READJUSTMENT COUNSELING SERVICE - VET CENTER
AGENCY SPECIFIC REQUIREMENTS - STATEMENT OF WORK
(Vet Center) ASR SOW – A Lease Requirements

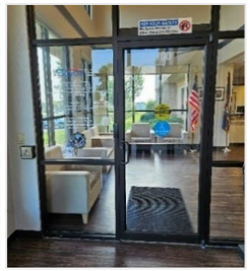
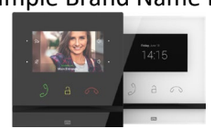
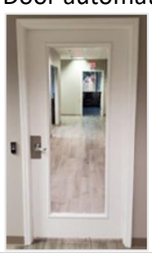
The Lessor shall provide all materials, parts, and labor to complete the space and room requirements.

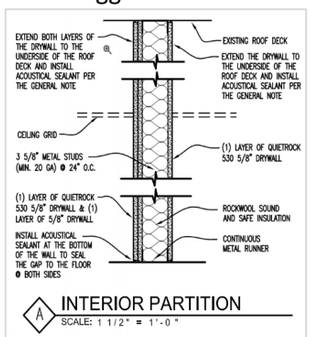
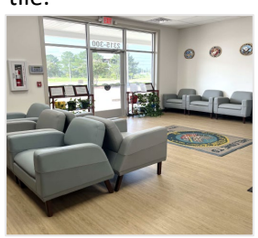
The Vet Center Agency Specific Requirements will be used in conjunction with the standards and specifications found in the Request for Lease Proposal and the GSA Global Lease. If any conflict between standards or regulatory framework is found, the offeror must use the higher standard and follow the more stringent regulation.

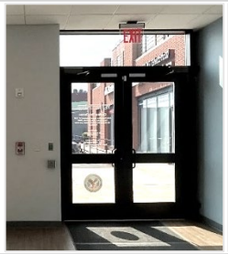
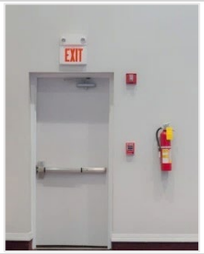
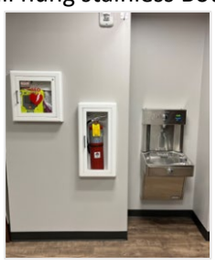
The Lease shall be Fully Serviced with the following services paid for/provided by the Lessor through the annual rent.

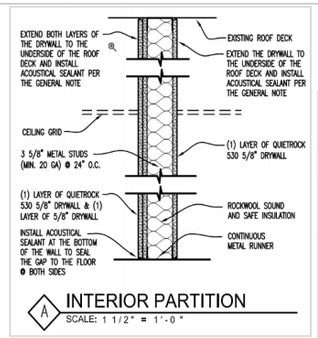
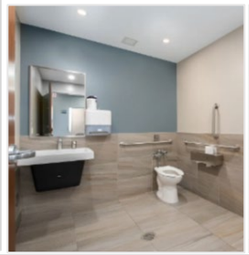
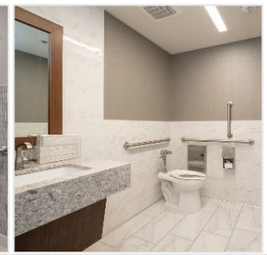
- Utilities.
- Janitorial.
- Basic Cable to include local channels in the Waiting Area (Lobby) and three Group Rooms**.**
- Guest Business High-Speed Internet Wi-Fi.
- Security and CCTV System monitoring and maintenance to include software/hardware updates provided by the Lessor and paid through the annual rent.
- Security System tested quarterly by the Lessor; a copy of the report sent to VA.
- Lessor shall perform cyclical contract maintenance of finishes (paint and flooring) every 5 years of occupancy.

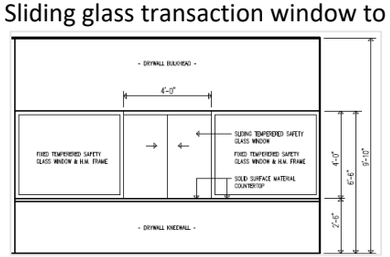
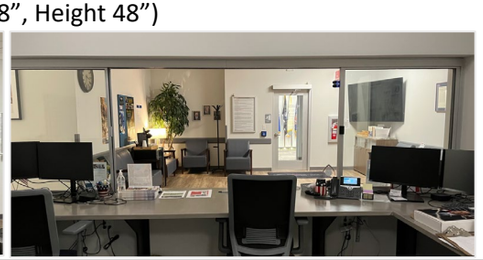
A. ROOM REQUIREMENTS		**NOTES / COMMENTS**
1. EXTERIOR		
Electric.	a. Mobile Vet Center (MVC) (Preferred, but not a mandatory Requirement). One (1) Exterior 50 AMP outlet with dedicated circuit for the (MVC) enclosed with weatherproof and locking RV Power Outlet Box; location determined by the VA.	
Safety.	b. Cameras. Exterior cameras provide unobstructed monitoring of pedestrian entrances, exits, and government vehicles.	
Other.	c. Flagpole. (Preferred, but not a mandatory Requirement) - Ability to display an 4x6 American Flag and a 3x5 POW flag underneath, near building main entrance. - Illuminated during the hours of darkness. - Minimum Height 20 feet. - Stainless steel or aluminum in material as per VA Standard Specification section 10 75 00. - Lessor to maintain that flag and flagpole. https://www.gsa.gov/system/files/GSA%20Flag%20Policy%2020230327_1.pdf	
2. ENTRANCE		

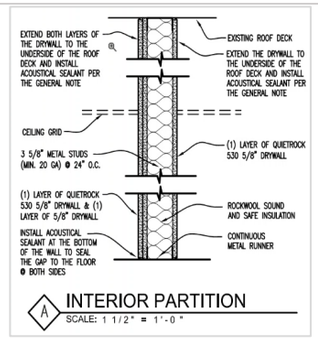
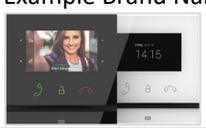
Door.	a. Vestibule. Located at the public entrance where weather conditions and heat loss are important factors. b. Automatic Single Slide Door System with Safety Sensors, Hardware, Impact Glass, Emergency opening, Battery backup or Power Assisted Front Entrance Door. 	
Door Key Control Access.	c. Access controlled door that uses a wireless, contactless reader for entry. d. Video intercom system at the exterior entrance to allow VA staff to view and communicate with visitors, with remote door release capability from the Program Support Office/Reception. e. Example Brand Name Equal. https://www.2n.com/en-US/products/indoor-stations/2n-indoor-compact/ 	
3. LOBBY, WAITING AREA		
Door.	a. Full-length glass panel. (Qty 2). b. Door stops to protect walls. c. Door automatically opens from clinical side. 	
Door Key Control Access.	d. Access controlled door with a wireless, contactless reader for entry. e. Remote door release capability from the Program Support Office/Reception. f. HID Contactless Reader Solutions https://www.alldataresource.com/assets/hid_global/HID-pivCLASS-Contactless-Readers-Datasheet.pdf	
Ceiling.	g. Acoustic Ceiling Panel Tiles. h. Acoustic Ceiling Insulation above the ceiling grid for ceiling soundproofing.	
Window.	i. Direct window access. j. Window Coverings. Horizontal manual roller shades with solar glare and heat reduction.	

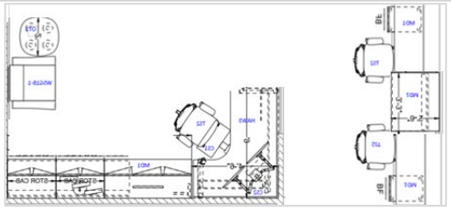
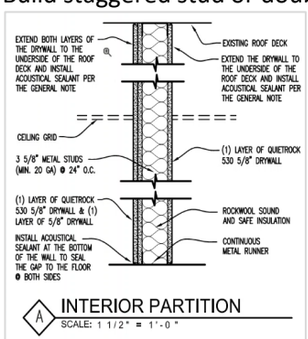
Wall.	k. Wall backing and mounting materials for VA furnished TV installed by Lessor; location determined in collaboration with VA. l. Wall soundproofing suggestions may include - Install soundproof vinyl behind drywall or over existing surfaces to act as a dense sound barrier to lower noise between rooms. - Install double-layer drywall with noise-reducing compound. - Use sound-absorbing insulation inside the wall cavity. - Build staggered stud or double stud walls for maximum isolation. 	
Wall Finish.	m. Paint all rooms/spaces with primer, two finish coats, and accent wall color; location determined in collaboration with VA.	
Floor.	n. Luxury Vinyl Tile/Plank 5mm thickness + 20mil wear layer; continues through hallway corridor. o. Floor Sound Control suggestions may include - Rubber underlayment. - Acoustic floor mats under tile. 	
Lighting.	p. Multilevel Switching, Dimming & Occupancy.	
Electric.	q. One (1) per wall duplex outlet. r. One (1) quad electric behind the TV (60” from the floor). s. Cable TV wall jack behind the TV (60” from the floor).	
Communications Data.	t. One (1) data outlet behind TV (60” from the floor).	
Sound Isolation.	u. N/A.	
Safety.	v. Cameras. Interior cameras to provide unobstructed monitoring of entrances. w. EXIT signs luminated with battery backup.	

	 	
Other.	x. Corridors are minimum of 5 feet in clear width. y. Vinyl Corner Guards mounted at height 48” from top of vinyl base in hallways. z. Universal Thermostat locking clear cover. aa. Drinking Fountain. Wall hung stainless Bottle Filling Station Single ADA Cooler; Maintenance/filter replacement by Lessor. 	
3. RESTROOM		
Door.	a. Solid-core doors. b. Perimeter door seals and automatic door bottoms. c. Full weatherstripping around the frame. d. Power Assisted Door for one (1) Unisex/Family Restroom accessible from the lobby.	
Door Key Control Access.	f. Privacy/Latch Lock with Occupancy Indicator. g. Cylindrical or mortise locksets with a built-in turn-button or thumb turn inside, and a clear “vacant/occupied” indicator on the outside.	
Ceiling.	h. Acoustic Ceiling Panel Tiles. i. Acoustic Ceiling Insulation above the ceiling grid for ceiling soundproofing.	
Window.	e. N/A.	
Wall.	f. Wall soundproofing suggestions may include - Install soundproof vinyl behind drywall or over existing surfaces to act as a dense sound barrier to lower noise between rooms. - Install double-layer drywall with noise-reducing compound. - Use sound-absorbing insulation inside the wall cavity. - Build staggered stud or double stud walls for maximum isolation.	

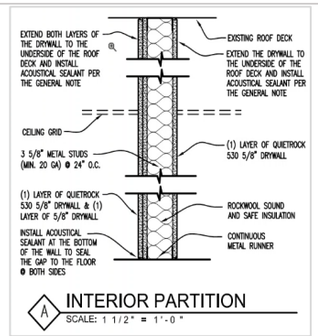
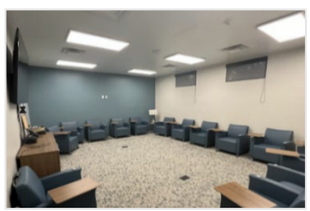
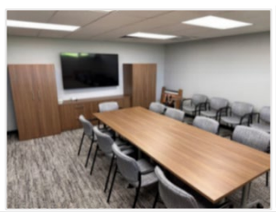
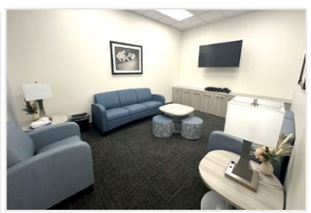
	  	
Wall Finish.	j. Porcelain Wall Tile 4 feet up from the floor, with tile accent strip. k. Paint all rooms/spaces with primer, two finish coats, and accent wall color; location determined in collaboration with VA.	
Floor.	g. Porcelain Floor Tile. h. Floor Sound Control suggestions may include - Rubber underlayment - Acoustic floor mats under tile	
Lighting.	i. Occupancy Sensor, 30-minute time delay.	
Electric.	j. One (1) GFI duplex outlet.	
Data.	k. N/A.	
Sound Isolation.	l. STC 45. m. Plumbing Noise Reduction suggestions may include - Wrap pipes in acoustic pipe insulation - Use quiet-flush commercial fixtures - Isolate pipes from framing using anti-vibration clamps n. Ventilation Noise Control suggestions may include - Use inline fans located outside the restroom for a quieter solution - Add duct silencers or acoustic flex ducting - Ensure the fan has a low sone rating	
Safety.	o. ADA handicap accessibility to include grab bars at commode for one (1) Unisex/Family Restroom accessible from the lobby. p. Nurse call tone-visual system. The notification sounds in corridors with a visual call light above the room. q. Example. https://www.tektone.com/products/nurse-call-systems/tek-care120/	

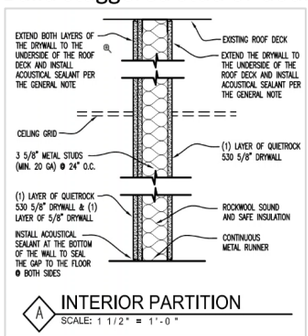
Other.	r. Toilet. Commercial Grade with automatic toilet flushers. s. Toilet Paper Dispenser. Dual roll t. Toilet Paper Cover Dispenser. Provided, maintained, and refilled by the Lessor. u. Paper Towel Dispenser/Waste Receptacle. Recessed Convertible Paper Towel Dispenser/Waste Receptacle. v. Soap Dispenser. Automated touchless dispenser provided, maintained, and refilled by the Lessor Vanity with sink and structure to hide exposed plumbing. w. Mirror. Minimum of 24"x 36" over sink x. Vanity. y. Coat Hooks. Three (3) coat hooks; location determined by the VA. z. Baby changing station for one (1) Unisex/Family Restroom or for both the Women's and Men's Restroom accessible from the lobby. aa. Exhaust Vent.	
5. RECEPTION / PROGRAM SUPPORT ASSISTANT		
Door.	a. Solid Core Wood Doors with perimeter door seals and automatic door bottoms. b. Door stops to protect walls.	
Door Key Control Access.	c. Access controlled door with a wireless, contactless reader for entry. d. Remote release for each clinical door (individually) from the Reception/PSA desk.	
Ceiling.	e. Acoustic Ceiling Panel Tiles. f. Acoustic Ceiling Insulation above the ceiling grid for ceiling soundproofing.	
Window.	g. Horizontal manual roller shades with solar glare and heat reduction on exterior windows. h. Sliding glass transaction window to the lobby area. (Length 96" – 144", Center Opening 48", Height 48")  	
Wall.	i. Wall soundproofing suggestions may include - Install soundproof vinyl behind drywall or over existing surfaces to act as a dense sound barrier to lower noise between rooms. - Install double-layer drywall with noise-reducing compound. - Use sound-absorbing insulation inside the wall cavity. - Build staggered stud or double stud walls for maximum isolation.	

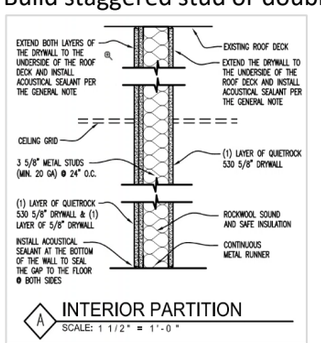
		
Wall Finish.	j. Paint all rooms/spaces with primer, two finish coats, and accent wall color; location determined in collaboration with VA.	
Floor.	k. Luxury Vinyl Tile 5mm thickness + 20mil wear layer. l. Floor Sound Control suggestions may include - Rubber underlayment. - Acoustic floor mats under tile.	
Lighting.	m. Multilevel Switching, Dimming & Occupancy.	
Electric.	n. Two (2) quad electric outlets are located next to data. o. Two (2) duplex electric outlets at counter height at reception counter.	
Data.	p. Two (2) duplex data outlets are located next to quad electric (Program Support Assistant desk). q. Two (2) duplex data outlets at counter height (Reception Counter).	
Sound Isolation.	r. STC 45.	
Safety.	s. Duress Panic Alarm using a Wireless transmitter device. t. Video intercom system at the exterior entrance to allow VA staff to view and communicate with visitors, with remote door release capability from the Program Support Office/Reception. - Compact intercom Master Station (Qty 2) located in PSA/Reception and Vet Center Directors office. - Compact intercom Portable Device (Qty 2). - Example Brand Name Equal. https://www.2n.com/en-US/products/indoor-stations/2n-indoor-compact/ 	
Other.	u. Countertop. Solid Surface Quartz Countertop utilizing concealed mounting brackets. v. Grommets holes (Qty 2) at each end; locations determined by VA. w. Reception area is contiguous with the Program Support Assistant, examples below.	

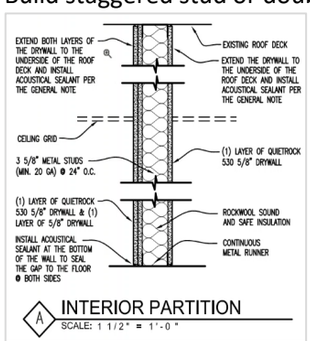
		
6. OFFICE	**Quantity: Refer to the Exhibit – Space Requirements**	
Door.	a. Solid Core Wood Doors with perimeter door seals and automatic door bottoms. b. Door stops to protect walls.	
Door Key Control Access.	c. Access controlled door with a wireless, contactless reader for entry.	
Ceiling.	d. Acoustic Ceiling Panel Tiles. e. Acoustic Ceiling Insulation above the ceiling grid for ceiling soundproofing.	
Window.	f. Window Coverings. Horizontal manual roller shades with solar glare and heat reduction.	
Wall.	g. Paint all rooms/spaces with primer, two finish coats, and accent walls color; location determined in collaboration with VA. h. Wall soundproofing suggestions may include - Install soundproof vinyl behind drywall or over existing surfaces to act as a dense sound barrier to lower noise between rooms. - Install double-layer drywall with noise-reducing compound. - Use sound-absorbing insulation inside the wall cavity. - Build staggered stud or double stud walls for maximum isolation. 	
Wall Finish.	i. Paint all rooms/spaces with primer, two finish coats, and accent wall color; location determined in collaboration with VA.	
Floor.	j. Carpet Tile. k. Floor Sound Control suggestions may include Rubber underlayment. Acoustic floor mats under tile.	
Lighting.	l. Multilevel Switching, Dimming & Occupancy.	
Electric.	m. Two (2) quad electric outlets are located next to duplex data.	

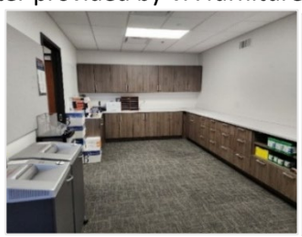
	n. Two (2) duplex electric outlets are located on the opposite walls. o. Typical office layout diagram with data and electric placement. 	
Data.	p. Two (2) duplex data outlets are located next to quad electric.	
Sound Isolation.	q. STC 45.	
Safety.	r. Duress Panic Alarm using a Wireless transmitter device.	
Other.	s. Coat Hooks. Three (3) coat hooks; location determined by the VA.	
7. GROUP THERAPY ROOM		
Door.	a. Solid Core Wood Doors with perimeter door seals and automatic door bottoms. b. Door stops to protect walls.	
Door Key Control Access.	l. Privacy/Latch Lock with Occupancy Indicator. m. Cylindrical or mortise locksets with a built-in turn-button or thumb turn inside, and a clear “vacant/occupied” indicator on the outside.	
Ceiling.	c. Acoustic Ceiling Panel Tiles. d. Acoustic Ceiling Insulation above the ceiling grid for ceiling soundproofing.	
Window.	e. Window Coverings. Horizontal manual roller shades with solar glare and heat reduction.	
Wall.	f. Wall backing and mounting materials for VA furnished TV installed by Lessor; location determined by VA g. Wall soundproofing suggestions may include - Install soundproof vinyl behind drywall or over existing surfaces to act as a dense sound barrier to lower noise between rooms. - Install double-layer drywall with noise-reducing compound. - Use sound-absorbing insulation inside the wall cavity. - Build staggered stud or double stud walls for maximum isolation.	

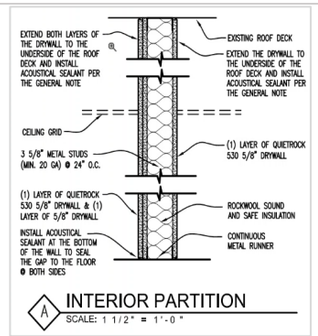
		
Wall Finish.	h. Paint all rooms/spaces with primer, two finish coats, and accent wall color; location determined in collaboration with VA.	
Floor.	i. Carpet Tile. j. Floor Sound Control suggestions may include - Rubber underlayment. - Acoustic floor mats under tile.   	
Lighting.	k. Multilevel Switching, Dimming & Occupancy.	
Electric.	l. Four (4) duplex electric outlets, one on each wall next to data outlets. m. One (1) quad electric outlet behind the TV (install 60” from the floor). n. Cable TV wall jack behind the TV (install 60” from the floor).	
Data.	o. Four (4) duplex data outlets data outlets; one on each wall next to electric outlets.	
Sound Isolation.	p. STC 45.	
Safety.	q. Duress Panic Alarm using a Hardwired transmitter device with protective clear cover.	
Other.	r. Coat Hooks: Three (3) coat hooks; location determined by the VA.	
8. KITCHEN BREAK ROOM		
Door.	a. Solid Core Wood Doors with perimeter door seals and automatic door bottoms. b. Door stops to protect walls.	
Door Key Control Access.	c. Access controlled door with a wireless, contactless reader for entry.	
Ceiling.	d. Acoustic Ceiling Panel Tiles. e. Acoustic Ceiling Insulation above the ceiling grid for ceiling soundproofing.	

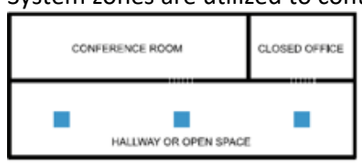
Window.	f. N/A.	
Wall.	g. Paint all rooms/spaces with primer, two finish coats, and accent walls color; location determined in collaboration with VA. h. Wall soundproofing suggestions may include - Install soundproof vinyl behind drywall or over existing surfaces to act as a dense sound barrier to lower noise between rooms. - Install double-layer drywall with noise-reducing compound. - Use sound-absorbing insulation inside the wall cavity. - Build staggered stud or double stud walls for maximum isolation. 	
Wall Finish.	i. Paint all rooms/spaces with primer, two finish coats, and accent wall color; location determined in collaboration with VA.	
Floor.	j. Luxury Vinyl Tile 5mm thickness + 20mil wear layer. k. Floor Sound Control suggestions may include - Rubber underlayment. - Acoustic floor mats under tile.	
Lighting.	l. Occupancy Sensor, 30-minute time delay.	
Electric.	m. One (1) duplex GFI outlet for the refrigerator n. Two (2) duplex GFI outlets at counter height; 48” from floor; locations determined by VA. o. Three (3) duplex outlets, one on each wall, 18” from floor.	
Data.	p. N/A.	
Sound Isolation.	q. N/A.	
Safety.	r. Duress Panic Alarm using a Hardwired transmitter device.	
Other.	s. Coat Hooks. Three (3) coat hooks; location determined by the VA. t. Cabinets. Upper and lower kitchen cabinets. u. Countertop. Minimum 10’ feet solid surface Quartz countertop. a. Sink. Double compartment stainless sink. Provided by Lessor. v. Garbage Disposal. Provided by Lessor. b. Refrigerator. Refrigerator in Fingerprint Resistant Stainless, 25 cu. Ft. capacity minimum with ice maker, provided by Lessor. c. Microwave. Countertop Microwave in Fingerprint Resistant Stainless, 1.6 cu. Ft. capacity-1000 Watts minimum, provided by Lessor.	

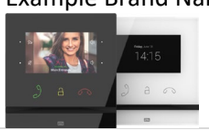
	d. Dishwasher. Fingerprint Resistant Stainless, provided by the Lessor. 	
9. HOUSEKEEPING		
Door.	a. Solid Core Wood Doors with perimeter door seals and automatic door bottoms. b. Door stops to protect walls.	
Key Control Access.	c. Access controlled door with a wireless, contactless reader for entry.	
Ceiling.	d. Acoustic Ceiling Panel Tiles. e. Acoustic Ceiling Insulation above the ceiling grid for ceiling soundproofing.	
Window.	f. N/A.	
Wall.	g. Paint all rooms/spaces with primer, two finish coats. h. Wall soundproofing suggestions may include - Install soundproof vinyl behind drywall or over existing surfaces to act as a dense sound barrier to lower noise between rooms. - Install double-layer drywall with noise-reducing compound. - Use sound-absorbing insulation inside the wall cavity. - Build staggered stud or double stud walls for maximum isolation. 	
Wall Finish.	i. Paint all rooms/spaces with primer, two finish coats, and accent wall color; location determined in collaboration with VA.	
Floor.	j. Sealed concrete floor. k. Floor Sound Control suggestions may include - Rubber underlayment. - Acoustic floor mats under tile.	
Lighting.	l. Occupancy Sensor.	

Electric.	m. One (1) GFCI outlet.	
Data.	n. N/A.	
Sound Isolation.	o. N/A.	
Safety.	p. N/A.	
Other.	q. Shelving. Adjustable wire shelving on two walls. r. Mop Sink.	
10. SUPPLY ROOM		
Door.	a. Solid Core Wood Doors with perimeter door seals and automatic door bottoms. b. Door stops to protect walls.	
Key Control Access.	c. Access controlled door with a wireless, contactless reader for entry.	
Ceiling.	d. Acoustic Ceiling Panel Tiles. b. Acoustic Ceiling Insulation above the ceiling grid for ceiling soundproofing.	
Window.	a. N/A.	
Wall.	b. Paint all rooms/spaces with primer, two finish coats, and accent walls color; location determined in collaboration with VA. c. Wall soundproofing suggestions may include - Install soundproof vinyl behind drywall or over existing surfaces to act as a dense sound barrier to lower noise between rooms. - Install double-layer drywall with noise-reducing compound. - Use sound-absorbing insulation inside the wall cavity. - Build staggered stud or double stud walls for maximum isolation. 	
Wall Finish.	d. Paint all rooms/spaces with primer, two finish coats, and accent wall color; location determined in collaboration with VA.	
Floor.	e. Luxury Vinyl Tile (LVT) 5mm thickness + 20mil wear layer. f. Floor Sound Control suggestions may include - Rubber underlayment. - Acoustic floor mats under tile.	
Lighting.	g. Occupancy Sensor.	

Electric.	h. Two (2) quad outlets, next to data outlets. i. Two (2) duplex outlets at counter height (bottom of outlet 48” from the floor.)	
Data.	j. Two (2) data outlets, next to quad electrical outlets.	
Sound Isolation.	k. N/A.	
Safety.	l. N/A.	
Other.	m. Lessor provided and installed independent network switch and IP address to support the Cable television, Business High Speed Internet Wi-Fi Router, and Security Alarm Control Panel; final location determined in collaboration with VA. n. Cabinet casework and counter provided by VA furniture vendor. 	
10. STORAGE ROOM		
Door.	a. Solid Core Wood Doors with perimeter door seals and automatic door bottoms. b. Door stops to protect walls.	
Key Control Access.	c. Access controlled door with a wireless, contactless reader for entry.	
Ceiling.	d. Acoustic Ceiling Panel Tiles. e. Acoustic Ceiling Insulation above the ceiling grid for ceiling soundproofing.	
Window.	f. No Windows.	
Wall.	g. Paint all rooms/spaces with primer, two finish coats, and accent walls color; location determined in collaboration with VA. h. Wall soundproofing suggestions may include - Install soundproof vinyl behind drywall or over existing surfaces to act as a dense sound barrier to lower noise between rooms. - Install double-layer drywall with noise-reducing compound. - Use sound-absorbing insulation inside the wall cavity. - Build staggered stud or double stud walls for maximum isolation.	

		
Wall Finish.	i. Paint all rooms/spaces with primer, two finish coats, and accent wall color; location determined in collaboration with VA.	
Floor.	j. Luxury Vinyl Tile (LVT) 5mm thickness + 20mil wear layer. k. Floor Sound Control suggestions may include - Rubber underlayment. - Acoustic floor mats under tile.	
Lighting.	l. Occupancy Sensor.	
Electric.	m. Four (4) duplex outlets, one per wall next to data outlets.	
Data.	n. Two (2) data outlets; locations determined by VA.	
Sound Isolation.	o. N/A.	
Safety.	p. N/A.	
11. TELECOMMUNICATION		
Telecommunication Enclosure (TE).	a. Refer to SOW ASR-D Design Guide for Telecommunications Enclosure PG-18-12 Appendix G. b. TE located VA Access Controlled Supply or Storage space c. Installation 34 inches from the bottom of the lower cabinet to the floor (larger cabinet is the VA TE). 	
Telecommunication Data Outlets, Connected to VA Network	a. Standard Data Outlets: Each data outlet device location will have four (4) Work Area Outlet (WAO) Standard Density design cable runs that terminate on the high-density rack mounted patch panel in the Telecommunications Room. b. All permanent link cabling from the Telecommunications Room to the outlet require continuous runs with no splices and be less than 295'. c. Patch Panels, jacks, and cables require CAT 6A and shall be tested and certified; test results provided to VA COR. d. Provide flush/surface mounted single-gang outlet boxes with four-port base plates and applicable wall device faceplates.	

	e. Lessor to provide and install all cable runs throughout the space and terminate in the Telecommunications Enclosure. f. VA naming/labeling conventions in section 5.1.5, *Information Transport Systems Equipment and Component Labeling*, Infrastructure Standard for Telecommunications Spaces. g. Attached labels at the patch panel and wall plate; easily visible and printed, hand-written labels are prohibited.	
12. FINISHES		
Color Board	a. Lessor to provide physical samples for VA final approval; VA will provide a digital Color Board. RCS CAM. INSTRUCTIONS. Color Board Finishes	
13. SOUND ISOLATION		
Sound Transmission Class (STC)	a. STC 45 required for all Offices, Group Rooms, and Restrooms. b. Sound Acoustic Field Study conducted by Lessor to verify Vet Center specific acoustic requirements where achieved.	
14. SOUND MASKING SYSTEM		
	a. Provide and install a sound masking system designed to industry standards according to the space function, structure height above ceiling, wall type, and wall height (STC, structure, just above ceiling, etc.) for which each space is used. b. System uses a series of ceiling speakers in the lobby and hallway corridors to provide improved privacy for the clinical protected areas. c. System zones are utilized to control volume and frequency.  **Figure 1: Typical sound masking application.** c. Example Brand Name Equal. Cambridge Qt X 300/300D control module is a compact three-zone networkable controller suitable for installations of up to 36,000 square feet (3,345 m^2). Each zone can be independently adjusted for masking with two auxiliary audio inputs to allow for distribution of audio from paging controllers and/or (background) music players; controls up to three zones of Qt standard or active Qt Emitters.	
15. SIGNAGE		
Exterior Signage	a. Refer to Exhibit SOW ASR-B RCS Exterior Signage Guide for specifications and requirements associated with the exterior signage. b. Preferred Option is luminated dusk to dawn Vet Center logo on building, above the entrance. c. VA approval required prior to fabrication and installation d. Signage shall be legible from main serving road. e. Signage shall comply with local municipality codes, maximum size in accordance with local building code. 	

Main Entry Door	f. Refer to Exhibit SOW ASR-B RCS Exterior Signage Guide for specifications and requirements associated with the entry door decal signage.	
Interior Signage	g. Refer to Exhibit SOW ASR-B RCS Interior Signage Guide for specifications and requirements associated with ADA compliant interior signage.	
16. SECURITY		
Facility Security Level (FSL) II.	a. Refer to Facility Security Level (FSL) requirements exhibit included in the lease for all shell and tenant improvements requirements. b. Lessor to design, provide equipment, install, maintain, and complete software updates. c. No public access to the offices will be allowed. d. Security System Monitoring and Maintenance provided by the Lessor and paid through the annual rent. e. Security system tested quarterly by the Lessor; a copy of the report sent to VA.	
VIDEO SURVEILLANCE SYSTEM (VSS).	f. Lessor to design, provide equipment, install, complete software updates and provide preventive maintenance for all security systems. g. Provide independent network switch and IP address to support the system; location determined in collaboration with VA. h. Single cabinet, stand-alone browser-based system. i. System reports to a master station with monitor; location determined in coordination with the VA. j. System supports the entry control system, 30-day time-lapse video recording. k. System testing is required prior to occupancy. l. Cameras (exterior) installed to provide unobstructed coverage of pedestrian entrances and exits. m. Cameras (interior) installed in the waiting/lobby, the main corridors, and telecommunications room entrance.	
ACCESS CONTROL.	b. Access controlled door that uses a wireless, contactless reader for entry. c. Video intercom system to allow VA staff to view and communicate with visitors, with remote door release capability. - Compact intercom - Exterior Entrance (Qty 1) - Compact intercom - Master Station (Qty 2) - Compact intercom - Portable Device. (Qty 2) - Example Brand Name Equal. https://www.2n.com/en-US/products/indoor-stations/2n-indoor-compact/ 	
INTRUSION DETECTION SYSTEM (IDS).	n. Locally sounding audible alarm activates throughout space upon illegal/unauthorized entry. Notifies local authorities and security monitoring company. o. Remote visual and audio annunciators located within the facility which ensures 24-hour monitoring. p. Alarm system keypad to arm/disarm IDS at interior employee entrance/exit; location determined in collaboration with VA. q. Alarm sensors on all exterior doors and windows, and telecommunication room door. r. Motion sensors cover the lobby, main corridors, and telecommunication room. s. Employee access code updates coordinated with Lessor as required for the duration of lease term.	

DURESS ALARM.	t. Lessor to design, provide equipment, install, maintain, and complete software updates for the Duress Alarm system. System may interface with the Intrusion Detection System. u. Each transmitting device is individually zoned; Group Rooms (Hardwired), Reception Desk (Hardwired) and each Office (Wireless). v. System reports to master station located in PSA/Reception and Vet Center Director office. w. When activated, the system sounds a notification throughout the space, alerts the Master station, and notifies the alarm company. The alarm company then contacts the Vet Center to determine the appropriate course of action; this process does not notify local authorities.	
NURSE CALL.	x. Nurse call tone-visual system. The notification sounds in corridors and at master station y. Dome visual call light above the room. z. Pull-cord stations.	