Attachment A – Addendum to the Lease Design Narrative

The Lease Design Narrative (LDN), dated [February 6, 2026 with project specific updates dated 9 Sept 2026], is hereby amended to incorporate Attachment A, "HVAC Addendum to the Lease Design Narrative," dated October 26, 2026. The attached HVAC Addendum forms part of the LDN and the requirements of this solicitation.
The HVAC Addendum supplements and, where expressly stated or where a conflict exists, revises the existing HVAC requirements of the LDN. In the event of a conflict between the HVAC Addendum and the existing HVAC provisions of the LDN, the HVAC Addendum governs to the extent of that conflict. The HVAC Addendum does not replace the LDN in its entirety. Except as expressly modified by this amendment and the attached HVAC Addendum, all other provisions of the LDN remain unchanged.

HVAC Scope and Cost Allocation

For pricing purposes, the base-building HVAC scope required by Lease paragraphs titled, BUILDING SHELL REQUIREMENTS, and HEATING, VENTILATION, AND AIR CONDITIONING, remains included in Shell Rent, except for work expressly designated in the HVAC Shell and TI Responsibilities incorporated with this amendment. Requirements already designated as TI under Section 5 of the Lease remain TI.

For shared systems, the Lessor shall submit a supported cost comparison or other documented allocation identifying the retained Shell work and the incremental work attributable to the expressly designated TI requirements. The allocation shall be supported by equipment selections, quantities, capacities, subcontractor pricing, and the applicable requirement references. Neither a blanket percentage nor designation of the entire shared system as TI establishes an acceptable allocation without supporting documentation.

The TI proposal shall comply with the Lease paragraph titled, PRICE PROPOSAL: TENANT IMPROVEMENTS, including TICS submission and separate identification of Shell costs.

The Lessor shall identify the corresponding revisions to its proposed Shell Rent for scope expressly transferred by this amendment. Operation, utilities, maintenance, and periodic overtime services remain governed by the applicable service and pricing provisions, as expressly modified for designated continuous-control rooms.

HVAC Shell and TI Responsibilities

HVAC Requirement	Shell Component	TI Component
Central heating and cooling equipment	Defined base-building equipment and capacity	Expressly identified additional capacity or clinical features
Ductwork and air distribution	Defined baseline distribution	Expressly identified room-specific additions or modifications
Controls	Defined base-building controls	Applicable tenant zoning and specifically identified clinical controls
Filtration and exhaust	Defined baseline requirements	Specifically identified clinical enhancements beyond the baseline

HVAC Standards and Applicability

- ASHRAE Standard 170. ANSI/ASHRAE/ASHE Standard 170, Ventilation of Health Care Facilities (referred to in this LDN as “ASHRAE 170”).
- ASHRAE Standard 62.1. ANSI/ASHRAE Standard 62.1, Ventilation and Acceptable Indoor Air Quality (referred to in this LDN as “ASHRAE 62.1”).
- Energy. ANSI/ASHRAE/IES Standard 90.1, Energy Standard for Sites and Buildings Except Low-Rise Residential Buildings, using the edition identified in the Lease, solicitation, or applicable code.
- Duct Construction. Sheet Metal and Air Conditioning Contractors’ National Association (SMACNA), HVAC Duct Construction Standards—Metal and Flexible.
- VA HVAC Design Criteria. Current VA HVAC Design Manual requirements applicable to Pharmacy Compounding Suites, SPS, surgical suites, and other specialty clinical areas included in the PFD.

Ventilation Standard Applicability

Apply ASHRAE 170 to healthcare spaces and facility types identified in the applicable ASHRAE 170 tables. Apply ASHRAE 62.1 to spaces not addressed by ASHRAE 170, unless the Room Data Matrix (RDM), equipment manufacturer requirements, applicable code, USP requirements, or ASRs establish a more stringent requirement.

For unlisted clinical spaces, apply the requirements of the most comparable applicable space identified in ASHRAE 170, the RDM, or applicable VA design criteria when warranted by clinical function, infection-control requirements, contamination-control requirements, or patient-care activities.

Administrative offices, conference rooms, information-technology rooms, staff-support spaces, nonclinical corridors, and similar nonclinical spaces shall comply with ASHRAE 62.1 unless a more stringent requirement is specifically identified in the RDM, applicable code, equipment manufacturer requirements, or ASRs.

Specialty Clinical Standards

Where the PFD includes specialty clinical services, systems, or rooms, comply with all standards applicable to those services, including the applicable portions of the FGI Guidelines, USP chapters, AAMI standards, VA HVAC Design Manual, equipment manufacturer requirements, RDM, and ASRs.

Specialty requirements for pharmacy compounding, SPS, RME, ambulatory surgery, endoscopy, imaging, MRI, laboratory, dental, medical gas, and other specialized services apply only when those services or spaces are included in the approved PFD, RDM, or ASRs.

Room Data Matrix

A collection of typical rooms within leased CBOCs, and includes required finishes, STC ratings, ceiling heights, door size and type, hardware sets, and HVAC space ventilation minimum requirements; and estimated number of electrical receptacles, lighting controls and fixture types, and the number of standard density work area outlets for each room type.

FGI Equivalent for ASHRAE 170: Where HVAC space ventilation requirements are omitted, ASHRAE 170 Tables 8-1 and 8-2 shall be followed. Column “FGI Equivalent for ASHRAE 170” lists the equivalent room name for use in the tables.

The RDM shall identify the applicable ventilation-design basis for each room type. Apply ANSI/ASHRAE/ASHE Standard 170, Ventilation of Health Care Facilities, to room types and facility types addressed by the applicable Standard 170 tables.

For clinical room types not expressly listed in Standard 170, the RDM may identify the most comparable Standard 170 room type when clinical function, infection control, pressure relationships, filtration, or patient-care activities warrant application of Standard 170.

MRI Shielding

MRI Radio-Frequency Shielding. For MRI installations, provide a complete radio-frequency-interference (RFI) shielded enclosure designed, fabricated, installed, and tested in accordance with the MRI equipment manufacturer’s requirements, the Project-specific MRI shielding design, and applicable regulatory requirements. Provide shielding for walls, floor, ceiling, doors, glazing, penetrations, electrical systems, plumbing, ductwork, and ventilation systems. Provide electrical isolation of penetrations through the RFI shielded enclosure at not less than 1,000 ohms, unless the MRI equipment manufacturer or shielding design requires a more stringent criterion.

Mechanical

General Requirements

This Section applies only to Tenant Improvement modifications or additions to Shell mechanical systems necessary to support the room-specific clinical, equipment, environmental, and operational requirements identified in the PFD, RDM, equipment requirements, and ASRs. Base-building mechanical systems, building-wide HVAC capacity, utility service, system operation, maintenance, and other Shell requirements are governed by the Lease.

HVAC Design Basis

Indoor Design Conditions. Provide indoor temperature, relative humidity, ventilation, filtration, air-change, pressure-relationship, and other environmental conditions in accordance with the current applicable edition of ANSI/ASHRAE/ASHE Standard 170, the VA HVAC Design Manual, and the RDM. Where Standard 170 does not address a room type or where the RDM identifies more stringent or additional criteria, comply with the RDM and ASRs. Provide indoor temperature, relative humidity, ventilation, filtration, air-change, pressure-relationship, and other environmental conditions in accordance with the ventilation-standard applicability established in Section 2.3 and the RDM.

Apply ANSI/ASHRAE/ASHE Standard 170 to healthcare spaces and facility types identified in the applicable Standard 170 tables. Apply ANSI/ASHRAE Standard 62.1 to spaces not addressed by Standard 170, including administrative offices, conference rooms, information-technology rooms, staff-support spaces, and nonclinical corridors, unless the RDM, equipment manufacturer requirements, applicable code, or ASRs establish a more stringent requirement.

For unlisted clinical spaces, provide the conditions required for the most comparable Standard 170 room type when clinical function, infection-control requirements, pressure relationships, filtration, or patient-care activities warrant application of Standard 170. Where multiple

requirements apply, provide the more stringent requirement unless VA provides written direction otherwise.

Continuous HVAC Services and Environmental Conditions. For spaces included in the approved project scope, provide HVAC systems and controls capable of maintaining the specified environmental conditions 24 hours per day, 365 days per year, including periods when the facility is unoccupied.

Spaces requiring continuous environmental control include:

- Server and telecommunications rooms identified in the applicable telecommunications requirements.
- Clean supply, clean utility, clean storage, sterile storage, and sterile supply rooms.
- Pharmacy, compound pharmacy and medication rooms.
- Rooms required by ASHRAE 170.

Identify each affected room by room name, room number, and room type in a coordinated schedule. State the required temperature and relative-humidity ranges and any applicable ventilation, filtration, and pressure requirements. Maintain the specified conditions throughout all seasons and outside normal operating hours. Do not apply unoccupied shutdowns or setbacks that prevent compliance with these requirements.

Imaging Equipment Spaces. Provide HVAC systems serving imaging equipment spaces in accordance with the equipment manufacturer's requirements and ASRs.

Provide dedicated computer room-type air-conditioning equipment for separate radiology-equipment rooms where required to maintain equipment temperature and humidity conditions. Provide computer room-type air-conditioning equipment for segregated UPS rooms where required to maintain equipment temperature and humidity conditions.

Coordinate HVAC ducts, piping, equipment, controls, and penetrations with shielding, MRI, radiation-protection, equipment-vendor, and medical-physicist requirements.

MEP Equipment Rooms. Design MEP equipment rooms to maintain all required tenant-space indoor environmental conditions and to support reliable operation, maintenance, and replacement of mechanical and electrical equipment.

Loading Docks. Provide loading-dock design features that limit the intrusion of airborne particulates, insects, pests, moisture, and unconditioned outside air through dock-door openings. Outdoor Design Conditions. Size HVAC systems using site-specific outdoor design conditions based on the applicable ASHRAE climatic data. Use ASHRAE 99.6-percent winter and 0.4-percent summer design conditions unless a more stringent condition is required by applicable code, the VA HVAC Design Manual, equipment manufacturer requirements, or ASRs.

Air Handling Units (AHUs)

General Requirements. For total building air-handling capacity greater than 50,000 cfm, provide multiple air-handling units to improve reliability, maintenance flexibility, operational resilience, and zoning capability.

Kitchen and Food-Preparation Areas. For facilities that include a production kitchen or food-preparation area, provide a dedicated air-handling unit or a dedicated zoned system capable of meeting the heating, cooling, ventilation, exhaust-makeup-air, humidity-control, and outside-air requirements of the kitchen or food-preparation space. The system shall be capable of providing the outside-air volume necessary to accommodate makeup-air requirements.

Specialty Clinical Areas. Design air-handling systems serving Pharmacy Services, Pharmacy Compounding Suites, SPS, surgical suites, and other specialty clinical areas in accordance with the VA HVAC Design Manual, ANSI/ASHRAE/ASHE Standard 170, applicable USP requirements, applicable design guides, the RDM, and ASRs.

Dedicated AHUs are required only where required by applicable code, Standard 170, USP requirements, the VA HVAC Design Manual, equipment manufacturer requirements, or ASRs. Shared AHUs may serve Pharmacy, SPS, and other specialty clinical areas when zoning, terminal controls, pressure relationships, filtration, temperature, humidity, exhaust, contamination control, redundancy, and all applicable requirements are maintained.

Where spaces with different environmental requirements are served by a common AHU, provide zoning, controls, terminal equipment, reheat, filtration, exhaust, and other features necessary to maintain each space's individual requirements. Do not permit a shared system to compromise required pressure relationships, filtration, air-change rates, temperature, relative humidity, contamination control, or specialty-space operations.

Project-Specific Critical Areas. Where the project risk assessment identifies dental, laboratory, imaging, or other departmental HVAC requirements as critical, including requirements for pandemic mode, add ASRs to this section. At a minimum, establish required ventilation, filtration, pressurization, temperature, humidity, exhaust, monitoring, alarm, and emergency-operation criteria.

Exhaust Systems

General Exhaust. Provide general exhaust systems for toilet rooms, janitor closets, soiled utility rooms, and similar spaces requiring exhaust.

Specialized Exhaust. Provide dedicated exhaust systems for Pharmacy, SPS, laboratory, kitchen/cafeteria areas, and other specialized spaces where required by Standard 170, the VA HVAC Design Manual, applicable USP requirements, applicable design guides, codes, or ASRs.

Cooling System

Chillers. Where chillers are provided, furnish chillers with multiple independent refrigerant circuits and capacity-control provisions capable of achieving at least a 4:1 turndown ratio.

Rooftop Equipment Screening. Where rooftop mechanical equipment requires visual screening and roof-supported structural screen-wall elements are not incorporated into the building design, provide unit-supported screen-wall panels.

Variable Refrigerant Flow Systems. Do not use variable refrigerant flow (VRF) systems for VA CBOC projects unless VA provides written approval.

Humidification System

Provide centralized humidification when required to maintain indoor relative humidity between 30 percent and 60 percent throughout all seasons, or as otherwise required by Standard 170, the VA HVAC Design Manual, the RDM, equipment manufacturer requirements, or ASRs. Where humidification is required, provide each AHU with a dedicated humidifier or provide another VA-approved system arrangement capable of independently maintaining the required humidity conditions in all spaces served. Provide humidification only where required by applicable code, ANSI/ASHRAE/ASHE Standard 170, the VA HVAC Design Manual, the RDM, USP requirements, equipment manufacturer requirements, or ASRs. Do not require building-wide humidity control solely to maintain a general relative-humidity range in spaces that are not subject to a specific clinical, equipment, or programmatic humidity requirement. Where humidification is required, provide a system arrangement capable of independently maintaining required humidity conditions in the affected spaces without adversely affecting spaces that do not require humidity control. The system may use dedicated AHU humidifiers, terminal humidification, or another VA-approved approach.

HVAC Piping Systems

Isolation Valves. Provide isolation valves at zone boundaries to minimize the area affected by maintenance and repair activities. Provide additional isolation valves only where required by applicable code or equipment manufacturer requirements.

Freeze Protection. For hydronic systems installed in climates with freezing conditions, provide propylene glycol or other proven freeze-protection methods.

Glycol Solution. Where propylene glycol is used, provide a glycol concentration with a freeze point not less than 5°F below the site's minimum annual extreme daily temperature to prevent crystal formation.

Air Distribution and Duct Systems

Ductwork Requirements.

- Do not use non-ducted return-air plenums.
- Do not use flexible ductwork except for the final 5 feet of connection to a diffuser.
- Provide rectangular, round, or flat-oval ductwork constructed in accordance with SMACNA standards.
- Construct and test ductwork for the specified leakage classification and pressure rating. Design ductwork for not less than 125 percent of the actual operating pressure of the duct system.
- Grilles, Registers, and Diffusers. Provide steel, aluminum, or extruded-aluminum grilles, registers, and diffusers with factory-applied finishes.

HVAC Insulation Systems

Provide insulation for ductwork in accordance with applicable code and manufacturer requirements. Wrapped insulation is permitted on exposed supply and return ductwork within occupied, conditioned spaces. Coordinate insulation, paint, and finish requirements with the interior finish schedule and architectural requirements.

Testing, Adjusting and Balancing (TAB)

TAB Contractor. The General Contractor shall retain a TAB contractor certified by NEBB, AABC, or TABB to test, adjust, balance, and document all air and hydronic systems within the Project scope. TAB procedures shall comply with the current applicable procedural standards of NEBB, AABC, or TABB.

The TAB contractor shall be independent of the installation contractor only when required by VA, the Authority Having Jurisdiction (AHJ), applicable accreditation requirements, commissioning requirements, or ASRs.

VA may require independent TAB verification, additional spot testing, or corrective TAB work when submitted TAB reports, functional performance testing, commissioning results, or field observations indicate that system performance does not meet the Lease Contract and its incorporated documents.

TAB Scope and Duct Testing. The TAB contractor shall review the drawings, equipment selections, access provisions, balancing devices, control sequences, and system components before TAB activities to confirm that the required testing, adjusting, and balancing can be completed.

Construct and seal ductwork in accordance with applicable energy-code, code, and ASRs. Pressure-test ductwork as required by applicable code, the approved construction documents, and ASRs.

For ductwork operating at 2 inches water gauge or greater, perform pressure testing in accordance with the applicable code requirements for ductwork classified at 3 inches water gauge or greater.

Automatic Temperature Control Systems

General Requirements. Provide a building automation system (BAS) capable of controlling required indoor environmental conditions, monitoring equipment operation, recording historical performance data, and generating alarms for deviations from required conditions.

Thermal Zoning. Provide group thermal-control zones where spaces have compatible temperature, humidity, pressure, ventilation, occupancy, and operational requirements. Provide separate thermal-control zones only where required by applicable code, ANSI/ASHRAE/ASHE Standard 170, the RDM, ASRs, and equipment manufacturer requirements.

Temperature, Humidity and Pressure Monitoring

Provide BAS monitoring, trend capability, and alarm notification for temperature, relative humidity, and pressure relationships where required by applicable code, the RDM, equipment manufacturer requirements, or ASRs. Local touchscreen displays and local visual or audible alarms are required only where specifically identified by applicable code, the RDM, equipment manufacturer requirements, or ASRs.

Provide display units for:

- Clean and soiled rooms, including supply rooms, utility rooms, storage rooms, and workrooms.

- All SPS decontamination, processing, preparation and assembly, sterilization, storage, receiving, and dispatch areas.
- Operating rooms.
- Airborne infection isolation rooms.

Special Conditions

Room Pressurization. Provide room pressurization in accordance with Standard 170, the VA HVAC Design Manual, the RDM, and ASRs. Where Standard 170 does not address a room type or where the RDM identifies more stringent or additional criteria, comply with the RDM and ASRs. Use the following notation in the RDM or pressure schedule:

- (+) Positive pressure relative to adjacent areas.
- (++) More positive pressure relative to adjacent areas.
- (-) Negative pressure relative to adjacent areas.
- (--) More negative pressure relative to adjacent areas.
- Blank or NR: No specific pressure-relationship requirement.

Room Pressurization. Provide room pressurization only where a pressure relationship is required by ANSI/ASHRAE/ASHE Standard 170, the VA HVAC Design Manual, the Room Data Matrix (RDM), applicable USP requirements, equipment manufacturer requirements, applicable code, or ASRs.

Apply ANSI/ASHRAE/ASHE Standard 170 pressure-relationship requirements to healthcare spaces and facility types addressed by the applicable Standard 170 tables. For clinical room types not expressly addressed by Standard 170, provide the pressure relationship identified in the RDM or required by the most comparable applicable clinical room type, when warranted by clinical function, infection-control requirements, contamination-control requirements, or patient-care activities.

Do not require a pressure relationship for administrative offices, conference rooms, information-technology rooms, staff-support spaces, nonclinical corridors, or other nonclinical spaces unless the RDM, applicable code, equipment manufacturer requirements, or ASRs identify a specific requirement.

Where more than one requirement applies, provide the more stringent requirement unless VA provides written direction otherwise. Use the following notation in the RDM or pressure schedule:

- (+) Positive pressure relative to adjacent area.
- (++) More positive pressure relative to adjacent areas.
- (-) Negative pressure relative to adjacent areas.
- (--) More negative pressure relative to adjacent areas.
- Blank or NR: No specific pressure-relationship requirement.
- Imaging Areas.

Coordinate HVAC ducts, piping, devices, and penetrations through shielded walls and ceilings with the architectural discipline, equipment manufacturer, and medical physicist.
Provide booster humidification where required to meet environmental ranges prescribed by imaging-equipment manufacturers.

For MRI areas, provide cryogen-quench vent systems and dedicated emergency-exhaust systems in accordance with the MRI equipment manufacturer's requirements.

Coordinate mechanical-system design with the MRI vendor. Obtain Project-specific equipment data and confirm compatibility of HVAC systems with the approved MRI suite requirements. Pharmacy Clean Rooms. Evaluate use of dedicated or supplemental air-moving equipment rather than a common AHU only, where necessary to isolate strict temperature, humidity, pressurization, filtration, and high-static-pressure requirements and avoid imposing unnecessary requirements on the entire common AHU system. The final system selection shall maintain all applicable USP, Standard 170, VA HVAC Design Manual, RDM, and ASRs.

Sterile Processing Service (SPS). Operate SPS-suite air systems continuously as required to maintain required room pressurization and environmental conditions.

Provide room-pressure monitors and alarms for SPS rooms requiring positive or negative pressure. The monitors and alarms shall alert SPS staff when room pressure is outside the required range.

Where ethylene oxide sterilization is provided, locate ethylene-oxide gas monitors and alarms both inside and outside the ethylene-oxide gas-sterilization room and the ethylene-oxide gas-abator room.

Provide the decontamination area with an NFPA 99 Category 3 clean compressed-air system separate from patient medical-air systems and other medical-air systems provided at the facility. Surgical and Endovascular Services. Provide AHUs serving surgical suites with capacity to use 100 percent outside air where required by applicable code for purge requirements.

Provide not fewer than four low return-air grilles, located at each corner of each surgical operating room or endovascular procedure room. Locate the bottom of each grille 8 inches above the finished floor.

Digestive Diseases and Endoscopy Services. Do not use corridors to supply, return, or exhaust air from adjacent rooms. Corridors may be used to ventilate housekeeping-aid closets and small electrical or telecommunications closets that open directly onto the corridor.

Telecommunications

Entrance Facility Room (EFR)

Any pipe or duct system foreign to the room installation shall not enter or pass through the room. The design professional shall ensure that foreign piping such as water pipes, steam pipes, medical gas pipes, sanitary waste pipes, roof drains, AC ducts, and other unrelated piping containing liquids or gases are not installed or pass through the room. Sprinkler piping shall not be routed through the room unless it serves to protect the installation.

The Service Provider IT equipment installed in the EFR will be required to operate 24 hours a day and 365 days a year. The HVAC system shall be designed and installed to maintain a room temperature of 64-75 degrees Fahrenheit and relative humidity of 30-55 percent noncondensing on a 24-hour basis.

Main Computer Room (MCR)

Any pipe or duct system foreign to the room installation shall not enter or pass through the room. The design professional shall ensure that foreign piping such as water pipes, steam pipes, medical gas pipes, sanitary waste pipes, roof drains, AC ducts, and other unrelated piping containing liquids or gases are not installed or pass through the room. Sprinkler piping shall not be routed through the room unless it serves to protect the MCR installation.

The MCR shall be dedicated to telecommunications and computer equipment. The room shall not be shared with electrical equipment, heating/ventilating and air conditioning equipment, fire detection systems, or other mechanical systems unless these systems are specifically needed and dedicated to support the computer room and its functions.

The IT equipment installed in the MCR will be required to operate 24 hours a day and 365 days a year. The HVAC system shall be designed and installed to maintain a room temperature of 72-81 degrees Fahrenheit and relative humidity of 6-60 percent non-condensing on a 24-hour basis. Where a TE or TR is used as the MCR for the facility, the environmental condition requirements are 64-75 degrees Fahrenheit and relative humidity of 30-55 percent.

Telecommunications Rooms (TRs)

Any pipe or duct system foreign to the TR installation shall not enter or pass through the room. The design professional shall ensure that foreign piping such as water pipes, steam pipes, medical gas pipes, sanitary waste pipes, roof drains, AC ducts, and other unrelated piping containing liquids or gases are not installed or pass through the room. Sprinkler piping shall not be routed through the TRs unless it serves to protect the installation.

The TRs shall be dedicated to telecommunications facilities and function. The room shall not be shared with electrical equipment, heating/ventilating and air conditioning equipment, or other mechanical systems unless these systems are specifically needed and dedicated to support the TR and its functions.

The IT equipment installed in the TR will be required to operate 24 hours a day and 365 days a year. The HVAC system shall be designed and installed to maintain a room temperature of 64-75 degrees Fahrenheit and relative humidity of 30-55 percent non-condensing on a 24-hour basis.

Equipment Cabinets – Exhaust Provisions

Rear Door: Single solid OR Split, perforated where vertical exhaust ducts cannot be implemented.

Top panel: Vertical exhaust duct (heat containment) and high-capacity cable access with brush grommets.

Architecture

Entry Canopies (TI)

Applicability. Provide VA-required canopies, patient drop-off improvements, ambulance-transfer improvements, receiving/loading weather protection, and other VA-specific site amenities when identified in the ASRs.

Design Criteria. Where required, size and locate canopies and associated improvements based

on applicable code, local climate, expected vehicle types, patient population, accessibility, clinical operations, emergency and ambulance operations, delivery and service requirements, and approved site conditions.

Patient Drop-Off Canopy. Provide a covered patient drop-off area only when required by the approved ASRs. Where provided, the canopy shall accommodate the anticipated vehicle type and provide an accessible transition between the vehicle drop-off area and building entrance.

Ambulance Canopy. Provide a covered ambulance-transfer area only when ambulance operations are included in the approved ASRs. Where provided, the canopy shall accommodate the emergency or medical-transport vehicle customarily used in the local area and provide required accessible access and transfer clearances.

Loading and Receiving Canopy. Provide loading or receiving weather protection only when required by the approved ASRs. Where provided, size the canopy and establish vertical clearance based on anticipated delivery and service vehicles.

Coordination. Coordinate all VA-required canopies and site amenities with the Lease site requirements, applicable code, fire-department access, accessibility, drainage, snow/ice management, security, building operations, and vehicle circulation.

Slab Depressions and Thickened Slabs (TI)

New Construction. For new construction, provide slab depressions, thickened slabs, embedded supports, and other structural provisions required to achieve flush floor transitions and to support equipment requiring recessed installation, increased structural capacity, or specialized installation conditions. Provide these features at audiology booths, MRI installations, and other locations identified in the PFD, RDM, equipment schedule, equipment manufacturer installation requirements, or ASRs. At equipment locations requiring enhanced slab tolerances, provide concrete slabs that are level, true, and suitable for the applicable equipment manufacturer's installation requirements. Unless the equipment manufacturer requires more stringent tolerance, provide a minimum specified overall floor flatness of FF45 and a minimum specified overall floor levelness of FL35, measured in accordance with the applicable edition of ASTM E1155 and ACI 117.

Existing Buildings. For existing buildings, where a slab depression or flush transition cannot reasonably be provided, provide ramps, transitions, or other means necessary to maintain an accessible route in compliance with ABAAS. Any ramp or transition shall comply with applicable ABAAS requirements for running slope, cross slope, landings, edge protection, changes in level, and clear width.

Power Distribution Units (PDUs) and Uninterruptable Power Supplies (UPSs)

Emergency Power

In IT closets that do not serve surgery suites, do not require generator-backed power, a second vertical PDU, or redundant PDU/UPS distribution solely for telecommunications equipment. Provide generator-backed power only where required by applicable code and the approved OIT design.