Exhibit B – Agency Specific Requirements

Executive Summary

The Cheyenne VA HCS is adding a new clinic lease to the Weld County market. There are approximately 3,479 veterans in SW Weld County outside of the 30 minute drive time of the nearest VA Clinic, Northern Colorado VA Clinic. This clinic will consist of a 4 PACT clinic with two BHIP teams to support the Veterans in the area.

Program for Design (PFD - SEPS Report)

Building Totals: Room Qty: 135 Net Area: 13,403 Sum of Dept Gross Area: 20,105 Gross Area: 25,533

1.0 QUALITY OF SPACE

1.0.1 The tenant improvement design and construction shall be executed in strict accordance with the latest editions of Veterans Health Administration (VHA) A/E Minimum Submission Requirements, Design Guides/Manuals, VHA Master Construction Specifications, International Building Code (IBC), International Mechanical and Plumbing Codes, and all applicable National Fire Protection Agency (NFPA) regulations, specifically NFPA 101 Life Safety Code.

1.0.2 The site, site improvements, building, interior spaces and finishes, and Lessor-furnished equipment and special construction shall be provided in accordance with this Exhibit, all applicable Federal requirements, local Building Codes and Ordinances, and applicable utility company requirements.

1.0.3 The site, site improvements, building, interior construction, and equipment shall comply with General Design Criteria, including Codes and Standards, criteria unique to VA, Fire, and Life Safety requirements, Environmental requirements, Accessibility Standards, OSHA requirements, and Energy Efficiency and Sustainable Design.

1.1 GENERAL DESIGN CRITERIA

1.1.1 NFPA 101 primarily addresses life safety and fire protection features, while the IBC addresses a wide range of considerations, including, but not limited to, structural strength, seismic stability, sanitation, adequate light, and ventilation, and energy conservation. VA buildings must meet the requirements of NFPA 101 and documents referenced by NFPA 101 in order to comply with the accreditation requirements of the Joint Commission. Therefore, designs shall comply with the requirements of NFPA 101 and documents referenced therein. Design features not addressed by NFPA 101 or documents referenced therein shall comply with the requirements of the IBC.

1.1.2 Fire protection implementation guidance to the A/E with respect to the National Fire Protection Agency (NFPA) Fire Codes is provided as follows:

1) VA has adopted the National Fire Codes (NFC) published by the National Fire Protection Association (NFPA), which establish a minimum acceptable level of life safety and property protection. Life safety requirements are specifically addressed in the Life Safety Code, NFPA 101. Where conflicts exist between codes, the A/E shall follow the code specified in the text under the subject section of the VA Fire Protection Design Manual. Fire Protection design shall be based on the latest editions of the NFC at the Date of Award of the contract

to the Architectural Engineering (A/E) firm. Under special circumstances, the VA will require compliance with a more recent code edition when significant changes to the code have occurred between the Date of Award to the A/E and the Date of Award to the prime contractor for construction.

1.1.3 Lessor shall provide architectural design services for Tenant Improvements (TI) in accordance with VA Architectural Design Manual. http://www.cfm.va.gov/til/dManual/dmARhosp.pdf**.**

1.1.4 The Lessors A/E shall provide Interior Design Services in accordance with VA Interior Design Manual, for New Construction and Renovations of Hospitals and Clinics http://www.cfm.va.gov/til/dManual/dmIDhonh.pdf. The interior designer shall have NCIDQ Certification and be able to demonstrate a minimum 3-years of healthcare project experience. Interior design services shall include furniture selection and layout of the PACT Team Work Zone, Teamwork Support Zone, and Patient Transition Areas.

1.1.5 The Lessor's Interior Designer will provide room-by-room furniture and equipment layouts outlining exam tables, patient lifts, privacy curtains, stools, workstations, media-mounts, wall mounted items, casework, bookcases, and room furniture locations so Lessors MEP design team can determine plumbing, electrical power, and data drop locations.

1.1.6 The Lessors A/E shall provide design services that utilize and incorporate VA Prototypes for Standardized Design and Construction Community – Based Outpatient Clinics, latest edition. http://www.cfm.va.gov/til/Prototype/CBOCPrototype-00-TOC.pdf**.**

1.1.7 The Lessor's design team shall utilize and incorporate all VHA's facility design concepts and models into the new leased space design and provide required tenant improvements that meet the specific model requirements to support various services including, but not limited to, PACT teams, Dental, Radiology/Imaging and a variety of Mental Health and Tele-Health Services.

PACT Space Module Design Guide dgPACT.pdf (va.gov)

Mental Health Outpatient Services design guide dgMHOP.pdf (va.gov)

Signage Design Manual cfm.va.gov/til/dManual/dmSignage.pdf

Parking Design Manual dmParking.pdf (va.gov)

Telecommunications Spaces OIT-InfrastrucStdTelecomSpaces-v4-0.pdf (va.gov)

Physical Security design dmPhySec.pdf (va.gov)

1.2 VISN 19 Network Director **DESIGN TEAM QUALIFICATIONS**

1.2.1 Provide a resume for each individual or firm on the Lessor's design team. Identify key personnel that are to be committed to the project. Provide a description of

outstanding commitments for each firm and key personnel. As a minimum, the design team shall include entities providing the following services: Architecture, Civil Engineering, Mechanical Engineering, Fire Protection, Electrical Engineering, Interior Design, and appropriate Low Voltage Engineering (Structured Telecommunications Cabling, Security, Audio Visual, and Special Systems).

1.2.2 Provide a copy of the license or certification of the individual(s) and/or firm(s), providing architectural and engineering design services, proving their ability to practice in the state where the facility is located. Low-voltage designers shall be BICSI-certified for structural cabling and shall have OEM credentials for the Special Systems Specific Requirements.

3.0 FIRE PROTECTION

3.0.1 Lessor shall provide fire protection systems in accordance with the latest edition of VA Fire Protection Design Manual. http://www.cfm.va.gov/til/dManual/dmFire.pdf.

3.1 FIRE ALARM SYSTEMS

3.1.1 Fire alarm systems shall be provided as required by NFPA 101 or the locally adopted codes.

4.0 PHYSICAL SECURITY

4.1.1 The Lessor shall provide **Federal Security Level 2** which reasonably deters unauthorized entry to the space leased during non-duty hours and deters loitering or disruptive acts in and around the space leased. The Lessor shall ensure that security cameras and lighting are not obstructed.

4.1.2 OPERATIONS AND ADMINISTRATION: LESSOR TO WORK WITH VA POLICE
The Lessor shall cooperate and work with the buildings' VA Police throughout the term of the lease.

4.1.3 ACCESS TO BUILDING INFORMATION
Building Information – including mechanical, electrical, vertical transport, fire and life safety security system plans and schematics, computer automation systems and emergency operations procedures – shall be strictly controlled. Such information shall be released to authorized personnel only, approved by the Government, by the development of an access list and controlled copy numbering. The Contracting Officer may direct that the names and location of the Government tenants are not disclosed in any publicly accessed document or record. If that is the case, the Government may request that such information not be posted in the building directory.

Lessor shall have emergency plans and associated documents readily available in the event of an emergency.

4.1.4 Lessor shall provide Security Systems to include Intrusion Detection System (IDS), Physical Access Control System (PACS), Security Surveillance (SSTV), Nurse Call, and Public-Address Improvements. Systems shall be designed and install in

accordance with VA Design Manuals, VA Master Construction Specifications, and VA Handbook 0730/4 Security and Law Enforcement. https://www.va.gov/vapubs/search_action.cfm?formno=730&SortBy=Pub_Type_Desc.

LESSOR TO WORK WITH VA POLICE PHYSICAL SECURITY SPECIALIST ON PACS BELOW -

All PACs readers must be HSPD-12, with an Identiv Hirsch System to be integrated with Velocity PACS and provide a FIPS201 approved FICAM-ready solution. Identiv brand equipment for the door controllers and card readers. Cameras and NVR(s) to be enterprise-compatible with the enterprise Velocity Vision software hosted at the parent facility (Cheyenne VA Medical Center)

4.1.5 ***Duress Alarm:*** The Lessor shall design, install, and maintain a duress alarm system as described. THE GOVERNMENT SHALL PROVIDE A SCOPE OF WORK FOR A DURESS ALARM SYSTEM. Technical review shall be coordinated with the Government Security Representative, at the direction of the Contracting Officer, prior to installation. System testing and acceptance shall be conducted by the Government prior to occupancy. This system shall comply with the Architectural Barriers Act, section F230.0.

4.1.6 The Intrusion Detection System (IDS): Shall include motion detection, glass break, and door contact sensors, among other devices. These devices provide 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 PACS, and SSTV systems. All IDS shall meet UL 639 Intrusion Detection Standard. The IDS shall be used to monitor the site perimeter, building envelope and entrances, and interior building areas where access is restricted or controlled.

Landscaping

Lessor shall maintain landscaping (trees, bushes, hedges, land contour, etc.) around the facility. Landscaping shall be neatly trimmed to minimize the opportunity for concealment of individuals and packages/containers. Landscaping shall not obstruct the views of VA Police Officers and VSS cameras or interfere with lighting or IDS equipment.

7.0 TELECOMMUNICATIONS

7.0.1 Lessor shall provide telecommunications systems design and tenant Communications improvements in accordance with VA Master Construction Specifications, Division 27 Communications, and VA Electrical Design Manual, latest edition. Lessor shall coordinate with VA Communications point of contact (POC) for equipment and telecommunications room requirements.

OIT Design Guide: cfm.va.gov/til/dguide/OIT-InfrastrucStdTelecomSpaces-v4-0.pdf

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8.0 BUILDING MAINTENANCE BY LESSOR

Required Testing	To be Performed
Supervisory Signals (Including Tamper Switches)	Annually
Water Flow Devices	Semiannually
Duct, Heat, Smoke Detectors, Pull Boxes, Electromechanical Releasing Devices	Annually
Notification Appliances (Visual and Audio)	Annually
Emergency Services Notification Transmission Equipment	Annually
EP6 Fire Pumps Tested (No Flow)	Weekly (Diesel) Monthly (Electric)
Water Storage Tanks (high and low level alarms)	Semiannually
Water Storage Tanks (low water temperature alarms)	Monthly (winter)
Annually (lead-in to a building) Fire Department Connection Inspected	Quarterly
Fire Pumps Tested Under Flow	Annually
Standpipe Systems Tested with Water Flow	Five Years
Kitchen Extinguishing System	Semiannually
Gaseous extinguishing Systems (no discharge required)	Annually
Smoke Detection Shutdown Devices for HVAC	Annually
All Horizontal & Vertical Rolling & Sliding Doors	Annually

8.0.1 The Lessor's maintenance responsibility includes initial supplies of all items, materials, and equipment necessary for such maintenance. All maintenance work will be done in accordance with applicable local Building Codes and ordinances, and inspection certificates will be displayed as appropriate.

8.0.2 Maintenance by Lessor includes, but is not limited to, interior and exterior care of the building and the site; all sidewalks, parking areas, driveways, private access roads, lawns, and shrubbery; utilities; and building service equipment including all repairs and replacements. All equipment and systems shall be maintained to provide reliable service without unusual interruption, disturbing noises, exposure to fire or safety hazards, or unusual emissions of dirt.

8.1 EXTERIOR CLEANING BY LESSOR

8.1.1 **Lessor's Responsibilities:** The Lessor shall maintain the leased premises to provide a clean, neat, and attractive appearance according to the designated janitorial appendix in the contract.

8.1.2 Waste and Recycling: The Lessor shall have no responsibility for disposing of hazardous or pathological waste. The Lessor shall provide collection, disposal, and recycling for all other waste materials generated by VA. Recycling of cardboard

and plastics as required for LEED Certification or by local ordinances.

9.0 INTERIOR CLEANING BY LESSOR (JANITORIAL SERVICES VA CLEANING RESPONSIBILITY

VA shall have no cleaning responsibility for the interior or exterior of the leased premises. The Lessor shall have responsibility for all interior janitorial services and exterior landscaping according to the janitorial appendix negotiated in the contract.

The Government will be responsible for the disposal of hazardous or pathological waste which has been properly stored in the designated store areas by the Lessor.

Material Safety Data Sheets (MSDS): The Lessor will maintain MSDS(s) for all chemicals used to carry out the specifications of this contract. Prior to the use at the clinic of any product that has a MSDS sheet, The Lessor will provide the COR with MSDS(s). The Lessor will maintain a clearly marked separate file of all MSDS sheets of Lessor used products at the Clinic in the cleaning room. The Lessor will ensure MSDS(s) are readily available to each Lessor employee for all chemicals used to carry out the specifications of this contract. Each Lessor employee shall have documented safety training on each chemical used to carry out the specifications of this contract.