PALM BAY CBOC LEASE– STATEMENT OF WORK/AGENCY SPECIFIC REQUIREMENTS

The Department of Veterans Affairs is interested in leasing (contiguous) clinical space for a Community Based Outpatient Clinic (CBOC).

Space shall be available for use by Tenant (VA) for personnel, furnishings, and equipment to meet the needs for a CBOC. Space design will provide the maximum co-location of the staff providing services to our patients.

The space shall be of contiguous office space in a professional and aesthetically pleasing Building. Space offered must be in a quality building of sound and substantial construction, either a new, modernized building, or one that has undergone restoration or rehabilitation for the intended use. Space shall be located in a prime commercial office space with attractive, professional surroundings. Streets and public walkways shall be well maintained. Space shall be located on the ground floor.

The lease shall be fully serviced to include Janitorial, Basic Cable, Guest High Speed Internet Wi-Fi, Security Monitoring and Maintenance. The lease shall follow the standard specifications and requirements for a New/Replacing Lease as per the GSA Global Lease or Simplified Lease.

ROOM SPECIFIC CHANGES

All spaces shall have appropriate lighting, flooring, and typical building finishes. Lessor shall build to suit to meet VA Design Guides, TIL and End User requirements.

ROOM REQUIREMENTS

A. WAITING AREA

1. Front entrance door shall have a power assisted door that is operated by a push pad on both sides of the door.
2. Drinking Fountain. A stainless wall hung Bottle Filling Station & Single ADA Cooler will be provided in the suite waiting room. Complete cooler and bottle filling station in a consolidated space saving ADA compliant design.
3. Automated touchless sanitizer dispenser provided by the lessor. (refill bottle to have expiration date label, concentration shall be 70%)
4. Cable TV audio/video wall jack required backing and mounting materials for connection to a VA furnished television 50” to 60” (1EA). Ensure that HDMI and telecommunication cabling is provided for computer hookup within wall connections. Mounting heights for power and data to be coordinated with the Chief technology officer during design. The Lessor shall mount the VA furnished TV.
5. Cable Television Service paid for/provided by the lessor through the annual rent in 4 locations. (Waiting, both Group Rooms and Family Room)
6. Cable Television Box shall not be in the OIT Data closet.
7. Guest high speed internet Wi-Fi paid for/provided by the lessor through the annual rent.
8. Flooring replacement - Luxury Vinyl Tile Flooring
9. Painting

B. RESTROOM (MALE AND FEMALE)

1. Flooring – Tile, color and style to be in accordance with VA Interior Designs current specs.
2. All bathrooms shall have a power assisted door that is operatized by a push pad.
3. Automated touchless soap dispenser provided by the lessor.
4. Automated touchless paper towel dispenser provided by the lessor.
5. Patient restrooms will have a Baby changing station with appropriate backing.
6. Female patient restrooms will have sanitary napkin dispenser and disposal receptacles.
7. All lavatories will have seat cover dispensers mounted behind them.

C. **RECEPTION AREA**

1. Flooring replacement - Luxury Vinyl Tile Flooring
2. Painting

D. FINISHES

1. All finish selections shall be reviewed and approved by the VA Interior Design Department.
2. Color Board/Finish options are available, provided by VA Medical Center to choose from.
3. Lessor to provide samples of their specific manufacturer finishes for VA approval.
4. Carpet Tile (offices, group rooms, family/multi-purpose) – TARKETT
5. Luxury Vinyl Tile Flooring (waiting, corridors, kitchen, storage) 5mm commercial grade thickness – TARKETT, to be confirmed by facility.

E. TELECOMMUNICATIONS ROOM-See Exhibit B-2, B-3, B-6

1. All Telecommunications rooms shall meet the standards attached above.
2. All perimeter walls shall extend from floor slab to structural system (deck) to prevent up and over access.
3. No windows or other openings.
4. Overhead lighting in front of and behind the network rack.
5. The Telecommunications Room shall be secured to VA access only and not be shared with any other tenant. Core should be locked to the VA OIT TR key.
6. Door shall have an automatic closure installed and deadbolt lock according to VA security regulations.
7. Room shall be temperature controlled and maintained at 69 degrees on a 24x7 basis.
8. The performance category of all installed untwisted shielded pair (UTP) copper distribution elements (permanent link and patch cabling, patch panels, and work area outlet (WAO) jacks) used for network/data transmission shall be **Category 6A**.
9. The Lessor shall provide and install all cable runs.
10. All telecommunications services (e.g. data, telephone, cable television, etc.) shall be terminated in the facility Telecommunications Room.
11. Provide and install two (2) each, A/B sides, in accordance with attached standards.
12. Access to the Telecommunications Room will be restricted to include only those persons specifically authorized by VA OIT, not to include facility lessors.
13. Please refer to the OIT Enterprise Facility IT Support Infrastructure Standards for details https://www.cfm.va.gov/til/dguide/OIT-InfrastrucStdTelecomSpaces.pdf
14. Questions about telecommunications infrastructure guidance can be directed to OIT.

F. SECURITY-See Exhibit B-5, B-7

1. **Facility Security Level (FSL):**
   a. Refer to the Facility Security Level (FSL) requirements exhibit included in the lease award contract and most recent version of the PSRDM.
   b. Suite Security Alarm System and Monitoring paid for/provided by the lessor through the annual rent.
   c. Provide a level of security which reasonably deters unauthorized entry during regular and non-duty hours. The Government considers a security alarm reasonable. Overall security shall also include deterring loitering or disruptive acts in and around the space during duty hours. Tenant shall have security within the tenant space, separate from that of the general building security. Keys/cipher locks OR key fob/card reader capability for employee access. No public access to the offices will be allowed.
2. **Closed Circuit Television System (CCTV):**
   a. Lessor shall design, install, and maintain a system in accordance with attached standards.
   b. The lessor shall implement a preventive maintenance program for all security systems installed.
3. **Security Alarm:**

a. The Lessor shall provide a security system, to alarm upon illegal entry or loitering in the leased space and to prevent unauthorized entry 24 hours per day, 7 days per week that alarms locally at the site and to a remote monitoring location.
b. Alarm sensors required on all exterior doors and windows.
c. Motion detectors shall be provided in the waiting rooms and all the main corridors. Updates for codes or names are included in the lease and shall be coordinated with the LCO or authorized representative.
d. The lessor shall install a keypad to disarm the building as directed by the VA COR.
e. The security system will be completely tested at least once per month by the lessor with a copy of the testing report sent to VA.
f. Alarm must meet the requirements in VA Handbook 0730/4.

4. **Duress alarm:**
   a. Lessor shall design, install, and maintain a system in accordance with attached standards.
5. **Building and Access Control Systems:**
   a. Lessors are prohibited from connecting any portion of their building and access control systems (BACS) to any federally owned or operated IT network.
   b. BACS include systems providing fire and life safety control, physical access control, building power and energy control, electronic surveillance, and automated HVAC, elevator, or building monitoring and control services (including IP addressable devices, application servers, or network switches).
6. **Reference the EXHIBITS SECURITY** section J for characteristics and level of quality that will satisfy the Government's needs.

G. SIGNAGE-See Exhibit B-4

1. Interior Signage.
   a. Lessor shall design, procure, and install all clinic signage in accordance with latest version of the attached standard.
   b. Lessor shall provide samples for the VA to review and approve.
   c. VA to approve sign design schematic prior to fabrication/installation.
   d. VA Interior Signs Design Guide dmID.pdf (va.gov)