: 1. restoration of impacted building sub-systems 2. integrated phasing on execution of abatement			✓

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## O. NOTES:

1. Include any cost for decontamination of equipment and fixtures in the proposal.

## P. SPACE PLANNING

	Schematics	DD	CD
Space-Accounting Summary Table	✓ <sup>1</sup>	✓ <sup>2</sup>	✓ <sup>3</sup>

### P. NOTES:

1. Provide a tabular table with columns entitled Departmental Function, H-7610 Requirements, Approved Space Program [Net Square Meters (Net Square Feet)], Variance Between H-7610 and Approved Space Program, Departmental Conversion Factor, Planned Departmental Gross Square Meters (Feet); column totals; and a Total Project Net to Gross Factor. Also, list separately the area required for additions to the program, unassigned space, major circulation (inter-departmental corridors, stairs, elevators), major mechanical and electrical spaces, exterior walls, connecting corridors to other buildings, space for future mechanical system expansion, and similar special requirements.
2. Update table. Justify in writing substantial deviations from the approved space program.
3. Update table.

## Q. CRITICAL PATH METHOD (CPM): Submit the following:

Critical Path Method (CPM)j:	Schematics	DD	CD
Phasing Narrative	✓	✓	✓
Phasing Plans (on reduced site plans)	✓		
Phasing Diagram	✓		
Phases (marked on full size drawing)	✓		
Written list of systems <sup>1</sup>	✓	✓	✓
Phasing Diagram (drawn on Phasing Plan) <sup>1</sup>		✓	✓
CPM Phasing Plans (full size contract drawings) <sup>2</sup>		✓	✓

### O. NOTES:

1. Include temporary system by phase, and separate by technical discipline.
2. One drawing may reflect several reduced site plans.

**R. ESTIMATING:** Not Applicable:

## **S. SPECIFICATIONS**

	Schematics	DD	CD
Specifications (All Disciplines)		✓ <sup>1, 2, &amp; 3</sup>	✓ <sup>4 &amp; 5</sup>

1. Submit for all technical disciplines the original VA Master Specification section drafts marked-up with pencil showing the editing for the project. Clearly identify modifications, deletions and insertions. Assure the specification drafts have been edited and tailored in their application to represent accurate coordination between drawings and specifications.
2. When no VA Master Construction Specification exists for a "unit of work", prepare the specification section consistent with VA Master Construction Specifications format.
  - a. Use generic or non-proprietary specifications describing the minimal acceptable product criteria level where no "Standard" exists to define quality and workmanship levels.
  - b. Use applicable "Standards" to define quality and workmanship when these publications exist. List complete designation and title of each publication used in Part 1; follow format in VA Master Construction Specifications for Applicable Publications.
4. Type specifications in final format and content including any desk copy changes made by the VAMC staff at the previous review. Submit a complete set of the typed specifications for review. Include one set of full size final drawings of all disciplines, fully coordinated.

## **T. FINAL DOCUMENTS**

- a. Place the seal of the Registered Architect, Registered Landscape Architect, and Professional Engineer responsible for the design on the Construction Documents.



### **III. DISTRIBUTION OF A/E MATERIAL**

#### **A. SYMBOL IDENTIFICATION OF CONTRACT DRAWINGS**

- AS** - Architectural Drawings (Numbered Only)
- HA** - Asbestos Removal Drawings
- BI** - Boring Log Drawings
- ES** - Electrical Drawings
- FA** - Fire Protection Drawings
- MH** - Heating, Ventilating, and Air Conditioning Drawings
- PL** - Plumbing Drawings
- GS** - Site Development and Environmental Drawings
- CU** - Sanitary and Irrigation Drawings
- MU** - Steam Distribution Drawings
- MP** - Steam Generation Drawings
- SS** - Structural Drawings

#### **B. GENERAL NOTES**

1. Bond prints shall be full-sized or half-size as required.
2. Bind all drawings into sets in the order of their above classification symbol.
3. All submitted specifications shall be original, unbound, and marked-up VA Master Specifications. Where no VA Master Specification is available, submit a developed specification.
4. Submit all materials, packaged and clearly marked by discipline, to the VA's Contracting Officer. However, where a small amount of material is submitted, the drawings may be packaged together for all disciplines as long as the drawings are separated and tagged with the discipline name. Other material may also be consolidated provided they are labeled and can easily be identified and separated.

## Distribution of Material

### Schematic Submission:

VA Medical Center (VAMC)	Appropriate Network Office*
2 complete set (Full Size)	N/A
1 complete set (Half Size)	

### Design Development Submission:

VA Medical Center (VAMC)	Appropriate Network Office*
2 complete set (Full Size)	N/A
1 complete set (Half Size)	

### Construction Documents Submission:

VA Medical Center (VAMC)	Appropriate Network Office*
2 complete set (Full Size)	N/A
1 complete set (Half Size)	

\*Network Office will coordinate the necessary review with the responsible safety and fire protection person in their network.