

## Appendix A.2.1: Agency Specific Requirements (Supplement to the LDN)

This appendix contains supplemental Agency Specific Requirements to the Appendix A.2: VA Leased CBOC Design Narrative, dated Nov. 19, 2022, that must be included in the construction and operation of the leased premises as follows:

### SECTION 1 - INTRODUCTION

- 1.5 The Department of Veterans Affairs (VA) seeks to lease an appropriately sized space (amount as identified in the RLP) for use by the VA as a Multi-Specialty, Community Based Outpatient Clinic in the Beaufort, SC delineated area, supporting the parent facility of the Charleston VA Medical Center, Charleston, SC. This project will integrate all care delivery (Primary Care, Multi-Specialty Clinical and Subspecialty Care, Women Veteran's Clinical Service, Mental Health, Audiology, Dental, Eye Clinic, Physical Medicine / Rehabilitation, Prosthetics, Radiology (CT/MRI/Ultrasound, etc), Laboratory, Home-Based Primary Care and Whole Health) into an efficient state-of-the-art facility to meet the requirements of the VHA Health Care Uniform Benefits package.
- 1.6 The project will implement the VA design principles found within the VA PACT Design Manual and the VA CBOC Design Manual, both found on the [www.va.gov/til](http://www.va.gov/til) website. These principles place focus on creating an environment of care which brings the healthcare team and services to the patient all in one location. The result is for each patient to feel in control of their personal healthcare story resulting in reduced stress, decrease healing time and cost savings. The integration of all primary care team work areas within each PACT module also reduces the number of steps staff must take.
- 1.7 Through the combined efforts of many stakeholders much thought and time has been given to bring this project to this moment. The design and construction of this project has been envisioned as a destination healthcare facility of excellence for Veterans in the Beaufort Area.

### SECTION 2 - GENERAL REQUIREMENTS

- 2.1 General
  - 2.1.5 The building will be designed, constructed and maintained in accordance with the most current version of the VA and State, Local codes and standards at time of award: VA <https://www.cfm.va.gov/til/leasing.asp> and as identified in Appendix A.2: Lease Design Narrative. Where a conflict exists between two different code requirements, the most stringent shall apply.
- 2.3 Standards
  - 2.3.1.3.1 Refer and coordinate all facility design requirements and security systems with VA **FSL II – Facility Security Level II** requirements.

- 2.3.1.3.2 Lessor to ensure that the VA police have jurisdiction at the proposed facility location.

### **SECTION 3 - PLANNING AND DESIGN CRITERIA (No further comments or amendments)**

### **SECTION 4 - TECHNICAL NARRATIVE**

#### 4.1 Site / Civil / Landscape:

##### 4.1.1 Pedestrian and Vehicle Access and Circulation

4.1.1.6 Site and facility shall be accessible via primary roadway and provide space for adequate parking. Site shall not be interrupted by railway or other cross streets that would impede access to the site.

4.1.1.7 If located in existing building, access to parking and roadways remains the same as above.

##### 4.1.2 Parking

4.1.2.2 Provide an **overall total of 500 parking spaces**, including 50 handicapped accessible spaces, subdivided as follows:

- A minimum of **330 Patient / Visitor Parking** spaces, including 34 handicapped spaces.
- A minimum of **170 Staff Parking** spaces, including 16 handicapped spaces. Staff parking to include card-access security gates.
- Provide dedicated parking for VA patients, including handicapped spaces, at the spaces closest to the Main Entrance. Spaces with direct sidewalk access without crossing traffic are preferred.

##### 4.1.3 Site Grading (No further comments or amendments)

##### 4.1.4 Exterior Yards

4.1.4.1 Provide exterior patio or yard areas for outdoor activities and dining to offer seating opportunities. Outdoor areas shall be designed with a diversity of landscape and hardscape elements to create an environment capable of accommodating a variety of activities.

##### 4.1.5 Ambulance Pick-up Drive / Access

4.1.5.1 Include an exclusive Ambulance Pick-up Drive with drive-under canopy on site, located for efficient patient access from Primary Care / Medical Holding Area for Transport Patients (per PFD), and logical ambulance access / egress on-site without conflicting with other parking areas.

##### 4.1.6 Exterior Signage

4.1.6.1 Lessor shall develop and provide a complete exterior signage program to include identification, directional, informational, and regulatory signage in accordance with VA's Exterior Signage standards. Signage must comply with local municipality's codes and specifications. Careful consideration of the location of

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monument signs shall be taken to avoid sight triangle encroachment at vehicular entrances. Lessor shall provide exterior, lighted, monument signs as permitted and required by local zoning requirements.

4.1.7 Mailbox

4.1.7.1 Lessor to provide a mailbox at the main entrance of the clinic in an appropriate location. VA will assist in defining the location during design.

4.1.8 Site Flagpole

4.1.8.1 Lessor is to provide one 25-foot (minimum height) flagpole on site. Flagpole shall include adequate lighting to illuminate flag between dusk and dawn. Flagpole shall be protected from vehicular traffic. Lighting shall be controlled by a photocell device and maintained by Lessor.

4.1.9 Loading Docks, Dumpster and Recycling Bins

4.1.9.1 Include a minimum of two loading docks - one with dock leveler and one with a scissors lift, capable of accommodating semi-truck vehicles and logical semi-truck access / egress on-site without conflicting with other parking areas.

4.1.9.2 Additionally, provide 2 ports at the dock for access to 1) the dumpster and 2) the recycling bin.

4.1.9.3 Provide stair and ramped access to the loading dock.

4.2 Architecture

4.2.6 Critical Dimensions

4.2.6.1 (Replace LDN paragraph as follows) Patient-use corridors are to be 6 foot minimum clear, typical, except where 8'-0" wide (or 12'0" wide at Front Lobby areas) are indicated on the Floor Plans.

4.2.6.2 (Replace LDN paragraph as follows) Refer to Room Data Matrix – Interior Construction for required ceiling heights by room type, except as follows:

4.2.6.2.1 A minimum ceiling height of 9'-0" shall be provided in all areas, with 10'-0" (or greater) provided in the Main Lobbies at First and Second Floor, Women's Lobby and all Waiting Areas. Radiology, RF, CT, Ultrasound and MRI Scanning Rooms shall be a minimum of 9'6", or greater as required by the Imaging Equipment Manufacturer to accommodate the imaging equipment. (Coordinate with Equipment Manufacturer).

4.2.6.3 Floor-to-Floor height shall be 16'-0" minimum to accommodate the required Structural, Mechanical, Electrical and Information Technologies equipment above finished ceiling. See Exhibit D-1 at the back of this Appendix A.2.1 document.

4.2.7 Entry Canopies

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- 4.2.7.1 (Replace LDN paragraph as follows) Provide non-combustible canopies over the following locations: main patient entry to clinic, ambulance building access point and receiving area/loading dock.
- 4.2.7.2 (Replace LDN paragraph as follows) At main patient entry, provide a covered patient drop-off zone with space for 1) at least one full size passenger vehicle (19 feet long), 2) an accessible access aisle and 3) an additional lane for valet parking drop-off / pick-up.
- 4.2.8 Elevators
  - 4.2.8.2 A minimum of two Patient / Visitor Elevators and one Service Elevators shall be provided.
- 4.2.17 Fire Protection
  - 4.2.17.1 Provide fire suppression and fire alarm throughout the building, including fire alarm strobe and sprinklers in the audiology sound booth and fire alarm control panel with voice.
- 4.2.18 Sliding barn-type doors
  - 4.2.18.1 Sliding barn-type doors are not to be used in this facility.
- 4.2.19 Automatic Sliding Doors at Patient Entryways
  - 4.2.19.1 Main Entrance vestibule, Women's Entrance vestibule and Ambulance Pick-up / Assess vestibule doors shall be automatic bi-parting sliders with motion sensor, ADA actuators and breakaway.
- 4.2.20 Controlled access doors
  - 4.2.20.1 In addition to the other access control characteristics identified elsewhere in this RLP, all doors leading from the front of the house / public areas to any back of house / restricted areas shall include card-reader access control. This includes not only passageway doors but also doors such as those leading to the back of house from within the Shared Medical Appointment Rooms, Reception Group Therapy, etc.
- 4.2.21 Telehealth at all Exam & Consultation Rooms
  - 4.2.21.1 All Exam Rooms and Consultation Rooms are to be Telehealth-ready.
- 4.2.22 Separation at Women's Health Clinic Waiting
  - 4.2.22.1 Separate the Women's Health Clinic Waiting from the remainder of the Main Lobby area with a storefront-type glass wall / control door system.
- 4.2.23 Coordination of Radiology Equipment
  - 4.2.23.1 The Program for Design for this CBOC contains significant MRI/Radiology equipment which must be coordinated with the VA and equipment vendors. The Designer of Record shall lead this effort to ensure all requirements are fully coordinated, including but not limited to:
    - 4.2.23.2 MRI: Quench Vent, knock out wall at exterior of facility, RF shielding, room structural live loading (including tiedowns as required), proximity to embedded

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steel in structural systems, dedicated chiller location which could vary by manufacturer preference between ground mounted and roof mounted (roof mounted will require coordination of roof details), etc.

4.2.23.3 CT Scanner: Lead Shielding (could also include portions of control room), installation pathway width/height (including structural load), room structural live loading, ceiling mounting of injector, etc.

4.2.23.4 General Radiography Rooms: Lead Shielding, ceiling hung equipment coordination, Radiology operator booth shielding, etc.

4.2.24 Maintenance of Hand Sanitizers

4.2.24.1 Hand Sanitizers (JSN #A5077 as indicated on the Project Room Contents List) are categorized as "VV" in the list, to be purchased and installed by the VA. The Lessor shall refill and maintain the hand sanitizers as a part of the housekeeping contract to maintain the health and cleanliness of the facility. Any further need for additional hand sanitizers or replacement of existing hand sanitizers due to deterioration shall be the responsibility of the VA. Any additional hand sanitizers required for the continued safety and health of the occupants shall be refilled and maintained by the Lessor.

4.2.25 Structural

4.2.25.1 Seismic Design. Design of the structural system shall follow the applicable codes and standards (see Section 2 – General Requirements). Per the VA Seismic design guide H-18-8, Community-Based Outpatient Clinics (CBOC) are classified as Ancillary Facilities and as such fall under the code classification of a non-essential facility and a Risk Category II building for purposes of wind, snow, and seismic design.

4.3 Interior Design

4.3.1 General Criteria

4.3.1.2 Interior finish materials shall comply with VA PG-18-14 Room finishes, Door, and Hardware Schedule.

4.3.1.3 Accessible and barrier free design shall be incorporated throughout the building.

4.3.1.4 Floor material changes shall be minimized to prevent trip hazards.

4.3.1.5 In addition to the characteristics identified in the Appendix A.2: Lease Design Narrative / Room Data Matrix, finish selections shall be based on the following considerations:

- Interior finishes shall meet minimum specifications defined in Lease Agreement.
- Floor coverings shall be classified for commercial use and when identified shall be classified for heavy duty use.

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- All floor finishes shall be hard surface or resilient. Carpet shall not be used in the building.
- Interior floor finishes shall meet all code requirements for slip resistance and sustainability standard.
- Materials shall withstand disinfecting chemicals
- Finish materials shall have flat, non-textured surfaces to promote cleanability.
- When available, finishes shall have inherent antimicrobial qualities such as copper or silver fibers
- Lessor to provide resilient flooring inside audio booths.

#### 4.3.7 Window Shades

- 4.3.7.2 Provide motorized programmable window coverings at all exterior windows in public spaces.

### 4.4 Mechanical

#### 4.4.13 Special Conditions

- 4.4.13.4 Provide humidification where indicated in the Appendix A.2: Lease Design Narrative / Room Data Matrix and as necessary for the reliable functioning of the production equipment and electronics.
- 4.4.13.5 Provide temperature (t), relative pressure monitors (pm) and air flow/changes (af) monitoring in the following rooms:
- PACT and Women's Health Exam Rooms: t
  - Negative Pressure PACT Exam rooms: t, pm, af
  - Procedure Rooms: t
  - Dental Exam and Laboratory Rooms: t
  - Medical Supply Rooms (Clean Utility): t
  - Medication Storage Areas (Medication Alcoves): t
  - MMGS1 Logistics Storage, General and Medical: t
  - Radiology and IT Data Processing: t
  - Communications Rooms: t
  - IDF and OIT Equipment Rooms: t
  - Logistics Storage Areas: t
- 4.4.13.6 Provide dedicated temperature control at radiology, MRI, CT, ultrasound, dental exam, and dental laboratory.
- 4.4.13.7 Provide dedicated exhaust and ventilation as required for the medical gas manifold, battery charging areas and hazardous storage.
- 4.4.13.8 Provide secure grill at ductwork wall penetrations at Police Secure Suite (Locker/Holding/Armory), Pharmacy Secure Rooms, IT Rooms and any other secure holding or storage rooms.

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4.4.13.9 Telecommunication and computer rooms (OIT, IDF) shall be provided with dedicated independent cooling systems that shall provide cooling to spaces with no unoccupied setback. Cooling systems shall be capable of maintaining temperature at or below design ambient temperature requirements of all equipment and shall be capable of maintaining humidity within the acceptable range of equipment.

4.4.13.9.1 AC supply temperature set points must be between 64°F and 81°F per the HVAC Design Manual while maintaining rack inlet temperatures between 72°F and 80.6°F in computer rooms. Relative humidity in all telecommunications spaces will be maintained at the more stringent HVAC Design Manual requirements of 30% to 60%.

4.4.13.10 Lessor to provide negative isolation procedure rooms (where indicated in the Appendix A.2: Lease Design Narrative / Room Data Matrix) with a pressure monitoring system capable of monitoring the room differential pressure relative to the main clinic and the current ventilation air change level. Monitor to have control panel exterior to the procedure room and to alarm when the room is not meeting the design requirements.

4.4.13.11 Provide air curtains at loading dock doors. Air curtains are not required at Main Entry, Women's Entry or Ambulance Pick-up / Access.

4.4.13.12 Replace clause 4.4.7.1 in the LDN its entirety as follows: "Centralized humidification shall be provided when necessary to maintain 30%-50% relative humidity in all seasons. Each air handling unit shall have a dedicated humidifier."

4.4.13.13 In addition to the requirements of the LDN clause 4.4.11, Lessor to provide Test and Balance (TAB) by a certified independent TAB Contractor of all pressurized rooms such as procedure rooms, clean/soiled rooms, sterile storage, and sterile processing rooms, including decontamination. Test and Balance shall include a formal report submitted within 7 days of the completion of the test and balance. Lessor shall direct changes as required to bring the rooms back into compliance when non-compliances are indicated within 30 days of the independent TAB report. TAB shall be conducted at Final inspection and every three months thereafter, regardless of when the VA occupies the facility.

## 4.5 Plumbing

### 4.5.6 Other Considerations

4.5.6.1 Provide hands-free, sensor operated faucets at public lavatories, and manual operated faucets at general use sinks in staff and public areas.

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- 4.5.6.2 Electric water coolers shall have hands-free, sensor operated bottle fillers.
- 4.5.6.3 Provide wall mounted water closets and urinals with battery powered, sensor operated flush valves. Floor mounted Bariatric water closets.
- 4.5.6.4 Provide emergency eyewash stations where indicated in the Project Room Contents. Each eyewash station shall be provided with dedicated mixing valves to provide tepid water.
- 4.5.6.5 Provide floor drains in all toilet rooms, just outside the Holding Room, and other spaces as indicated in the Room Data Matrix and Project Room Contents.
- 4.5.6.6 Provide floor set service sink in custodial closet(s).
- 4.5.6.7 Provide internal hose bibs as required in the Project Room Contents and external wall hydrants and as required to address building exterior and site needs.
- 4.5.6.8 Provide water meter, natural gas utility meter, and domestic water backflow prevention device(s) per the requirements of the local utility providers and municipal water department.
- 4.5.6.9 Provide primary domestic hot water mixing valve assembly to mix high temperature hot water from the water heater down to code compliant temperature for general distribution and secondary point of use mixing valves at all faucets provided with hot water.
- 4.5.6.10 Provide freeze-proof roof mounted hydrant to service roof mounted equipment.
- 4.5.6.11 Provide foot controls at staff faucets located in lab rooms, therapy rooms, and other procedural spaces.
- 4.5.6.12 Replace clause 4.5.2.3.2 in the LDN with the following clause in its entirety:  
“Water systems supplying critical water for SPS, or water for Dialysis shall meet the requirements of AAMI (SPS: AAMI TIR34, Dialysis: AAMI RD52 and RD 62).”

#### 4.6 Electrical

- 4.6.1.1 Packaged Engine Generator
  - 4.6.1.1.8 In addition to the locations indicated in the Appendix A.2: Lease Design Narrative / Room Data Matrix, the facility shall have an emergency generator connection to support emergency service at the following rooms / locations:
    - Security system (access control, cameras) and Telecommunication Rooms, and select receptacles (such as lab freezers and refrigerators), dental treatment rooms and dental prosthetics lab, dental equipment mechanical room, and PACT Procedure Rooms.

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- 4.6.1.1.9 The Packaged Engine Generator shall be fueled by diesel fuel, 96-hour capacity.
- 4.6.1.2 Uninterrupted Power Supply (UPS)
  - 4.6.1.2.1 UPS shall be provided and have a minimum 2 hour run time to support emergency egress lighting, fire alarm, intrusion detection and security systems. Emergency generator shall connect to and recharge the UPS.
- 4.6.1.3 Electrical @ Meeting Rooms, Workstations, Waiting Rooms, and PT Gym
  - 4.6.1.3.1 Data 4 and Power 4 in the floor: Shared Medical Appointment, Group Rooms, and two at each end of the Conference room. Provide same (Data 4 and Power 4 in the floor) with two 3" conduit at each PACT workstation, then directed through VA provided workstations panels to each individual workstation, consistent with final floor plan layout approved by the VA.
  - 4.6.1.3.2 Power 4 in the floor: At the Waiting rooms at multiple locations in each waiting room per final furniture layout.
  - 4.6.1.3.3 Power and data shall be provided from below (underfloor) for all PACT workstations on project.
  - 4.6.1.3.4 Four (4) Data (3-1) outlets and Four (4) electrical receptacles shall be provided within multiple floor box locations at the Physical Therapy Gym – per final equipment layout.
- 4.7 Lighting (No further comments or amendments)
- 4.11 Telecommunications
  - 4.11.8.10 Sound Masking System
    - 4.11.8.10.1 Provide sound masking with the public address and mass notification (PA) system(s) as indicated in the Appendix A.2: Lease Design Narrative. System(s) shall be most current technology or manufacturer. System shall be capable of being zoned by area as requested by the VA. At a minimum provide a system with the capacity of 24 zones plus an all call. Exterior speakers shall be a separate zone. Public Address head-end equipment shall be installed in a facilities management closet which is separate from the IT closet.
    - 4.11.8.10.2 Provide sound masking throughout clinic. Attenuators at Conference and group rooms. Achieve STC ratings per FGI Guidelines minimum in patient specific areas, including exam, consult, group, conference rooms, management offices and PACT staff areas. Sound masking

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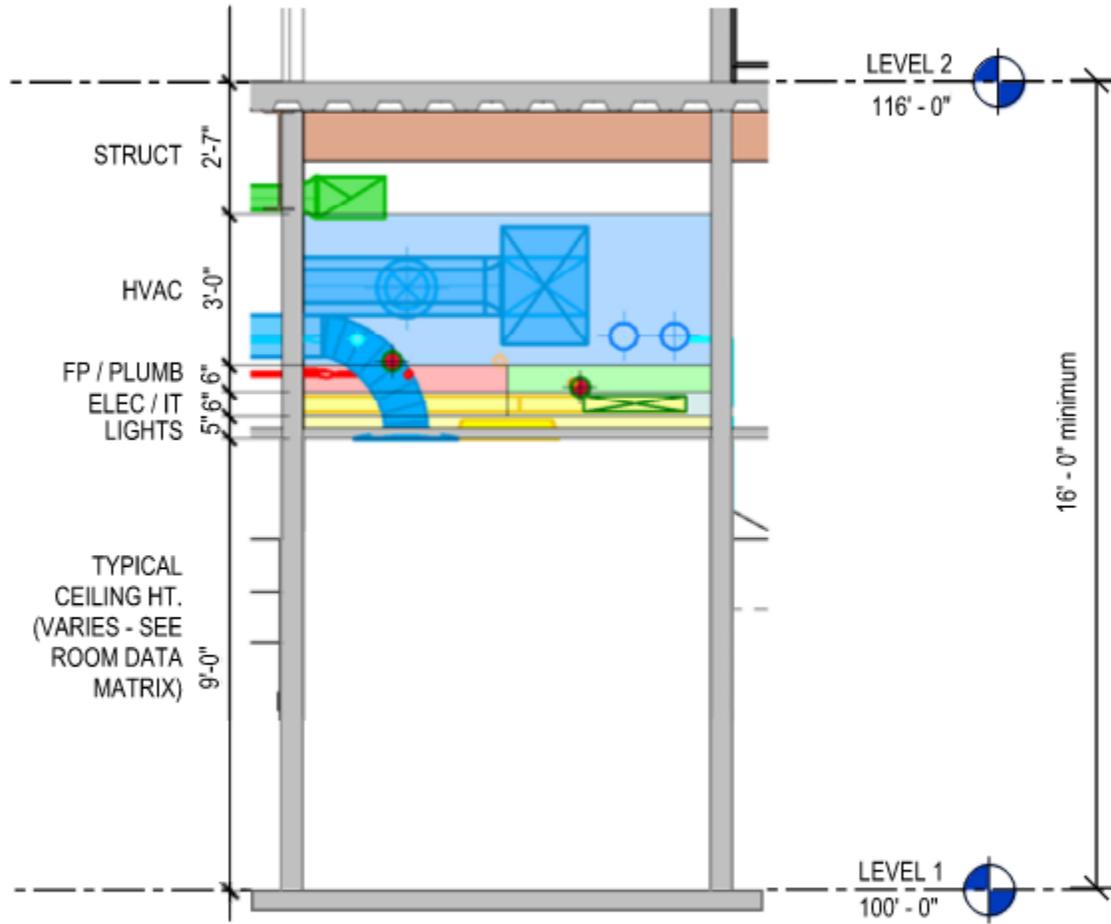
head-end equipment shall be installed in a facilities management closet which is separate from the IT closet.

- 4.11.8.10.3 At Mental Health only, sound masking shall be individually controlled in each room.
- 4.11.8.10.4 Do not provide sound masking system in Audiology.

## **SECTION 5 - EXHIBITS**

### 5.1 Floor-to-Floor Heights / Above Ceiling Requirements:

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**Exhibit D-1: Minimum Floor to Floor Heights /  
Typical Above - Ceiling Requirements**

**End of Appendix A.2.1: Additional Project Requirements (Supplement to the LDN)**