

TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
SECTION A.- REFERENCE STANDARDS, CODES AND GUIDELINES.....	2
SECTION B. - ADDITIONAL REQUIREMENTS FOR THE SPACE.....	4
SECTION C. - LEGIONELLA MITIGATION REQUIREMENTS FOR THE SPACE.....	6
SECTION D. - LESSOR EMPLOYEES AND SUBLESSORS AT THE LEASED SPACE.....	6
SECTION E. - UNIFORMS	7
SECTION F. - HEALTH REQUIREMENTS.....	7
SECTION G. - SITE SECURITY / SECURITY GUARD SERVICES.....	8
SECTION H. - TELECOMMUNICATIONS- ADDITIONAL REQUIREMENTS	14

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- A. REFERENCE STANDARDS, CODES AND GUIDELINES**-Lessor agrees to apply the below recited codes, construction requirements, and standards to the design, build-out, and VA accepted operation of Lease 36C25022L0013. The applicable standards to be met by the Lessor in design, build-out, and operation under Section A, are as follows:
- A.1 Space Guidelines Institute (FGI): FGI Space Guidelines Institute (2018 Edition- Guidelines) Offerors to submit proposals conforming to FGI space Guidelines, 2018 Edition as available May 1, 2022. Offerors will not be held to any amendments issued to the FGI 2018 Guidelines which were issued after the date of May 1, 2022. (<https://fgiguidelines.org/>)
- A.2 VA Design Guides:
- A.2.1 Imaging Services Guide (Sept. 2021) [591 page PDF file] & Appendix (2020-09) [26 page PDF file]. (<https://www.cfm.va.gov/TIL/DGUIDE.ASP>)
- A.2.2 VA HVAC Design Manual (Rev. March 1, 2022) [356 page PDF file] & Chapter 6 Table (Section 508 Compliant) [.XLSX file (MS excel)] & Hazard Communication Standard Policy [3-page PDF file] (<https://www.cfm.va.gov/til/dManual.asp>)
- A.3 VA Barrier Free Design Guide:
- A.3.1 Barrier Free Design Standard (PG-18-13) (Rev. 02/01/2022) [7 page PDF file] (<https://www.cfm.va.gov/TIL/ACCESSIBILITY.ASP>)
- A.4 Architectural Barriers Act Accessibility Standard (ABBAS) – Lessor shall design and operate the Space to the ABBAS guidance at the website provided. Lessor shall design the space to incorporate the ABBAS guidance which implements the Americans with Disabilities Act (ADA) and the Architectural Barriers Act (ABA) requirements into the Space design and operation. Lessor understands that the requirements recited under Section A.3 “VA Barrier Free Design Guide” are more stringent than those recited in Section A.4. Lessor shall apply the more stringent conditions and requirements of Section A.3 to the design and operation of the Space, where applicable.
(<https://www.access-board.gov/aba/guides/>).
- A.5 VA Sustainability Design Standards:
- A.5.1 “VA Sustainable Design Manual” (Eff. Date: August 18, 2017) [22-page PDF file];
- A.5.2 “Guiding Principles Checklist for New Construction and Modernization” (Eff. Date: April 15, 2018) [.XLSX file (MS excel)] (VA Version 2.0 released September 14th, 2018);
- A.5.3 “CFM Policy Memo 003C-2021-21, Green Building Certification Requirements” (Eff. Date: August 3, 2021) [3 page PDF file];
- A.5.4 “Standard Alert 018 – Green Building Certification Standard Update” (Eff. Date: August 24, 2021) [5 page PDF file];
- A.5.5 “CFM Sustainability Scorecard” (Eff. Date: August 24, 2021) [.XLSX file (MS excel)];
- A.5.6 “Best Practices for LEED Certification in VA Space Construction & Renovation Projects v2” (Eff. Date: April 13, 2022) [3-page PDF file].
*A.5.1 through A.5.6 located at: (<https://www.cfm.va.gov/TIL/SUSTAIN.ASP>)
- A.6 U.S. Pharmacopeia (USP) 795, USP 797, and USP 800 Specifications: Lessor shall design and operate the “(a) Medical Storage Room (Room code PHSC2); (b) Hazardous Medical Storage Room (Room code PHHD2); (c) the Pharmacy Room (Room code PHDS1); and (d)

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

Storage, Sterile Compounding (Room code PHSC2), as depicted in 36C25022R0218-Exhibit D; accordance with:

- A.6.1 USP 795- dated June 1, 2019 – Revised General Chapter- Pharmaceutical Compounding – Nonsterile Processing:
<https://www.usp.org/compounding/general-chapter-795>
- A.6.2 USP 795- dated September 1, 2021-Proposed Revisions - Pharmaceutical Compounding – Nonsterile Preparations:
https://go.usp.org/Proposed_2021_Revisions_795_797
- A.6.3 USP 797 -dated June 1, 2021-Revised General Chapter - Pharmaceutical Compounding – Sterile Preparations:
<https://www.usp.org/compounding/general-chapter-797>
- A.6.4 USP 797- dated September 1, 2021-Proposed Revisions - Pharmaceutical Compounding – Sterile Preparations:
https://go.usp.org/Proposed_2021_Revisions_795_797
- A.6.5 USP 800-dated December 1, 2019- Revised General Chapter – Hazardous Drugs – Handling in Healthcare Settings:
<https://www.usp.org/compounding/general-chapter-hazardous-drugs-handling-healthcare>
- A.7 Building Industry Consulting Services International (BICSI):Lessor shall design the space to comply with the following BICSI guidelines:
“Information Technology Systems Installation Methods Manual (ITSIMM) 8th Edition”
[1072-page PDF file]
(<https://www.bicsi.org/education-certification/education-@-bicsi-learning-academy/technical-publications/information-technology-systems-installation-methods-manual-8>)
- A.8 VA BIM Standards: Lessor shall design the space to comply with the following VA BIM standards:
 - A.8.1 “VA BIM Manual v2.2” [40-page PDF file];
 - i. Appendix 1- Room Data Sheet [6-page PDF file];
 - ii. Appendix 2- Maintaining Type and Instance Data when Replacing Objects [1-page PDF file];
 - iii. Appendix 3- VA Spatial & Equipment Data [XLSX file (MS excel)];
 - iv. Appendix 4- Interior Partitions, Fire-Related Partitions & Smoke Barriers [3-page PDF file];
 - v. Appendix 5- Instructions for Geo-Referencing [2-page PDF file];and
 - vi. Appendix 6- As-Built Deliverables for Leasing [1-page PDF file]

***A.8.1 and Appendix 1-6 located at:**
(<https://www.cfm.va.gov/TIL/PROJREQ.ASP>)

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

A.9 VA Signage & Wayfinding: Lessor shall design the signage and wayfinding to comply with the following standards:

- A.9.1 "Signage Design Manual" [961-page PDF file];
- A.9.2 "Summary of Changes" (Date of this version: February 10, 2021) [6-page PDF file];
- A.9.3 "No Smoking No Vaping Signs" Template [2-page PDF file];
- A.9.4 "Wayfinding New Chapter 2" [36-page PDF file];
- A.9.5 "VHA Standardized Signage Nomenclature" (Dated September 7, 2021) [8-page PDF file];

***A.9.1 through A.9.5 located at:**

(<https://www.cfm.va.gov/til/dManual.asp#SIGN>)

A.10 VA Physical Security & Resiliency: Lessor shall design the Space to comply with the following standards:

- A.10.1 Physical Security and Resiliency Design Manual [240-page PDF file];
- A.10.2 Appendix A1-Standard Security Door Types [1-page PDF file];
- A.10.3 Appendix A2- Security Door Opening Schedule [21-page PDF file];
- A.10.4 Appendix A3- Security Door Opening Matrix [XLSX file (MS excel)];
- A.10.5 Appendix B- Security System Application Matrix [XLSX file (MS excel)];
- A.10.6 "Summary of Changes" (Date of this version: October 1, 2020, revised March 1, 2022) [14-page PDF file];

***A.10.1 through A.10.6 located at:**

(<https://www.cfm.va.gov/til/dManual.asp#PSR>)

B. ADDITIONAL REQUIREMENTS FOR THE SPACE:

- B.1 Lessor shall provide a single (1) "Day porter" onsite during VA normal hours of operation, as recited in Section 6.01 of Lease 36C25022L0013. Day porter shall provide support to VA staff under the "as required" items of the Janitorial Requirements to this lease; and to provide support to the VA under the Lessor's operational obligations of this lease.
- B.2 In addition to the network requirements of this lease and its exhibits; Lessor shall provide a network switch and supply a patient/visitor WIFI network during the term of the lease; separate from the VA network(s).
- B.3 The Lessor is required to ensure in its operation of this lease and its requirements, that all persons directly employed; or directly contracted by the Lessor under this lease, are verified as not being listed on the Office of Inspector General (OIG) website List of Excluded Individuals/Entities.
- B.4 CCTV and intrusion detection shall be provided. After hours third party monitoring of intrusion detection shall be included in the operating cost of the lease.
- B.5 Outdoor Area – Picnic Tables and Concrete pad for 30 employees. Provide exterior patio or yard areas for outdoor activities and dining. Outdoor areas shall be designed with a diversity of landscape and hardscape elements to create an environment capable of accommodating a variety of activities. Areas shall be shielded from general view and separated from delivery zones, trash enclosures, and outdoor mechanical equipment.
- B.6 VA will supply, install, and maintain fabric cubicle curtains. Curtains will be suspended from clips attached to the acoustic ceiling system. Refer to conceptual plan for locations of cubicle curtains. Lessor is to take into account in the lighting and HVAC design/layout the presents of cubicle curtains in the exam rooms.
- B.7 Handicap parking is to be provided with required paint marking and metal signage. Accessible parking is to be per VA Barrier Free Design Standard or per the local building code, whichever is greater. Included in the handicap parking spaces, five spaces shall be van accessible spaces.

36C25022R0218 -Exhibit B
Agency Specific Requirements (ASR)

- B.8 Provide canopies over all patient entrances to the Space.
- B.9 Provide covered drop-off canopy at the main entrance of the Space. Canopy to be 14 feet minimum vertical clearance for vehicular traffic. Provide (2) lanes for vehicular traffic under the canopy.
- B.10 Entrance doors to the lobby shall be visible to or monitored by security personnel. Access from the lobby to elevators, stairways, and corridors shall be controlled. Separate the public lobby from adjacent areas with partitions that extend to the underside of the structure above.
- B.11 Public doors shall be capable of being remotely locked and unlocked from the reception desk in the main lobby. Secondary public entrance doors shall prevent unauthorized access. Staff entrance door hardware shall include electrified locksets.
- B.12 Means of egress doors that do not also function as entrances shall be provided with delayed action and alarmed emergency egress hardware. Delayed egress and alarmed exits shall comply with applicable codes and regulations. Means of egress shall not be obstructed by installation of security devices such as guard stations, screening equipment, or other security devices.
- B.13 Access for Emergency Responders: The Fire Command Center (FCC) and secure house key box for emergency responders shall be located near main entrance door. The entrance shall be controlled and monitored by Security Surveillance Television (SSTV).
- B.14 In addition to Lease Section 6.07 (A), (B), and (C): Lessor shall provide for removal of trash and waste from bulk storage containers (e.g. dumpsters) at the Space.
- B.15 Upon space acceptance by the VHA, and during the term of the Lease, Lessor agrees that onsite employees and contracted staff will adhere to the following utilities conservation practices:
 - B.15.1 Light shall be used only in areas when and where work is performed;
 - B.15.2 No personal adjustment of mechanical equipment controls for heating, ventilation air-conditioning system shall be made;
 - B.15.3 Water faucets or valves shall be turned off after required usage; and
 - B.15.4 Problem/Abnormalities shall be brought to the attention of the COR as soon as possible.
- B.16 Leased Space Security. The Lessor shall provide protection to government equipment and materials to prevent damage 24 hours a day; 365 days a year (Guard services limited to the hours recited in ASR Section G.6.2. At the end of each work day, government equipment and materials shall be secured by the Lessor, and the building secured by the Lessor's guard staff. The Lessor shall record all available facts related to each instance of damage to government equipment or materials, and report it to the LCO or the COR within 24 hours of occurrence. Lessor employees shall not allow anyone use of any key in their possession. They shall not open locked rooms or areas to permit entrance by persons other than Lessor employees performing assigned duties. All rooms/areas unlocked for cleaning shall not be left unattended during the cleaning process; and shall be locked by the Lessor's personnel after completion of cleaning duties.
- B.17 All references to the Joint Commission on Accreditation of Healthcare Organizations (JOINT COMMISSION) and its applicable standards and requirements will apply the requirements of the "2022 Comprehensive Accreditation Manuals" (Release Date: December 2021) available at: (<https://www.jointcommission.org/standards/>)

C. LEGIONELLA MITIGATION REQUIREMENTS FOR THE SPACE:

- C.1 There are currently no EPA enforceable regulations governing the levels of Legionella bacteria in potable water systems; however, EPA has issued a Maximum Contaminant Level Goal (MCLG) of 0 ppm [mg/L]. Municipal water supplies and wells can carry Legionella, so it is a given that the bacteria will be introduced into the Space potable water system at some time. The challenge is to limit the amplification of the bacteria to less than lethal levels. Legionella bacterial amplification occurs when bio-films exist in water storage tanks and dead-end piping legs which allow for growth sites, and when temperature and pH levels are optimum for growth. Infection can occur when patients inhale atomized droplets while showering, drinking or receiving respiratory treatment.
- C.2 Piping Design Requirements:
- C.2.1 Provide means to easily remove and disinfect all outlet devices such as showerheads and faucets, etc. Utilize self-draining showerheads.
 - C.2.2 Provide a ¾" ball valve at the end of each piping section as a means to drain heated (above 140 °F [60 °C]) flushing hot water that will be used for initial and supplemental disinfection. Ball valve shall be within 50 feet [15.24 meters] of a floor sink, floor drain, sink, or lavatory.
 - C.2.3 Mix hot/cold water as near the showerhead as possible.
 - C.2.4 Eliminate all dead legs in the piping system.
- C.3 Disinfection Methods: As part of the commissioning process and prior to VA Space Acceptance, Lessor shall disinfect the potable water systems against Legionella by one of the following methods:
- C.3.1 Thermal Eradication: Flush 145°F water through all outlets for a period of at least 30 minutes.
 - C.3.2 Chlorine: Flush free chlorine at a level of 2 parts per million (PPM) or greater for a period of at least 2 hours.
 - C.3.3 Further reference and information can be located in ASHRAE paper CH-03-3-2.

D. LESSOR EMPLOYEES AND SUBLESSORS AT THE LEASED SPACE:

- D.1 Security Training: All Lessor's employees and subcontractor's under this lease are required to complete the (a)VA's on-line Security Awareness Training Course and the (b) Privacy Awareness Training Course annually. Lessor must provide signed certifications of completion to the COR during each year of the contract.
- D.1.1 Access to the certification training systems will be provided to the Lessor under this clause by the VHA upon request and notice the Lessor has parties in need of this training.
- D.2 All Lessor cleaning staff, guard staff, employees and Lessors shall be provided sexual harassment training and be provided the required knowledge of the VHA Privacy Policies resulting from the Health Information Portability and Accountability Act (HIPAA) within the first 30 days and annually thereafter.
- D.2.1 Access to the certification training systems will be provided to the Lessor under this clause by the VHA upon request and notice the Lessor has parties in need of this training.
- D.3 Confidentiality and Nondisclosure: Lessor agrees that the preliminary and final deliverables and all associated working papers, application source code, and other material deemed relevant by the VA, which has been generated by the Lessor, in the performance of this Lease are the exclusive property of the U.S. Government, and shall be submitted to the LCO at a) build-out completion or Space Acceptance, whichever occurs later; and b) under any alteration/modification to the leased space completed by the Lessor for the VHA; and c) at the conclusion of the Lease, as may be necessary.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- D.3.1 The Lease Contracting Officer (LCO) will be the sole authorized official to release, verbally or in writing, any data, the draft deliverables, the final deliverables, or any other written or printed materials pertaining to this lease. No information shall be released by the Lessor, unless under obligation of this lease, or under written approval by the LCO. Any request for information relating to this lease presented to the Lessor, shall be submitted to the LCO for response.
- D.3.2 Press releases, marketing material or any other printed or electronic documentation related to this project, shall not be publicized without the written approval of the LCO.

E. UNIFORMS:

- E.1 Type of Uniform. All Lessor's employees (not applicable to Lessor Lessor's) shall wear a Lessor provided standard uniform, including pants, shirts, skirts, blouses, and/or dresses, which are clearly distinguishable from other VA employee uniforms currently in use. The uniforms shall be worn as designed by the Lessor. Sandals or other open toed shoes shall not be worn.
- E.2 Identification Badges. All personnel (Lessor's 1099 Lessor(s) and Lessor's employees) shall display identification badges, which shall include the Employee/Lessor's full name.
- E.3 Protective Clothing. When required, the Lessor's Employee/Lessor shall be required to wear special protective clothing and shoe covers while working in designated areas. They shall be used as specified and then destroyed, as directed by the COR. Protective equipment will be provided by the VHA.
- E.4 Personal Hygiene. Lessor's employee personnel shall be clean and wear a clean uniform at all times when in patient care and public areas.

F. HEALTH REQUIREMENTS:

- F.1 Eating by Lessor personnel is permitted only in designated areas.
- F.2 Infection Control. The Lessor shall comply with Standard Precautions as defined by the Centers for Disease Control and Prevention in the performance of this Lease. This includes performing hand hygiene before and after contact with environmental surfaces; using gloves and other personal protective equipment as needed to prevent direct contact with contaminated surfaces; following respiratory hygiene practices such as covering one's cough; and taking care to avoid exposure to contaminated sharp items.
- F.3 Training. The Lessor must hold orientation once annually for all onsite employees and any Lessor or visitor planning to anytime at the Space. Training shall include the items recited in Section F1.
- F.4 Reporting Requirements. The Lessor agrees to coordinate and to provide reporting to the LCO for all-occupational health and preventive medicine information required to comply with current JOINT COMMISSION health records documentation requirements.
- F.5 Health Maintenance. The Lessor shall ensure all its employees/ Lessors / or known visitors; alleging communicable health problems; are removed from the site as soon as possible. Prior to re-admittance, VA reserves the right to have Lessor ensure; via a qualified health care provider; that the recently ill party is free from all communicable disease(s) in returning to the leased space. This cost of this request shall be paid by the Government, under each instance in which this right is evoked.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

G. SITE SECURITY / SECURITY GUARD SERVICES:

G.1 Specific Tasks:

- G.1.1 Task 1- The Lessor shall furnish all personnel with equipment and supplies, uniforms, training and management as specified herein.
- G.1.2 Task 2 - The Lessor shall provide contract employees that are licensed, trained, certified, and qualified according to federal and state regulations. The unarmed security guard service shall satisfy all terms and conditions specified in the contract.
- G.1.3 Task 3 - The Lessor shall provide Security, Safety, and Miscellaneous services at the Space as directed by only the LCO, or as expressly recited under Exhibit B- Section(s) G.1; G.2; G.3; G.4; G.5; and G.6.

G.2 Required services shall include:

- G.2.1 Entrance Control Post: Operate and enforce a system of personnel identification. Perform package inspections when directed to do so.
- G.2.2 Roving Patrol Posts: Conduct patrols in accordance with established routes and schedules.
- G.2.3 Traffic Control: Direct traffic (vehicle and pedestrian) when needed and control parking.
- G.2.4 Security and Fire Systems: Monitor and operate building fire alarm, video surveillance, and intrusion/panic alarm detection systems and other protection devices or building equipment.
- G.2.5 Building rules and regulations: Observe building occupants and visitors for compliance with posted rules and regulations. Monitor surveillance cameras if applicable.
- G.2.6 Maintain security and order within the areas of assignment.
- G.2.7 Deescalates disruptive persons and redirects them appropriately.
- G.2.8 Defends and protects employees, patients, and visitors of the Space when appropriate and reasonable to do so.
- G.2.9 At all times projects an image of “professional security” and courtesy in both appearance and demeanor.
- G.2.10 Discover and report persons attempting to gain unauthorized access to the property.
- G.2.11 Report daily, in accordance with standard operating procedures, potentially hazardous conditions and items in need of repair, including inoperative lights, leaky faucets, toilet stoppages, broken or slippery floor surfaces, etc.

G.3 Additional Duties:

- G.3.1 Turn off unnecessary lights, check safes and locking repositories and cabinets, open and secure doors and gates, etc.
- G.3.2 Prepare required reports as instructed. Performs routine clerical duties associated with position.
- G.3.3 Performs other functions as needed in the event of situation or occurrences such as civil disturbances or other criminal acts adversely affecting the security and safety of the Government, its employees, property and the general public lawfully on buildings or grounds under the control of the Government.
- G.3.4 Provide lay assistance and obtains professional assistance in accordance with procedures in the event of injury or illness to Government employees or others while in the building or grounds.
- G.3.5 Provide monthly testing of building intrusion alarm, motion detector and panic/duress alarm system, and provide documentation to LCO/CD and Chief of VA Police, or designated COR.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- G.3.6 Perform monthly safety and security inspections of the Space buildings and grounds, and conduct accident reports and document findings to the Chief of Police, or designated COR.
- G.3.7 Monitor daily and test monthly all emergency exit signs and lighting. Document findings and inform LCO of detective equipment.
- G.3.8 Assist in conducting fire and disaster drills as directed by Lessor.
- G.3.9 Unlock the Space upon starting duty at 6:00am; and lock the Space upon the end of duty day at 8:00pm.
- G.3.10 Maintain a Daily Operation Journal and be able to provide copies to the VA Police, and LCO upon request.
 - G.3.10.i.1 NOTE: The guard will not perform janitorial or grounds keeping tasks while assigned as a guard under this lease.
- G.3.11 The Lessor's guards shall have their Ohio Department of Public Safety Private Investigator Security Guard Services (PISGS) license. Additionally, all security guards will be in possession of their PISGS registration card while in the performance of their duties.
- G.3.12 Lessor shall provide backup guard to cover during periods of vacation or sick leave. Back-up guards shall have all training and background checks required of the regularly scheduled guard. During all relief periods (lunches, breaks, etc.) the Lessor shall, at its own expense, provide a certified replacement for contract employees while an employee is on an authorized break.
- G.3.13 The Lessor shall ensure that all security guards are knowledgeable of all laws and regulations applicable to the State of Ohio Information security protocols.
- G.3.14 The Lessor shall ensure that security guards understand that the Space has proprietorial law enforcement jurisdiction between Local Police and VA Police. The local PD has sole criminal jurisdiction except for violations of Federal statutes and violations of established rules and regulations. Accordingly, the Local PD is the primary responding law enforcement authority and should be contacted immediately for any emergency requiring police involvement. However, VA Police will be contacted for all emergency situations once Local PD has been notified.
- G.3.15 The Lessor shall obtain all licenses, permits, and certifications, including State, City and County of Licenses, for the Lessor to fully perform the requirements of this lease. All fees associated with this process are the responsibility of the Lessor. This requirement includes re-certifications and licensing. The Lessor shall be able to supply all documentation to the Contracting Officer upon request.
- G.3.16 The Lessor shall ensure that all guards performing under the Lease are physically capable of performing the duties required in the contract. The physical stamina of security guards in responding, standing, and handling emergency situations is crucial in the performance of this lease. Any individual, who cannot meet the physical requirements, including inability discovered through on-the-job performance or physical fitness performance standards evaluation, shall be disqualified to work under this lease.
- G.3.17 Security Training. The Lessor will ensure all security guards receive initial and annual recurring security education training in accordance with VHA Handbook 0730, Security and Law Enforcement. All guards shall review and be knowledgeable with VA Form 0088 and 38 U.S.C. 901, security and law enforcement on property under the jurisdiction of the Department of Veterans Affairs.
- G.3.18 The Lessor will be responsible to ensure that guards providing work on this lease are fully trained and completely competent to perform the required work.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

G.3.19 Lessor will provide and document a general VA orientation for all Lessor guards who are providing work on this lease before commencement of work on the site. VA will provide the content of the orientation to the Lessor at the time of contract award. Documentation of the orientation will be provided to the VA COR or LCO. This orientation will include, but is not limited to, the following topics:

- i. Fire and Safety Policy and Procedure
- ii. Infection Control Policy and Procedure
- iii. Emergency Preparedness/Disaster Policy and Procedure
- iv. Lessor guards will attend an area/program/unit-specific orientation meeting before the commencement of work on site. The VA will schedule, conduct and document this meeting, which will include discussion of the following area-specific topics.

G.3.20 When changes in Lessor guard services are made, the Lessor must provide evidence of orientation and ensure certification standards are maintained.

G.4 The guards shall meet the following minimum standards:

- G.4.1 Must possess a high school diploma or equivalency, and
- G.4.2 have two (2) years' experience demonstrating: Basic Security and Safety duties and responsibilities (i.e. security guard, loss prevention, etc.).
- G.4.3 Ability to meet and deal successfully with the general public
- G.4.4 Ability to read, write, and speak the English language fluently
- G.4.5 Understand and apply printed rules, detailed orders, instructions, and training materials.
- G.4.6 Ability to maintain poise and self-control under stress
- G.4.7 Ability to conduct "Stop and Question" of persons found in closed areas, halls, locked areas, parking lots, or VA property during business, after hours and on weekends / holidays to ensure no criminal activity has or is taking place.
- G.4.8 Must be capable of detaining person(s) while local police are notified and arrive.
- G.4.9 Ability to construct and write clear, concise, accurate, and detailed reports.
- G.4.10 Must have computer experience and the ability to type simple word processing documents to prepare reports and daily journals.
- G.4.11 Must possess skills in telephone etiquette and office organization skills.
- G.4.12 The guards shall adhere to the facility's no smoking policy. There shall be no smoking in any buildings, corridors or stairwells. Guards shall be restricted to smoking only in areas authorized. Smoking shall be restricted in parking lots when performing parking/traffic control duties. At no time shall a guard have a cigarette, pipe, cigar or chewing any type of tobacco or gum when offering information to patients, visitors or employees.

G.5 Guard Uniforms:

- G.5.1 The Lessor shall be responsible for ensuring and maintaining, in acceptable condition, all items of uniform and equipment necessary to perform work required under ASR Section G.5, infra.
- G.5.2 Standard of appearance shall conform to those in general use by large guard or police organizations. All guards performing under this lease shall wear the same color and style of uniform. Appropriately styled feminine uniforms shall be worn by female members of the guard force.
- G.5.3 The color of the Lessor's guard force uniforms shall be a color in general use by large guard or police organizations. All guards performing under this lease shall

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- wear the same color and style of uniform. Appropriately styled feminine uniforms shall be worn by female members of the guard force.
- G.5.4 Appropriately lettered breast and cap badges, indicating the jurisdiction from which authority is obtained, shall be worn as part of the uniform (provided such authority is grantable under state and local laws). Shoulder patches lettered to indicate the identity of the guard shall be worn on the left shoulder of the uniform jacket and shirt. Identification name tags shall be worn over the right breast shirt pocket. No other identification of the Lessor's guard shall be worn or displayed on the uniform, except for the required VA ID badge.
- G.5.5 Approved uniforms and related accessories, listed below, do not have to be new but must be in good condition: (Shirt, Long Sleeve; Shirt, Short Sleeve; Trouser, all season weight; Necktie; Frame style cap with seasonal covers; Jacket, winter, patrol type (Reefer style); Jacket, light weight; Gloves, pair (color to match accessories); Handcuffs, pair; Handcuff case, fully enclosed; Keystap with flap; Flashlight, 4 D cell, metal Flashlight holder; Radio Case (as applicable); Insignia, shoulder patch (each shirt and jacket); Metal cap ornament; Nameplate, roughly 3 1/2" x 3/4", 1/2" lettering on gold metal;
- G.5.6 Transition from seasonal wear (Jacket/Long Sleeve to Short Sleeve) will be at the discretion of the Lessor and will be in keeping with standard practice.
- G.5.7 Shoes will be low quarter or high topped lace type with police or plain toe and standard heel. The color of shoe shall match the color of leather equipment accessories. Any deviation from the above requirements must be approved by medical authorities.
- G.5.8 The color of uniform accessories and equipment shall be standard black and brown, as may be appropriate to match the uniform.
- G.5.9 Inclement weather clothing shall be required for those guards required to perform duties while exposed to cold, rain, and other inclement weather conditions. All inclement weather clothing must be identical in style and color for each guard.
- G.5.10 No guard may enter on duty without wearing the proper uniform (including accessories).
- G.5.11 Each guard on duty shall be equipped with supplementary equipment including, but not limited to: notebooks, pens, pencils, replacement flashlight batteries and bulbs, and traffic control safety apparel (reflective vests, gloves, traffic batons, etc.), as appropriate to operations. Guards shall not be permitted to provide themselves with any unauthorized supplemental, personal items, or other non-standard items.
- G.5.12 The guard shall wear hair neatly fashioned, not to extend below the collar, and will avoid wearing flashy jewelry. Dark sunglasses shall not be worn when performing duties within the building. Sunglasses may be worn when performing outside duties.
- G.5.13 The Lessor shall provide a method for immediate communications between the guard on duty and the Lessor supervisor on duty. This can be by cell phone or radio system but must be provided by equipment furnished by the Lessor. This available communication system must be efficient and effective for the fulfillment of the contract.
- G.5.14 The Government may request the Lessor to immediately remove any guard from the Space should it be determined that individuals are being assigned to duty who

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

have been disqualified for either suitability or security reasons, or who are found to be unfit for performing security duties during their tour of duty. The Lessor must comply with these requests unless the request is demonstrated to the LCO to be unreasonable or unfounded. The LCO will make all determinations regarding the removal of any guard. In the event of a dispute, the CO will make the final determination. If requested, specific reasons for removal of an guard will be provided to the Lessor in writing. For clarification, a determination of unfit may be made for, but not limited to, incidents involving the most immediately identifiable types of misconduct or delinquency as set forth below:

- i. Violation of Rules and Regulations Governing Public Buildings and Grounds, 41 CFR 101-10.3, and existing Department of Veterans Affairs Rules and Regulations with regard to the same.
 - ii. Neglect of duty, including sleeping while on duty, unreasonable delays, or failure to carry out assigned tasks, conducting personal affairs during official time, and refusing to render assistance or cooperate in upholding the integrity of the security program at the work site.
 - iii. Falsification or unlawful concealment, removal, mutilation or destruction of any official documents or records, or concealment of material facts by willful omission from official documents or records.
 - iv. Disorderly conduct, use of abusive or offensive language, quarreling, intimidation by words or actions, or fighting. Also participating in disruptive activities, which interfere with the normal or efficient operations of the Government.
 - v. Theft, vandalism, immoral conduct, or other criminal actions.
 - vi. Selling, consuming, or being under the influence of intoxicants, drugs, or other substances which produce similar effects.
 - vii. Improper use of position
 - viii. Unauthorized use of communications equipment or Government Property
 - ix. Violation of security procedures or regulations
 - x. Offensive or abusive actions, words, or possessions to include books, magazines, or electronic means that constitute sexual or other harassment or discrimination.
- G.5.15 The Lessor shall ensure guards have passed a state of Ohio criminal conviction check and applicant background check to include, verifying past employment, work history and education. The guard shall meet the following requirements
- i. ability to pass physical, and
 - ii. ability to pass a drug screening.
 - iii. Guards shall possess a valid vehicle registration with the Ohio Department of Commerce and possess a valid Ohio Driver's License; or possess a valid out of state ID and out of state registration, with the present intent to transfer domicile to the state of Ohio. Said exception must be provided to the LCO. and approved by the LCO in writing.
- G.5.16 The Lessor's guards shall create and maintain Government-owned/Lessor-held records, as follows:
- i. The primary considerations in recording and reporting information related to crimes and incidents are accuracy and the clear labeling of information.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- ii. Lessor's guard unit is responsible for all reports prepared by the unit and for maintaining an effective record keeping system in accordance with this lease.
- iii. The guard's basic record is a pocket notebook in which the guard will record all important information. Lessor's guards will retain their used pocket notebook fillers and ensure their orderliness for future reference.
- iv. Upon the occurrence of unusual activity; Lessor's guards shall use the VA Form 1433 and VA Form 1433a, Continuation Sheet, (or only alternatives to these forms shall be: (1) written record in email; or (2) certified mail format) as the daily record of all unusual occurrences, calls, or reports received by the guards unit, and actions taken during a complete daily shift period. These forms must be submitted to the LCO; the facility Director; and the Cleveland VAMC Police Chief (or assigned VA Police supervisor/officer to the Space) no less than one (1) calendar day after the occurrence takes place.
- v. The VA Form 1433 (email or certified mailer) must outline what actions, if any, were taken in response to a call, and must also record the times at which routine and special police tasks are accomplished, such as radio communication checks, special area checks, or other non-routine events undertaken by the Lessor's guard unit.

G.6 Security Guard Service Deliverables & Duty Hours:

- G.6.1 Guard services shall be performed during the hours listed below, excluding Sundays and the following 10 Federal Government holidays: New Year's Day, Dr. Martin Luther King Jr. Day, President Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, Christmas Day, and any other day designated by the President of the United States as a national holiday.
- G.6.2 Two (2) Guards for the following time frames:
 - i. Monday – Saturday 6:30 am thru 8:30 pm Eastern Time* (Sunday CLOSED)
*[Fourteen (14) hours of daily guard coverage under a twelve (12) hour VA normal hours of operation schedule as applicable under Lease 36C25022L0013 Section 6.01(A)]

H. TELECOMMUNICATIONS- ADDITIONAL REQUIREMENTS:

H.1 Specific Telecommunications Systems (all systems must be approved by the Contracting Officer or the Contracting Officer's designee.):

- H.1.1 Security System Cameras (SSTV): Cameras shall be provided to monitor activities in the lobbies of new and existing life-safety protected facilities and shall be located to provide views of approaching pedestrian and vehicular traffic, drop-off areas, building entrances, and departing pedestrian and vehicular traffic. Provide SSTV cameras at locations with alarmed exits, at loading docks, and other areas subject to pilferage. Install door status monitors at doors intended to be used only for emergency egress.
- H.1.2 The Intrusion Detection System (IDS): Shall include motion detection, glass break, and door contact sensors, among other devices. These devices provide

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

alternative methods to detect actual or attempted intrusion into protected areas through the use of alarm components, monitoring, and reporting systems. The IDS shall have the capability of being integrated with DSPI, PACS, and SSTV systems. All IDS shall meet UL 639 Intrusion Detection Standard. IDS shall be used to monitor the site perimeter, building envelope and entrances, and interior building c. areas where access is restricted or controlled. Monitoring of the IDS shall be included in the TI costs of this contract.

- H.1.3 The Physical Access Control System (PACS): Shall include, but not be limited to: card readers, keypads, biometrics, electromagnetic locks and strikes, and electronic security management system (SMS). PACS devices shall be used for the purpose of controlling access and monitoring building entrances, sensitive areas, mission critical asset areas, and alarm conditions from an access control perspective. This includes maintaining control over defined areas such as site access points, parking lot areas, building perimeter, and interior areas that are monitored from a centralized SCC. PACS shall be able to be fully integrated with other security subsystems using direct hardwire or computer interface. See Door Schedule for doors requiring access control and refer to VA Handbook 0730/4, March 29, 2013. Contracting Officer can provide copy of handbook upon request.
- H.1.4 Electronic Security Management System (SMS): The SMS shall allow the configuration of an enrollment and badging, alarm monitoring, administrative, asset management, digital video management, intrusion detection, visitor enrollment, remote access level management, and integrated security workstations or any combination thereof. Entry control software shall allow for programming of the PACS via a CPU. All software shall be updated per manufacturer's instructions. Network interface devices shall consist of all hardware and software required to allow for full interface with other security subsystems via a CPU.
- H.1.5 Duress, Security Phones, and Intercom System (DSPI): The DSPI system is used to provide security intercommunications for access control, emergency assistance, and identification of locations where persons under duress request a security response. All components of the DSPI shall be fully compatible and shall not require the addition of interface equipment or software upgrades to ensure a fully operational system. DSPI shall be fully integrated with other security subsystems.
- H.1.6 Motion Intrusion Detection (MID): Provide a motion intrusion detection system. System shall be Security Metrics, Ademco, Honeywell, or approved equivalent, as updated to most current technology or manufacturer.
- H.1.7 Duress Alarm and Emergency Notification System: Provide a wireless capable PC Based duress alarm and emergency notification panic system with visual and audible annunciation at Security Desk and Main Reception Area, initiated from any computer keyboard. System shall be provided by Lynx or approved equivalent manufacturer. Under no circumstance shall the telephone system be used to provide duress alarm functions.
- H.1.8 Nurse Call: Provide nurse call system(s) as required. System(s) shall be as manufactured by Rauland Borg, Hill-Rom, General Electric, Simplex, or approved equivalent, as updated to most current technology or manufacturer. See conceptual plan for location of controllers and location of call buttons.
- H.1.9 Video Teleconferencing System (VTEL): Provide cabling and outlets for the VTEL system. The VA shall provide equipment required for the VTEL system.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

Install a CAT6A cable from a data outlet in designated Treatment, Telemedicine, and Classroom to Telephone Equipment Room. Cable from each room shall terminate in center of Telephone Equipment room with thirty (30) feet of excess cable and shall be tagged to indicate room that cable serves. System(s) shall be as manufactured by Polycom, Tandberg, HP, or approved equivalent, as updated to most current technology or manufacturer. For every task, the Lessor shall identify in writing all necessary subtasks (if any), associated costs by task, and together with associated sub milestone dates. The Lessor's subtask structure shall be reflected in the technical proposal and detailed project management plan (PMP). All written deliverables will be phrased in layperson language. Statistical and other technical terminology will not be used without providing a glossary of terms. Travel costs must be detailed and included in Lessor quote. No travel expenses will be reimbursed after award if not specified.

H.2 Site Survey for Wireless Access Point: Lessor to design and maintain:

- H.2.1 Conduct physical site survey to collect information about the target area of coverage and discover existing RF topology, sources of interference, 802.11a/b/g/n/ac channels to use and desired power levels.
- H.2.2 Perform a passive survey of the wireless environment to gather information on neighboring wireless LANs and other wireless LAN-compatible devices.
- H.2.3 Perform an active survey of the wireless environment to gather information on achievable data rates;
- H.2.4 Provide documentation with the results of a physical site survey confirming AP placement.
- H.2.5 Create a map demonstrating AP placement (Map to include color coded coverage rates).
- H.2.6 Provide a list of any existing Wireless Access Points (by channel) that are picked up in the area being surveyed.
- H.2.7 Provide a depiction of the RF spectrum within the area being surveyed along with a recommendation for most available channel (based on survey results).

H.3 Wireless System Design: Lessor to design and maintain:

- H.3.1 A wireless design to support Real Time Location Based Services, Voice, and Data for the VA OI&T WLAN Infrastructure will follow and adhere to the following specifications:
 - i. Surveys will be conducted using Fluke AirMagnet with Cisco wireless access point model 2802i currently in use.
 - ii. 25mW power level on all Access Points.
 - iii. Minimum signal strength (RSSI) of -67 dBm.
 - iv. Minimum signal-to-noise (SNR) ratio of 25.
 - v. All access point antennas must be diversity.
 - vi. 20% geographic overlap of cells.
 - vii. Each wireless device must be heard at better than -75 dBm by no fewer than 3 access points to support location based services.
 - viii. Location based services design should adhere to the Cisco's Wi-Fi Real Time Location-Based Services—4.1 Design Guide.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- ix. Interior access point spacing should adhere to Cisco's Radio Resource Management Under Unified Wireless Networks (Cisco Doc 71113).
- x. 100% of the proposed access point locations shall be physically surveyed.
- xi. 100% of all interior space will be physically surveyed.
- xii. The total number of proposed access points should be the minimum number required to meet the specifications and referenced guides supplied within this document.

H.4 Reporting Documents: The Lessor shall provide the following deliverables once completed in document form:

- H.4.1 Building Summary (facility address, facility description, building number, type of construction, special considerations);
- H.4.2 Description of specific methodology used to complete the survey;
- H.4.3 Access point configuration tables divided by building and floors containing: AP type, AP label, antenna type, associated wiring closet, mounting instructions and length of cable from access point to wiring closet;
- H.4.4 Site Bill of Materials (BOM), including equipment type and quantities (in accordance with Wi-Fi Systems Parts list below);
- H.4.5 Details of the AP placement locations visually via the supplied CAD drawings. Drawing file types deliverables: .DWG (CAD), .PDF (Adobe) and .VSD (Visio). The document should be broken out by building and floor. The APs should be numbers from 1 to 99 on the map in easy to distinguish text. (Example: AP01 – AP99.) AP numbering should start over at 1 on each floor. Picture of each AP in proposed location and labeled appropriately;
- H.4.6 Coverage heat maps for design and AP locations. For each floor the following should be supplied:
 - i. 2.4 GHz Signal Strength coverage with the minimum threshold set at -67 dBm.
 - ii. SNR coverage with the minimum threshold set at 25 dB.
 - iii. 5 GHz Signal Strength coverage with the minimum threshold set at -67 dBm.
 - iv. SNR coverage with the minimum threshold set at 25 dB.
 - v. Exception report including: areas under construction, areas that may not achieve specified signal strength or SNR standards due to unusual local parameters e.g. excessive interference, extremely dense materials in the immediate vicinity and cable runs from access point to wiring closet that exceed 300 feet.

H.5 Cabling Installation Services to include:

- H.5.1 Installation of CAT6A cabling (Blue).
- H.5.2 Installation of patch cords (patch both ends, orange).
- H.5.3 Installation of CAT6A wall plates.
- H.5.4 Installation of CAT6A plenum drop jacks.
- H.5.5 CAT6A 48-port and or 24-port patch panels.
- H.5.6 CAT6A orange patch cords.
- H.5.7 All Consumables.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- H.5.8 Installation of CAT6A cable locations (EIA/TIA-568B approved) according to survey.
- H.5.9 Mounting and connecting of access points to the network switch
- H.5.10 CAT6A certifications.
- H.5.11 Labeling of cable, jacks, patches, access points and associated equipment.
- H.5.12 Provide all mounting hardware, enclosures where required, accessories and consumables.
- H.5.13 Provide all fire stopping where applicable and will comply with Specifications Division 7 section “penetration fire-stopping” and EIA/TIA -599-a annex a.
- H.5.14 All work shall be installed in compliance with the latest edition of the commercial building telecommunications wiring standard EIA/TIA, ANSI, ICEA, current Building Industry Consulting Services International (BICSI) standards. Applicable national electric code sections, Ohio building codes and OSHA standards.
- H.5.15 All required plywood backboards are to be fire rated and not painted.
- H.5.16 All pathways to be provided and installed.
- H.5.17 Provide “as built” drawings (AutoCAD .DWG, Microsoft Visio .VSD, and Adobe .PDF) within 10 days of acceptance of completed installation work. (Required)
- H.5.18 Installation of all conduit, outlet boxes, plaster rings, sleeves and cable trays.
- H.5.19 Review test and acceptance criteria ensuring all cable point installation and /or changes meet acceptance criteria – BICSI standards.
- H.6 Wireless Access Points Installation, Move, Remove and Design Changes:
 - H.6.1 Install, move, remove wireless access points per Wireless Access Point Survey specifications.
 - H.6.2 Identify any migration scheduling constraints, design changes or issues and work with OIT to resolve.
 - H.6.3 Review test acceptance criteria insuring all wireless access point installation meet acceptance criteria.
 - H.6.4 Lessor will provide onsite technical diagnostic and hardware replacement support.
- H.7 Information System Security:
 - H.7.1 The Lessor shall ensure adequate LAN/Internet, data, information, and system security in accordance with VA standard operating procedures and standard contract language, conditions laws, and regulations. The Lessor’s firewall and web server shall meet or exceed the government minimum requirements for security. All government data shall be protected behind an approved firewall. Any security violations or attempted violations shall be reported to the VA project manager and the VBA Headquarters Information Security Officer as soon as possible. The Lessor shall follow all applicable VA policies and procedures governing information security especially those that pertain to certification accreditation.
 - H.7.2 The following security clause is hereby incorporated by the Lessor and the VHA as applicable to Lease 36C25022L0013 as recited:
 - i. “SECURITY REQUIREMENTS FOR UNCLASSIFIED INFORMATION TECHNOLOGY RESOURCES” (a) The Lessor and their personnel shall be subject to the same Federal laws, regulations, standards and VA policies as VA personnel, regarding information and information system security. These include but are not limited to Federal Information Security

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

Management Act (FISMA), Appendix III of OMB Circular A-130, and guidance and standards, available from the Department of Commerce's National Institute of Standards and Technology (NIST). This also includes the use of common security configurations available from NIST's Web site at: [HTTP://CHECKLISTS.NIST.GOV](http://CHECKLISTS.NIST.GOV) .

- H.7.3 To ensure that appropriate security controls are in place, Lessors must follow the procedures set forth in "Infrastructure Standard for Telecommunication Spaces (JUL 2021)" located at the following Web site:
[HTTPS://WWW.CFM.VA.GOV/TIL/SPCLRQMTS.ASP#TELECOMINFRASTRUCTURE](https://www.cfm.va.gov/til/spclrqmts.asp#telecominfrastructure) [187-Page .PDF file]

H.8 Lessor provided on-site Support Technician:

- H.8.1 Lessor will provide a single, onsite technical diagnostic and hardware replacement Support Technician during the first three (3) years of the lease; beginning upon formal VA space acceptance.
- H.8.2 Lessor will remain responsible for all maintenance and replacement of the telecommunication equipment under Section H, and the requirements elsewhere in this lease, during the full awarded term of the lease.
- H.8.3 Lessor on-site support technician is to be available during VA hours of operation for same-day on-site technical support of telecommunication systems repair and troubleshooting; unless otherwise extended/excused by the Lease Contracting Officer in writing, during the three-year technician support period.
- H.8.4 No later than 180 days prior to the expiration of the Lessor's three-year support period; Lessor shall notify the VA Lease Contracting Officer and Lease COR, in writing, of the expiring three-year support technician period.
- H.8.5 Post the three-year support technician period, VHA will assume all support obligations under Section L; unless otherwise agreed to by the parties, in writing, under a formal lease amendment.
- H.8.6 Upon the commencement of the fourth year of the lease term, Lessor agrees Operational Rent shall be decreased by \$_____ per RSF, as said figure represents the cost of the Lessor Support Technician (per year) under Section H.9.

H.9 Lessor provided IT Support Staff Requirements and Miscellaneous Provisions:

- H.9.1 Lessor support staff under Section L, infra, shall be:
 - i. Certified to provide service, tasks, and documentation pertaining to the Cisco network system.
 - ii. Wireless support is not required for support of building-to-building connectivity under this lease.
 - iii. Recommendations for any LAN or WAN equipment configurations are not required.
- H.9.2 Lessor will conduct a site survey. The survey will be conducted to support data endpoint connectivity only. Location appliance will function, with the accuracy that can be accomplished using the AP deployment placement that is intended to meet the data throughput requirement. VoIP endpoints will function, but universal coverage will not be guaranteed due to the low power capacity of the VoIP telephones.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- H.9.3 Environment to be surveyed is typical office construction – offices divided by drywall, cubicles with typical partitions, conference rooms
- H.9.4 VA will assign a technical representative who will provide task assignment and daily direction to the awarded Lessor. Assigned work shall be in keeping with the skill-set and level of the requested resource. Management of project schedule, deliverables, and project completion criteria will be performed in coordination with the VA technical representative.
- H.9.5 Lessor will maintain current Building Industry Consulting Services International Standards in all cabling services provided. (BICSI)
- H.9.6 Department of Veterans Affairs is responsible for configuration of DHCP Scope on existing DHCP server(s)
- H.9.7 Department of Veterans Affairs will receive, sign for, inventory, and store all equipment at the customer-designated location prior to the start of the project.

H.10 Facility Wired Access Control System (Minimum Qty of 1):

- H.10.1 Dell Servers and Towers: Part #'s Dell PowerEdge R330 Server (Server for LENEL access control), Intel Xeon Processor E301200 v6, Microsoft Server 2019, 16 GB 2400MT/S UDIMMs, 8 – 2TB 2.5” Nearline SAS 7.2K HDDs hot-swappable. 1Gbe network controller, dual 350 Wat hot-swappable power supplies, with Ready Rail System.
- H.10.2 Dell PowerEdge R750xd Server (or most current Model) R750xd server shall have dual Intel Xeon Gold 5317 3G, 12C/24T, 11.2GT/s, 18M Cache, Turbo, HT (150W) DDR4-2933. Each shall have a heatsink, 3200MT/s RDIMMS with **qty 2** - 16GB RFIMM, 3200MT/S Dual Rank, Also C4, Raid 5 or 3 or more HDDs or SSDs, PERC H745 Controller Adapter, FH, Include **qty 12** – 4TB 7.2K RPM NLSAS 12Gbps 512n 3.5in Hot-plug Hard Drives, UEFI Bios Boot Mode with GPT Partition, High Performance fan x6, Dual, Hot-Plug Fully Redundant Power Supply 1+1, 1400W Mixed Mode, **Qty 2**. Nema 5-15P to C13 wall Plug, Riser Config 1, 6x8x 2x16 slots, iDRAC9 Express 15G, Boadcom 57414 Dual Port 10/25GbE SFP28, OCP NIC 3.0, Power Edge 2U Standard Bezel, BOSS S2 Blank, iDRAC group manager disabled. Windows Server 2019 Standard 16CORE FI No Med, No CAL Multi Language, Windows Server 219 Standard 16CORE Digitally Fulfilled Recovery Image, Virtual Machine WS2019, Additional 2 Virtual Machines, 2 Processor with 12 Cores each. Qty 2 -Windows Server 2019 Standard Edition Add License, 16 CORE no Media Key, ReadyRails Sliding Rails with Cable Management Arm, USB 3.0 Card, Fan Foam HDD2U, PowerEdge R750 BIS Marking, NO CE, ProSupport and 4HR Mission Critical 36 Months.
- H.10.3 **Qty 1** - Dell Precision 7920 Tower (Security Station), and qty 1 - Dell Precision Tower 5810 Tower (facility director). Dell Precision 7920 shall have, Dual Intel Xeon Silver 4215R (11MB Cache, 8 Cores, 16 Threads, 3.2 GHz, 130W) Windows 10 Pro for Workstations (6 Cores Plus), Dual Nvidia T1000 8GB 4mDP to DP adapters, 32GB, 2 x 16GB DDR4, 2933MHz, ECC, Dual Processor Air Heatpipe, Intel Integrated Controler RST-e with 1-2 Front FlexBay NVMe Drives, M.2 512GB PCIe NVMe Class 40 Solid State Drive, M.2 1 TB PCIe NVM2 Class 40 Solid State Drive, Dell Chat Support to be included, Keyboard and Mouse, Network Card. Dell Precision 5810 to have similar build quality as 7920.

36C25022R0218 -Exhibit B
Agency Specific Requirements (ASR)

- H.10.4 Milestone XProtect Video Software with licenses for each camera.
- H.10.5 Milestone integration License to LENEL for integration.
- H.10.6 Lenel Access Control Software: OnGuard Multiple Licenses for Security and Director workstations.
- H.10.7 Lenel 64 Add Reader Software: Part# 64ADV-64RUP: Description: 64 Access Readers upgrade for all ADV systems (max of 256 readers)
- H.10.8 Lenel Intelligent System Controller w/Dual Reader Ports: Part# LNL-2220: Description: Intelligent Dual Reader Controller - 12 VDC or 24 VDC @ 700mA; size (6 inches (152mm) W x 8 inches (203mm) L x 1 inches (25mmH); (5-year lithium battery or 3 months full run) 6 MB standard cardholder flash memory; 50;000 of Event memory; maximum of 32 devices; Onboard Ethernet; on-board two door controls; eight inputs; four outputs; cabinet tamper and power fault input monitors. RoHS; CE; C-Tick and UL 294.
- H.10.9 Lenel Dual Reader Module: Part# LNL-1320S3: Description: Dual Reader Interface Module (Series 2 - Supports OSDP Readers) - 12/24 VDC; 2 Reader interfaces; W/M; 8 inputs; 6 (5A) form C relayS; RoHS; CE; C-Tick and UL294 certified.
- H.10.10 Lenel (16) Input Module: Part# LNL-1100-S3: Description: Input Control Module (Series two) -12/24 VDC;16 zone input monitor module; (32) 1K resistors (with 2 programmable output relays); RoHS; CE; C-Tick and UL294 certified
- H.10.11 Lenel (16) Output Module: Part# LNL-1200-S3: Description: Output Control Module (Series two) - 12/24 VDC; 16 relay output control modules; RoHS; CE; C-Tick and UL294 certified.
- H.11 Misc. Security Equipment (Quantity as required to support system):
 - H.11.1 Access and Power Supply Enclosure: Part# Trove2M2 / TM2: Description: 12/24 Vdc Lock Power Supply, Circuit Breaker Protection, Fire Alarm Input, Dry Contact Trigger Input, Lifetime Guarantee.
 - H.11.2 Altronix Power Controllers: Part# ACMS8 and ACMS8CB: Multi-Output Access Power Controllers.
- H.12 Facility Access Control System:
 - H.12.1 Minimum Quantity of (1) one at each door location identified on conceptual plan door schedule.
 - H.12.2 Proximity Reader: Part# HID RP-40: Description: Multi-Technology Single Gang Reader: Medium-sized reader designed to be mounted on a wall over a single gang junction box; Black; Wiegand interface;75-bit PIV, FIPS-201 [will also read cards encoded through OnGuard; Secure Mifare]
- H.13 Facility SSTV System (Axis Cameras/Equipment) (Minimum Quantity as noted on conceptual plans- Lessor to include all brackets required):
 - H.13.1 Axis Pan, Tilt & Zoom (PTZ) Outdoor Network Camera: Part# Q6075-E (or most current model number): Description: 2MP Resolution 40x Optical Zoom, Auto-Tracking, No Infrared Option.
 - H.13.2 Axis Pan, Tilt & Zoom (PTZ) Outdoor Network Camera: Part# Q6128-E (or most current model number): Description: 4K Resolution 12x Optical Zoom, Auto-Tracking, No Infrared Option.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- H.13.3 Axis Fixed Lens Indoor Network Camera: Part# P3245-V (or most current model number: Description: 2MP Resolution Vari-Focal 90 degree Horizontal Field of View, TP3201 Recessed Adaptor extra. Infrared Optional. I/O for alarm/event handling, SD/SDHC memory card slot for optional local video storage. Power over Ethernet.
 - H.13.4 Axis Fixed Lens Outdoor Network Camera: Part# P3238-LVE (or most current model number: Description: 4K (8.3MP) Resolution Vari-Focal 100 degree HFV, Includes Infrared Option.. Video motion detection and active tampering alarm. Two-way audio and audio detection. I/O for alarm/event handling, SD/SDHC memory card slot for optional local video storage. Operation in -40°C to +55°C powered by standard Power over Ethernet. Midspan not included. Includes smoked and clear transparent covers, weather shield against sun, rain or snow, and 5m Ethernet cable with mounted gasket.
 - H.13.5 Axis In/Out 360 Degree Camera, "P" Series P3719-PLE 15MP Resolution Vari-Focal 96 degree HFV, Includes Infrared Option.
 - H.13.6 Axis In/Out 180 Degree Camera, "Q" Series Q3819-PVE 14.2 MP Resolution Fixed FOV, No Infrared Option Available.
 - H.13.7 Axis Indoor Camera Recessed Ceiling Adaptor: Part# 01155-001 (or most current model number)
 - H.13.8 Axis 1 Channel Network Video Decoder: Part# P7701 (or most current model number): Description: 1 channel network video decoder. Decodes H.264 and MPEG-4 Part 2 in max. D1 resolution at 30/25 (NTSC/PAL) fps and 720p in Motion JPEG. Decodes AAC, G726 and G.711 audio streams in mono. Supports video source sequencing. Power over Ethernet enabled. Includes power supply.
 - H.13.9 Cisco Network Equipment for (LENEL/Axis): Minimum **Qty. of 1**
 - H.13.10 CISCO Network PoE 48 Port Switch: Part# WS-C9200-48P-4G-E: Description: Cisco Enterprise Network Switch, 48 Ports of Power Over Ethernet (PoE), Modular 3 Layer Managed Network Switch.
 - H.13.11 Rack Console: Part# F1DC108H: Description: Belkin 19-inch Widescreen Rack Console, Support up to 8 CPU's, Built-in KVM Compatibility, provide cables for 8 device connections.
 - H.13.12 UPS: Part# Eaton 9PX 3000RT with Eaton 9PXEbm72RT (UPS dedicated to Access control and Security System Rack Mounted Components).
 - H.13.13 Enrollment Reader: Part# RDR-7P71AKU: pcProx Enroll for PIPS201, by RF IDEas.
- H.14 (Low Voltage Requirement) Main OI&T Closet:
- H.14.1 If more than one closet is required to adhere to the Ethernet 300 feet limitation, one centrally located closet will be designated as the Main OI&T Closet.
 - H.14.2 All Telecommunications Lessor's Demarcation Points (DMARC) are required to be terminated within the Main OI&T Closet.
 - H.14.3 (1 each) 4" grounded conduit is to be run from the Main OI&T Closet to the outside of the building such to facilitate Telecommunications Lessor's direct and secure access to the Main OI&T Closet.
 - H.14.4 Main OI&T Closet must be a minimum 120 SQFT with a minimum of 10 feet wide due do multiple VA departments utilization of the Main OI&T Closet.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

H.14.5 Dependent on the size of the supported building/facility (purpose), the Main OI&T Closet minimum SQFT can be decreased to 100 SQFT with a minimum of 10 feet wide. OI&T will determine the size requirements.

H.15 (Low Voltage Requirement) Secondary OI&T Closets (if required for cable distance):

- H.15.1 All secondary OI&T closets are to be interconnected directly with the Main OI&T closet with:
- H.15.2 A minimum of twelve (12) pair of multimode 50 Micron fiber cables, terminated with LC connectors and applicable patch panel in both Main and Secondary Closets.
- H.15.3 A minimum of twelve (12) CAT6A cables terminated in the Main and all Secondary Closets on a jack panel(s). This requirement may be increased for specific application requirements housed in the facility.
- H.15.4 Required: Secondary closets will be within 250 linear cable feet of the Main OI&T Closet (adherence to the Ethernet 300 feet limitation).
- H.15.5 Required: All Secondary interconnections will be “home run” to the Main OI&T Closet. No chaining of closets.
- H.15.6 Secondary OI&T Closet must be a minimum 100 SQFT with a minimum of 10 feet.

H.16 (Low Voltage Requirement) Secondary OI&T Closets (if required for cable distance):

- H.16.1 All secondary OI&T closets are to be interconnected directly with the Main OI&T closet with:
 - i. A minimum of twelve (12) pair of multimode 50 Micron fiber cables, terminated with LC connectors and applicable patch panel in both Main and Secondary Closets.
 - ii. A minimum of twelve (12) CAT6A cables terminated in the Main and all Secondary Closets on a jack panel(s). This requirement may be increased for specific application requirements housed in the facility.
 - iii. Required: Secondary closets will be within 250 linear cable feet of the Main OI&T Closet (adherence to the Ethernet 300 feet limitation).
 - iv. Required: All Secondary interconnections will be “home run” to the Main OI&T Closet. No chaining of closets.
 - v. Secondary OI&T Closet must be a minimum 100 SQFT with a minimum of 10 feet.

H.17 (Low Voltage Requirement) All OI&T Closets:

- H.17.1 All OIT Closet(s) in facilities where medical procedures are being performed will be supported by generator and UPS (battery).
- H.17.2 Standards of all data and communications systems installation work, materials used and equipment installed will comply with latest edition of the commercial building telecommunications wiring standards EIA/TIA, ANSI, ICEA, and current Building Industry Consulting Services International (BICSI) standards. Design and implementation standards will adhere to applicable national code sections, state building codes and OSHA standards as follows:
 - i. EIA/TIA 568-B.1 Commercial Building Telecommunications Cabling Standard, Part 1, General Requirements;

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- ii. EIA/TIA 569 Commercial Building Standard for Telecommunications Pathways and Spaces; and
 - iii. EIA/TIA 606 Administration Standard for the Telecommunications Infrastructure of Commercial Buildings.
- H.17.3 All closets power, lighting and HVAC are to be connected to emergency power if emergency power is available/installed at the facility.
- H.17.4 All OI&T closets are will provided water protection to mitigate potential water damage to equipment housed within the closet; and include:
- i. A centralize drain will be installed in all OI&T closets.
 - ii. A metallic water shield over the entire length of the OI&T row of racks and cabinets. Shield will be designed to drain into the facilities drainage system.
 - iii. All racks and cabinets within an OI&T closet will be place on top of a 4-inch raised concrete slab to protect from minor flooding (water). Edges painted bright yellow.
 - iv. All concrete floor will be sealed.
- H.17.5 Anti-fatigue anti-static 5/8" thick floor mats place in front and back of all cabins and racks (entire length.)
- H.17.6 No wet pipes of any kind may run above or within the walls containing any OI&T closets without engineered protection against failure. Preferred: No water sources are to be within 20 feet of any OIT closet. Exception: Fire Suppression systems for the remain of the building/facility.
- H.17.7 A (waterless) Clean Agent Fire Suppression System within all OI&T closets.
- H.17.8 Supporting HVAC system(s) for all OI&T closets will be such that they are independent of the HVAC system(s) that supports the remainder of the facility.
- i. Controls for each closet(s) HVAC system will reside within the supported closet by said HVAC system.
 - ii. Environmental Standards:
Temperature standard: $70^{\circ} \pm 5^{\circ}$.
Relative Humidity standard: $50\% \pm 5\%$
- H.17.9 All closets on all walls or will 3/4" fire rated plywood or 3/4" plywood painted with fire rated paint will be installed on all wall to facilitate mounting of telecommunications equipment as needed.
- H.17.10 All OI&T closets are required to be centrally located within the area they support such that endpoint equipment is no further than 250 linear cable feet from the supporting patch panel with the closet. This to maintain Ethernet's limitation of 300 linear feet limitation.
- H.17.11 All CAT6A connections will follow the ANSI/EIA/TIA 568B standards.
- H.17.12 All closets, (2 each) Quadplex (5-20R) hospital grade 20-amp receptacles is to be placed spaced equally on all closet walls.
- H.17.13 All closets, A common ground bar will be installed centrally within each closet such that all equipment, cabinets and frame can be easily connected.
- H.17.14 (2 each) Network (CAT6A) outlet on each wall near the ceiling to be used for OI&T network security cameras. Contact local OI&T to coordinate locations.
- H.17.15 All closets access doors will:
- i. FIPS 201 compliant 2 Factor proximity card reader with keypad on door.
 - ii. Proximity card reader will be connected to VA Police Services access control system.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- iii. Dead bolt configured with OIT core. (Contact OIT for current core standard.)
 - iv. Door Lock configured with OIT core. (Contact OIT for current core standard.)
 - v. Door size standard: Minimum of 36”.
 - vi. The Door/Room will be labeled only with the room number.
- H.17.16 All closets, ladder rack with cable management to run on top of all racks and extend to all four walls.
- H.17.17 All closets, all cabinets, racks, frames and cable trays/ladders are to be connected to the ground bar.
- H.17.18 All Network and Telecommunications equipment will be installed within a 7 foot APC Cabinet: (AR3155) NetShelter SX 45U 750mm Wide x 1070mm deep enclosure.
- H.17.19 Each cabinet’s door key cores will be configured to OI&T’s standard off-site key core.
- H.17.20 Each cabinet will be configured and connect to OI&T cabinet proximity card system.
- H.17.21 Each cabinet will be configured with 2ea. wo APC PDUs: AP8832.
- H.17.22 Each cabinet will be configured with Proximity Card access on both front and rear doors: NBACS125 NetBotz 125kHz Rack Access Control.
- H.17.23 (4 each) L5-30 hospital grade 30-amp receptacles placed inside bottom-rear of the APC cabinet.
- H.17.24 If emergency power and UPS is not available, Install a minimum of 1ea. 3000-watt battery UPS Eaton 9PX3000RT with 9PXEBM72RT per UPS Per Rack. Additional UPS may be required based on the supported equipment installed.
- H.17.25 All 2 and 4 racks installed within OIT Closets are required to have vertical cable management of both sides of each rack and front and back of each rack. (Brand or equivalent: Ortronics Homaco single channel vertical covered cable management).
- i. Brand or equivalent: Leviton 69586-U48 eXtreme 6+ Universal Patch Panel, 48-Port, 2RU, CAT6A. Cable Management Bar Included.
- H.17.26 Location Identification: Jack Panels are labeled A through Z starting from the top. Jack Panels’ Jacks are 1 through X – (typical 1 through 48.)
- H.17.27 No ceilings within OIT closets.
- H.17.28 Three (3) feet minimum clearance between the wall and the front and back of the row of racks and cabinets.
- H.17.29 Fluorescent or (LED (4000K)) lighting. On emergency power if emergency is available at the site. If emergency power is not available, lighting to be on battery backup or battery ballast installed.
- H.18 (Low Voltage Requirement) Additional Requirements for Low Voltage / Data Closets:
- H.18.1 A minimum of (4 each) 7-foot cabinets and racks will be installed in a one row in the middle of the closet on a raised concrete slab.
 - H.18.2 Contact local OIT to determine total aggregate number of racks and cabinets with is back on the functionality for of the facility/building the closet supports.
 - H.18.3 (1 each) 2 post rack in the far-right position in the row.
 - H.18.4 DMARC location (TOP) for all Lessor provided circuits.

36C25022R0218 -Exhibit B Agency
Specific Requirements (ASR)

- H.18.5 (4 each) L5-20 hospital grade 20-amp receptacles placed at the BOTTOM REAR of the rack. If emergency power and UPS is not available Install a minimum on 1ea. 1500-watt battery UPS. Additional UPS may be required based on the supported equipment installed.
- H.18.6 (2 each) APC Cabinet: (AR3155) will be in row positions 2nd and 3rd from the right.
- H.18.7 OIT EQUIPMENT ONLY: (4 each) L5-30 hospital grade 30-amp receptacles placed at the BOTTOM REAR of the cabinet. If emergency power and UPS is not available install a minimum on 1ea. 2500-watt battery UPS. Additional UPS may be required based on the supported equipment installed.
- i. Separation requirements: Based on VA 6500 publication and FISM 800-53.
 - ii. (1 each) 4 post rack far-left.
- H.18.8 NON-OI&T Equipment:
- i. (4 each) L5-30 hospital grade 30-amp receptacles placed at the BOTTOM REAR of the rack.
 - ii. If emergency power and UPS is not available Install a minimum on 1ea. 2500-watt battery UPS. Additional UPS may be required based on the supported equipment installed.
 - iii. Separation requirements: Based on VA 6500 publication and FISM 800-53.

H.19 Network Outlets:

- H.19.1 All work shall be installed in compliance with the latest edition of the commercial building telecommunications wiring standard EIA/TIA, ANSI, ICEA, current Building Industry Consulting Services International (BICSI) standards. Applicable national electric code sections, Ohio Building codes and OSHA standards.
- H.19.2 (2 each) CAT6A cables (blue) are to be run from the OIT Closet Jack panel and each network jack location.
- H.19.3 Each Network Jack is to be wired with all (4 pair) wires connect following the ANSI/EIA/TIA 568B standards.
- H.19.4 All CAT6A cabling is required to meet Building Industry Consulting Service International (BICSI) standards.
- H.19.5 All CAT6A cables will not exceed 300 in total length.
- H.19.6 Brand or equivalent network wall plate: Leviton face plate # 42081-2IS - (Angled Single-Gang QuickPort wall plate with ID Windows, 2-Port, Ivory)
- H.19.7 Labeling of cables, jacks and wall plates. Labeling example: 1A-B-32 (Closet 1A (1st floor, floor grid A), jack panel: B, jack 32)
- H.19.8 There shall be a maximum distance of 300 linear feet between each multiple communication closet.
- H.19.9 A 4" conduit shall be installed from the communications closet to the outside of the building which will be utilized only for communications cabling.
- H.19.10 Excluding the aforementioned, all other telephone and computer terminations and work will be done by the Lessor unless otherwise expressly stated.