SUPPLEMENT B (For Schematics, Design Development, Construction Documents, Construction Cost Estimate and Construction Period Services)

DESIGN TIMEFRAME: A/E shall deliver final construction documents **No Later Than** (**NLT) 199 days** after the Award/Notice to Proceed Letter.

CONSTRUCTION BUDGET/DESIGN LIMITATION: $949,026

The A/E will be required to design within this budget. The A/E will also be required to incorporate bid items into the bid documents that will allow for a 20% budget reduction.

In accordance with FAR 52.236-22, Design within Funding Limitation (APR 1984), the estimated Total Construction Contract Price for this Project proceeding into CDs is not to exceed Construction budget listed above not including any Project Contingencies, VA Furnished/ Installed Medical Equipment, VA Furnished/Installed FFE, or Professional Service Fees. The A/E is responsible for designing the Project within the estimated total Construction Contract Price for the Design Development and Construction Document phases of this Project. If, at any time, the A/E determines that the design's construction cost (excluding contingencies) will exceed the Total Construction Contract Price (TCCP) the A/E shall immediately inform the Contracting Officer in writing. Such written notification shall include the reasons why the A/E believes the TCCP will probably be exceeded and shall offer proposed solutions to reduce the project cost to be within the TCCP.

B1 SCHEDULE OF SERVICES:

I. INTRODUCTION:

The mission of the Veterans Affairs Saint Louis Health Care System (VASTLHCS) is to provide the highest quality health care to our nation's veterans. To accomplish this mission, VASTLHCS' Facility Engineering Service (FES) intends to partner with an A/E Firm on a project to Renovate Main Lobby, Buildings 1 & 53, Jefferson Barracks (JB) Division, St. Louis, MO 63125

The A/E Firm must provide Basic Professional Services as delineated in the Scope of Work. As part of the Basic Professional Services, FES expects the following primary A/E disciplines to be included: Project Manager, Architectural, Mechanical, Electrical, Communication (voice data) Plumbing (Including Fire Protection), Structural, Interior Design, VPIH, Cost Estimator and a 3rd Party Fire Protection Review.

II. SCOPE OF WORK:

This project will renovate the main lobbies in B1 & B53 and improve veteran experience. The finishes are beyond their useful life and do not provide a welcoming intuitive wayfinding experience for veterans and guests. Project will focus on replacement of existing architectural finishes (Floors, walls {including handrails & wall protection}, and ceilings) in public areas to include main entrances, canopy, elevator lobbies, and waiting rooms. This project will renovate approximately 4,000 DGSF in B1 First Floor Center

and 2300 DGSF located in B53. Scope of work will also include a reimagined entrance canopy at B1. Note: The Veterans Administration Medical Center at Jefferson Barracks is listed in the National Register of Historic Places (NRHP) as a historic district. Any work done on the exterior of Building will need to be reviewed with the Missouri State Historic Preservation Office.

B1 will renovate the Main lobby and adjacent spaces including C102J, C118, C128, C129, C131, H107, H108, H109, H110, H111, & H113. Main entrance door to be relocated to center on C129/C131/H113 with an airlock and sliding doors. Update reception area with a more modern look. All FCAs with project boundaries to be corrected. Any hazardous materials found through destructive sampling will be abated. Reference attached floor plans for additional scope.

B53 will renovate the Main lobby and adjacent spaces including the Vestibule (1S008 including automatic doors), Hallway (H104), Storage (H105A), Restrooms (1S007&1S009 including fixtures and toilet partitions) and Elevator Lobby (1S071). Update the Volunteer station within the Main Lobby. Any hazardous materials found through destructive sampling will be abated. Reference attached floor plans for additional scope. This project is intended to create a cohesive, intuitive welcoming environment to reflect the updated aesthetic of recent Major Project upgrades.

Condition Deficiencies, which are found to be in B53 First Floor areas of renovation (116951, 326399, 326401, 326409, 326410) will be corrected, but likely will not exceed 75% of total project cost.

III. SCOPE OF WORK FOR A/E:

1. Site Investigation & Design Narrative:
   a. The A/E shall make investigations necessary to thoroughly evaluate & document the area. This may include, but not limited to, hazardous materials identification in the direct area of work and areas impacted by the project. Perform such investigations as required to accurately verify all existing conditions. Do not rely solely upon "as built" drawings. The A/E firm shall be responsible for site review of the existing facility in order to field verify the owner's existing documents and as-built drawings. Any modifications that are required to be made as a result of the site review shall be communicated to the VA and corrected by the A/E firm. All designs shall be in accordance with A/E Submission Instructions for Minor and NRM Construction Program, Program Guide PG-18-15, Volume C. The design will also encompass Asbestos Abatement Design Manual (PG 18-10) Compliance: https://www.cfm.va.gov/til/dManual/dmASBhosp.pdf

   b. Upon completion of initial field survey and assessment, provide a comprehensive report of existing conditions and findings to VASTLHCS' Facility Engineering Service. Report will include an initial cost estimate and design schedule for all work included in the "Renovate Main Lobby Buildings 1 & 53, JB" project. This report will be considered the Design Narrative as referenced in "B5 DESIGN REVIEW AND COMPLETION SCHEDULE" below.

2. Schematic Design
   a. The A/E shall do a minimum of three (3) Teams meetings with the Integrated Project Team to review the project. An agreed to and solid schematic design is the foundation for a successful design project.

i. The first meeting will be to do an initial IPT meeting and hear the needs, wants and desires of the users for this space
ii. The second visit will be to present a minimum of three schematics with the A/E providing their pros/cons to each. This visit is to be a "working visit" with the A/E having the ability to make changes, display these visually and provide some immediate feedback.
iii. The third meeting shall depict the schematic result from meeting two, also depicting the phasing plan as . During this meeting final schematic and phasing shall be finalized and agreed to with the A/E providing a "final" schematic design one week after this meeting

3. Design Development
   a. The DD phase defines the space, to scale depiction of spatial relationships, wall locations, restrooms, etc. Reference Section B6 for further requirements. All designs shall be in accordance with A/E Submission Instructions for Minor and NRM Construction Program, Program Guide PG-18-15, Volume C.
      i. Mechanical, plumbing, electrical, and fire and safety systems must meet current codes and standards, including VA Standards. All new space and utilities will be designed to meet the Interagency Security Committee's and other relevant physical security guidelines. At a minimum, MEP at this phase shall identify tie-in locations (mechanical and plumbing), panels and power locations (electrical).
      ii. A/E shall provide a life safety code analysis of the proposed design in coordination with the existing adjacent functions to verify the proposed design does not generate any compliance issues. This is to be included during the various phases (if required). The DD submission will identify all life safety designations (smoke barriers, rated walls, sprinkler zones, etc.
      iii. The A/E shall provide a certification that the project is a stand-alone project and does not require any follow-on project to make the space suitable for its intended occupancy.

4. Construction Documents:
   a. After the VAMC approves the A/E's design development, the A/E shall prepare construction documents (95% & 100%) necessary to accomplish the approved design development.

   b. As part of the 100% design submission, the A/E shall provide a written synopsis describing the overall scope of the construction project as well as any pertinent information about the project that would assist potential bidders in preparing a comprehensive bid package. This synopsis is intended to be a general description of the project not to exceed two written pages in length.

c. The final design documents will be subject to review and approval (by signature) of all members of an Integrated Project Team (IPT) consisting of medical center personnel. These individuals will be identified by the COR at the first design review meeting.

5. Construction Period Service: The A/E shall perform construction period services as detailed later in this scope of work.

6. Functional Product:
   a. It is important to emphasize that the A/E shall perform design development and detailed design work, and prepare detailed construction documents, including **Abatement Design Drawings** (ADDs) and **Hazardous Material Removal Drawings** (HMRDs).

   b. VPIH Survey: The A/E Firm will complete a survey, to include testing, identifying any and all asbestos and lead containing materials within the project area. Hazardous material surveys and design shall be in compliance with National Emissions Standard for Hazardous Air Pollutants (NESHAP) requirements for renovation and demolition projects. This project will remove all lead and asbestos in areas being renovated.

   c. Reference VA Asbestos Abatement Design Manual (PG 18-10) July 2011:
      i. 1.8 DESIGN REQUIREMENTS: The following elements are required for all asbestos abatement project designs for VA facilities:
         - All project designs must be developed and/or reviewed and approved by an EPA Model Curriculum trained and applicable state accredited Asbestos Project Designer. This is to ensure that all applicable federal, state, and local regulations are followed regarding the design of asbestos abatement projects. These regulations include, but are not limited to, EPA NESHAP requirements, St. Louis County Air Pollution division requirements, and Missouri Department of Natural Resources (MDNR) requirements. VA representatives conducting peer review of asbestos designs need not be accredited Asbestos Project Designers.
         - All asbestos inspections performed in VA facilities for the purposes of gathering information for the development of the asbestos abatement project design must be performed by EPA Model Curriculum trained and applicable state-accredited Asbestos Building Inspector.
         - VA Master Specifications have been developed for typical asbestos abatement work. The appropriate sections shall be edited to meet the project scope of work and specific project requirements.
         - The A/E shall carefully coordinate specifications with the drawings so that all work required by the drawings is included in the specifications. Specification content that does not apply to the project shall be deleted.
         - The A/E shall modify the existing Master Specifications, when feasible, to address any abatement that is not specifically identified by the VA Master Specifications

ii. 1.9.2 DRAWINGS The following criteria must be used when creating drawings to be used in support of the asbestos abatement project.
- Refer to VA Design and Construction Procedures for general drawing requirements.
- Consolidate notes and place them on the right-hand side of the sheet.
- Show scale, compass point, orientation, key plan, title, column grids and numbers, match-lines, room numbers, and titles corresponding to the Architectural drawings.
- Clearly identify all locations of materials to be removed during the asbestos abatement project.
- Clearly identify any life-critical systems that exist in abatement areas to ensure that these systems are isolated and not disturbed during the project.

iii. 1.9.3 SEQUENCE OF ASBESTOS ABATEMENT DRAWINGS
- Symbols and abbreviations
- Demolition Plans
- Asbestos materials location plans
- Details
- Summary of asbestos material quantities
- Coordination with A/E Design Submission Requirements (PG 18-15).

iv. 2.3.1 ABATEMENT WORK TASKS: The specific ACM to be abated during the asbestos abatement project must be identified on the detailed plan and project drawings. A summary for each work task to be performed during the abatement project, as well as a summary of the techniques to be used, in addition to safety precautions and methods must be included in the design.

v. 2.3.2 UNEXPECTED DISCOVERY OF ASBESTOS: For any previously untested building components suspected to contain asbestos and located in areas to be impacted by the work, additional samples will need to be collected of any materials found to determine the presence or absence of asbestos. The sampling must be performed by an AHERA accredited Asbestos Building Inspector.

d. All spaces within the scope of work must be designed according to applicable codes and standards.

e. The A/E shall submit a design narrative (15%) schematic design (35%) design development (65%) and construction documents (95%, 100% Contract Docs for Bidding, and Release for Construction Set) specifications, submittal schedule, estimates and other documentation in accordance with the "B4 DESIGN DELIVERABLES" section of this Supplement B. The construction work will be performed under a separate Firm-Fixed-Price contract awarded by the VA. As a result, the Construction Documents must conform to the estimated Total Construction Cost Price, not including any contingencies, and convey the entire construction work completely and clearly, such that any bidder can produce an accurate bid without surveying the work site.

f. The A/E will also participate in the VASTLHCS Pre-Construction Risk Assessment to determine the requirements for Infection Control, Interim Life Safety Measures, occupational safety and health, patient safety, public safety, security controls for physical and logistical access, and environmental controls and limitations on vibrations, noise, and disruptions to operations and utilities. The results of these assessments will be included in documentation submitted by the A/E pursuant to, and inclusive of, the Construction Documents.

g. Prior to submittal of a response to this proposal the A/E shall meet with the Contracting Officer's Representative (COR) at the proposed project site to review the scope of services and the project goals.

h. Overall site plans will be provided as a Reference Drawing with existing Room Numbers showing the areas within the project boundary.

i. The C&A requirements do not apply, and a Security Accreditation Package is not required.

7. Sustainability Requirements:
   a. Design shall comply with the most current version of the VA Sustainable Design Manual at time of award found on the VA technical Information Library https://www.cfm.va.gov/til/sustain.asp
   b. The following deviations are allowed: none.
   c. GUIDING PRINCIPLES CHECKLIST: AE shall complete and submit the appropriate Federal Energy Management Guiding Principles Checklist https://energy.gov/eere/femp/downloads/guiding-principles-checklists-new-construction-and-modernization-and-existing

IV. A/E FEE DETERMINATION:

The A/E is to present their fee proposal for evaluation and negotiation in the following format:

1. Submit completed Price Proposal on NCO 15 Form 10-6298. The spreadsheet is to have the work broken out in hours by position, by discipline, and by design phase. Include a list of the number of drawings required for each design phase broken out by drawing type per discipline. Include a summary of the foregoing with the number of hours required for each drawing type and each major task. The spreadsheet will be used to facilitate review and comprehension of work effort and document fee. Submit the electronic file of the spreadsheet upon request.

2. Include a letter of understanding with the price proposal that presents a detailed understanding of the Supplement B. The letter of understanding shall also include an analysis of the fee included and excluded from the 6% fee limitation per VAAR 836.606-73.

3. Reproduction and delivery costs of Design Review Material and other direct costs, such as travel costs, are included in the costs for each design phase and are not reimbursable. The costs of Bidding reproduction, delivery, and other direct costs in accordance with the "Milestone Submittal Requirements" are included in the CD Phase. Unused site visits will be deducted at the end of the contract.

4. Provide an outline of the Quality Assurance/Quality Control actions that your firm will take during the design process and construction period. Monthly QA/QC reports are required, including actions taken to maintain project quality, schedule, and budget, and will be submitted with project invoices using the NCO 15 invoice format.

5. Correction of A/E's Errors and Omissions, including required site visits to ascertain remedial action, is included in scope of services at no additional cost to the VA.

V. REPORTS, DRAWINGS, SPECIFICATIONS AND SCHEDULES:

1. Kick-Off Meeting:
   a. An initial kickoff meeting will be held with the Contracting Officer and local staff. This meeting will be intended to provide an onsite familiarization with the project. The VA will provide workload data and as-built drawings.

   b. A/E Design Submissions shall comply with the VA A/E Design Submission Requirements as found in the VA Technical Information Library (TIL). The VA will provide comments and guidance following each design review session. All meetings shall be held at Jefferson Barracks Division of the VASTLHCS in Saint Louis, MO or via Microsoft Teams.

2. Site Investigation
   Reference Section B1 III SCOPE OF WORK FOR A/E for requirements

3. Schematic Design:
   a. The A/E firm shall meet with the representatives of the Integrated Project Team (IPT) to review and compare the VA design guides to the specific departmental needs. This will serve as an opportunity for the A/E to gain a further understanding of the direction the facility wants the project to go.

   b. After meeting with the departments, the A/E shall prepare a minimum of three separate schematic layouts of the space for review. The A/E shall provide pros and cons for each option. The A/E shall present these options to departmental leads and senior leadership. The VA will select the preferred option for the design. Space layouts shall meet current VA Space Planning Criteria's (7610 Building Design Guide) and follow the Uniform Federal Accessibility Standards (UFAS), and VA Barrier Free Design Guide (PG-18-13).

   c. At the Schematic Design Review Meeting, the A/E should be prepared to discuss the scope of the project, provide examples of current VA standard room layouts, site drawings identifying the project area showing a basic schematic layout of the various functions, a timeline for design and a brief construction summary. The A/E shall record the minutes of the meeting to document the thoughts and concerns of the facility.

4. Design Development:
   a. Using the information gathered from the initial site investigation the A/E firm shall thoroughly evaluate the conditions of the existing spaces. There will be a systems re-design

to bring the space up to current design standards including, but not limited to, any energy efficiency improvements available for the application. All designs shall be in accordance with A/E Submission Instructions for Minor and NRM Construction Program, PG-18-15, Volume C.

b. Mechanical, plumbing, electrical, and fire and safety systems must meet current codes and standards, including VA Standards. All new space and utilities will be designed to meet the Interagency Security Committee's and other relevant physical security guidelines. The completed project shall be capable of achieving LEED certification.

5. Construction Documents:
   a. The A/E firm shall complete any changes necessary to develop the accepted design development documents into working drawings and specifications for issuance through the competitive bid process.

   b. The A/E firm shall provide a complete construction plan detailing all phases and sequencing of construction to minimize the impact on the facility.

   c. In most instances, the VA Master Construction Specifications will be edited and incorporated in the project specifications. However, in those instances where corresponding VA Master Construction Specifications are not available, the A/E shall develop the specification for incorporation into the project specifications. It is required that the A/E design in accordance with VA guidelines as these guidelines supersede any other industry guidelines. It is important to note that all specification sections are to be thoroughly edited to maintain uniformity of formatting and structure. All spec writer notes must be removed.

   d. Working drawings and specifications shall provide for construction within the National Fire Protection Association Code, VA Standards, and other applicable national codes.

   e. The A/E firm shall provide a clause in the specifications indicating a method by which the contractor will provide information to the A/E firm to allow the A/E firm to provide as-built drawings upon completion of construction.

6. As-Built Drawings:

   a. The A/E firm shall submit one (1) complete set of drawings provided via file share software using AutoCAD Release 2025 and also .pdf format. Models should be provided in Revit 2024. The A/E shall follow the VA Standard CAD format for layering in accordance with the "B3 DESIGN CRITERIA" section of this Supplement B.

   b. The A/E firm shall submit said As-Built (aka Record Drawings) drawings within 30 days of receipt of red lined drawings.

7. Reproduction of Drawings and Specifications:

a. Specifications shall be prepared in MS Word and drawings shall be prepared in Revit 2024 and submitted to the VA in Revit and AutoCAD 2025 formatted files in accordance with the "B4 DESIGN DELIVERABLES" section of this Supplement B.

b. The A/E is required to prepare architectural drawings in Revit. One DVD/CD-ROM computer disk containing all reports, specifications, documents, and drawings will be required for each milestone submission. The final Construction Document submission shall include copies of the original digital files (in *.dwg and *.rvt) in addition to the .pdf format files. All necessary reports, cost estimates and other documents shall be prepared in accordance with all applicable portions of the A/E Submission Instructions, Program Guide PG-18-15, Volume C. The VA reserves the right to require immediate delivery of the A/E's digital files to the VA at any time.

c. Specifications should be provided in both hardcopy and electronic form.

d. At the 95% and 100% construction document review periods, the specifications should have all revisions incorporated providing a "clean" set of specifications for review and approval.

VI. PROMOTION OF FULL AND OPEN COMPETITION:

1. A/E agrees to prepare specifications that are not competitively restrictive or proprietary. Specifications will be based on performance criteria when possible and will not use a product by a specific manufacturer, except as a basis of design.

2. If an occasion arises that use of a product by a specific manufacturer is necessary, the A/E will provide a justification including:
   a. Why must the manufacturer/product be used or why a performance specification cannot be written (proprietary design, etc.).

   b. The evaluation criteria of alternate manufacturer's product that must be met to be considered equal. These evaluation criteria will be used to accept the alternate manufacturer's product as equal to the specified product. These evaluation criteria shall be comprehensive to ensure an equal product is supplied meeting contract requirements.

   c. In the event it is necessary to pre-qualify major components, the A/E will advise the Contracting Officer of such, so that the necessary action can be taken to establish a Qualified Products List.

   d. In addition to requirements of these special provisions, a certification will be provided stating the specification solicitation is not restrictive; it has been written to provide full and open competition; and will list at least three manufacturers who can supply the specified major components or systems of the project.

VII. MISCELLANEOUS:

1. The existing drawings for building 1 & 53 - Jefferson Barracks included within the limits of this project will be provided to the A/E consultant For Reference Only. As-Built and Record Drawings have been found to not show the actual location, quantity, etc., of all building features and should only be used as a general guide. The A/E shall verify the existing drawings to the extent necessary for completion of construction. Files in *.dwg or*.rvt format will be provided to the A/E if those files are available for distribution.

2. The VA COR will assist the A/E when site inspection procedures impact the functioning of any of the building utility systems, services, or health care operations. Spaces with controlled access will require a member of the VA staff to continuously escort the A/E Consultant whilst accessing the space. As a result, the A/E must coordinate with VA Engineering to identify where the A/E is intending to perform site visit surveys at least fourteen (14) days in advance of any site visit.

3. The A/E is responsible for recording the minutes of all meetings with the VA. The format of the meeting minutes shall be subject to prior approval from the VA COR. The draft meeting minutes shall be distributed for review and comment within one working day following the meeting to the COR, who will in turn distribute the same to each invited VA-attendee as required. Meeting minutes are loaded to Submittal Exchange or equal web system. The VA shall have two working days upon receipt of the meeting draft documents to make any additional comments or corrections. The final meeting minutes shall be issued within three working days after the meeting to the VA CO and the COR.

4. Coordination of each submittal will be fully documented by the A/E. Using industry standard methods, the A/E will collect, document, and resolve all comments and consolidate them into a usable format. The resolution of each comment requires the COR and commenter's concurrence. For each design submittal, the A/E will conduct a comment review meeting where each comment received will be either:
   a. Concurred as Written
   b. Non-Concurred; Request Discussion
   c. Requires Clarification

5. At the conclusion of the comment review meeting, the A/E will provide meeting minutes showing the status of each comment made. The resolution will be incorporated into the project documents (drawings, specifications, etc.) prior to the next submittal. Any comment resolutions not included in the project documents will be provided to the CO and COR with explanation as to why each was not included.

VIII. PROBABLE CONSTRUCTION COST ESTIMATE:

1. The estimates shall be prepared using VA Form 10-6238, Estimate Worksheet and provide sufficient detail to identify the cost of project systems and components as appropriate for the stage of development of the design in the SD, DD, and CD Phases. Update construction cost data with each submittal review milestone. Costs presented shall be broken down sufficiently to allow for direct comparison cost with the contractor's proposed cost.

2. VA Form 10-6238, Estimate Worksheet: This form serves two purposes:
   a. To show the division of cost between labor and material for each cost item; and

b. To extend the level of detail of an estimate beyond square foot cost summaries.

The estimated costs shall include all labor, materials, mobilization, overhead, insurance, and applicable contractor markup. A/E may utilize their estimate worksheets if approved in advance by the VA.

3. Electronic copy of estimate shall be provided with each submittal. Estimate detail shall include a breakdown by Project specification division number for labor and material broken out by quantity and unit cost for each type of material or equipment, including equipment rentals. General Division shall include costs associated with project duration. Include Summary of estimate by Division Number with each submittal.

4. Providing the estimates as "lump sum" or "allowance" figures in the Construction Documents will not be acceptable. For the Schematic estimate, a 15% total contingency allowance is allowable. For the Design Development estimate, a 10% total contingency allowance is allowable. Contingency allowances are not permitted in the final Construction Documents Estimate. Construction cost estimating shall correspond with the work shown in the drawings and be commensurate with the degree of detail shown in the drawings. Construction cost estimating shall also include all elements within the contractor's bid; such as reasonable overhead and profit and fees across all tiers, insurance, taxes, bonds, hazardous abatement, and any other such items. Costs will include itemization of the following:
   a. Number of labor hours by trade (or crew[1])
   b. Labor dollars by trade (or crew[1])
   c. Material quantity
   d. Material dollars
   e. Equipment Rental and associated cost
   f. Any other Direct cost not associated with work to be performed by a specific trade

   [1] When using a crew, instead of a trade, then use a crew code and include a schedule, or legend, of only the crew codes applied, showing each type of trade, each hourly rate, and each trade person quantity.

5. Some costs for General Conditions or General Requirements may also be required in the project estimate whenever these costs can be shown to be direct costs as opposed to indirect (overhead) costs. For example, if it is common practice for the Contractor to use a rented negative air HEPA machine and consumable plastic sheeting to comply with the Infection Control Risk Assessment (ICRA) requirements, then the associated costs would be direct material and labor costs. In addition, if the Construction Documents require the Contractor to perform fulltime on-site superintendence solely dedicated to the construction project, then these would be direct labor costs. Furthermore, whenever the Contractor is to provide on-site factory-authorized training to the VA staff, then the travel, lodging, meals, and incidental costs would be direct costs. If the Construction Documents require the Contractor to perform housekeeping services, then the associated costs would be direct costs. If the Construction Documents call the Contractor to execute specific safety and OSHA activities, then the costs associated with these activities would be direct labor and material costs; however, OSHA activities performed by the Contractor by its staff at its home office and not specified in the Construction Documents, then such associated costs would be indirect costs and would not be included with the project estimate.

6. All work shall follow applicable laws, regulations and procedures published or issued by federal, state, and local regulatory agencies for the abatement and control of hazardous materials.

B2 INDUSTRIAL HYGIENE SERVICES:

I. INDUSTRIAL HYGIENIST TASKS:

For the work scope described in B1 SCHEDULE OF SERVICES 6a & b above, Hazardous materials (Asbestos, Lead, Mold, heavy metal, etc.) **ARE** included. Baseline Lead and Asbestos Hazardous Material Inventories within the project limits may be available from the VA for consultant's reference. This project is to have a minimum of **5 (2 for design and 3 for construction period services)** Hazardous Materials site visits.

1. Architect/Engineer Responsibilities:
   a. Determine if asbestos, lead, or mold is present. If found, design a method for abating/remediating all asbestos containing materials, lead containing materials, and mold contaminated items impacting this project.
   b. Determine location of asbestos, lead and/or mold contamination, and any water and moisture damage. Work with the I.H. to uncover and assess hidden areas. **To the extent possible, all materials known or suspected to be disturbed or otherwise impacted during this project must be sampled prior to demolition and included in the abatement design. If materials are unable to be sampled during the design phase of the project, they must be sampled during selective demolition processes during the construction phase or otherwise treated as ACM.**
   c. For mold contamination, determine the contributing factors to the mold development.
   d. For asbestos and lead contamination, determine the extent of abatement required to eliminate all impacts to this project.
   e. Develop the Abatement Design for areas & materials covered under the project in accordance with EPA and VHA guidelines.
   f. Review the I.H. Report.
   g. Produce a written report and drawings compiling all necessary information.

II. VA PROFESSIONAL INDUSTRIAL HYGIENIST (VPIH):

The A/E will retain a specialist in VPIH services to provide sufficient oversight of the abatement process. The following VPIH services will comply with federal, state, and local laws and regulations:

1. Review of Contractor Provided Asbestos Abatement Plan: The VPIH is responsible for reviewing and approving the Contractor's Professional Industrial Hygienist (CPIH) work plans. Provide comments and recommendations to ensure VA personnel and/or patients are not exposed to asbestos fibers.

2. Provide Air and Materials Sampling: Provide air and materials sampling of the construction site to verify that no asbestos fibers were released during the asbestos abatement activities. **Provide materials sampling within the construction site when suspect materials are uncovered**

and it is unconfirmed if the material contains asbestos or lead. Field work and sampling activities shall be performed by trained personnel under the direction of a licensed Industrial Hygienist or Board Certified Microbial Consultant.

3. **Hazardous materials site visits are to have 2 for design and 3 for construction period services.**

4. Provide Abatement Oversight: Provide oversight of the abatement contractor to ensure compliance with abatement laws and regulations.

5. Provide Final Clearance: Ensure the contractor has completed the abatement work required and provide final clearance that the abatement work is complete and there are no impacts to the Medical Center.

6. Provide Final Report: Provide a final report showing daily logs, sampling results and collected documents.

7. All work shall be in compliance with applicable laws, regulations and procedures published or issued by federal, state and local regulatory agencies for the abatement and control of hazardous materials.

B3 GOVERNMENT FURNISHED DESIGN CRITERIA:

I. The A/E shall design in accordance with the requirements of the following VA publications, which can be found in the VA Tech Info Library (TIL) at http://www.cfm.va.gov/TIL/ **:**

-VA Program Guide, PG-18-15, Volume CA/E Submission Instructions for Minor and NRM Construction Program: Schematics, Design Development, Construction Documents
- VA Master Construction Specifications, Program Guide, PG-18-1; https://www.cfm.va.gov/til/ae/aesubmin.pdf http://www.cfm.va.gov/TIL/spec.asp
-VA Design and Construction Procedures, PG-18-3; http://www.cfm.va.gov/TIL/cPro.asp
-VA Standard Details, PG-18-4, Volumes 1, 3, 4, 5, 6 & 7; http://www.cfm.va.gov/TIL/sDetail.asp
-VA Equipment Guide List, PG-18-5; http://www.cfm.va.gov/TIL/equip.asp
-VA Design Manuals for the applicable disciplines, PG-18-10; http://www.cfm.va.gov/til/dManual.asp
-VA Design Guides for graphics, PG-18-12; http://www.cfm.va.gov/til/dGuide.asp
-VA Barrier Free Design Guide, PG-18-13; http://www.cfm.va.gov/TIL/accessibility.asp
-VA Environmental Compliance Manual, PG-18-17; http://www.cfm.va.gov/til/spclRqmts.asp#EC
-VA Design Alerts and Quality Alerts; http://www.cfm.va.gov/til/alert.asp
-VA CAD Standards; http://www.cfm.va.gov/til/projReq.asp#cad
-VA Design Review Checklists; http://www.cfm.va.gov/til/projReq.asp#reviewCheck
-VA AE Design Submission Requirements; http://www.cfm.va.gov/til/aeDesSubReq.asp
-Office of Construction & Facilities Management Design Manual, Architectural Design Manual, http://www.cfm.va.gov/til/dManual/dmARhosp.pdf
-VA Medical Center Memorandums (“MCM”) (Request From COR)
-VA Asbestos Abatement Design Manual (https://www.cfm.va.gov/til/dManual/dmASBhosp.pdf)

- Environmental Protection Agency (EPA) NESHAP regulation for Asbestos (55 CFR 48406; https://www.epa.gov/sites/default/files/2016-03/documents/55fedreg48406.pdf)
- OSHA 29 CFR 1926.1101 and appendices (https://www.osha.gov/laws-regs/regulations/standardnumber/1926/1926.1101)
- EPA 40 CFR 763 and appendices (https://www.epa.gov/sites/default/files/documents/2003pt763_0.pdf)

II. Other design criteria may be required to meet specific requirements of the design work scope that are not listed above, or are not available on the VA Office of Facilities web site. The A/E is responsible for obtaining and complying with all such criteria.

B4 DESIGN DELIVERABLES:

I. DISTRIBUTION OF A/E MATERIALS TO THE VA:

The A/E shall provide the means necessary to submit large electronic files to VA recipients. Files over 10 MB may not be transmitted through the VA email system. File transfer protocol websites (FTP) are prohibited for use by VA employees. Provide Submittal Exchange or equal web system.

1. Reproduction and delivery costs of Design Review Material in accordance with the "Milestone Submittal Requirements" are included in the costs for each design phase and are not reimbursable.

2. Bidding and Construction Material reproduction and delivery costs in accordance with the "Milestone Submittal Requirements" are included in the CD Phase and are not reimbursable.

3. The A/E shall provide a "Asbestos, Lead and Mold" testing report to the VA with the **35%** Contract Documents

4. The A/E shall provide a "Stand Alone Certification Memo" to the VA with the **65%** Contract Documents (see attached format).

5. The A/E shall provide a "Vista Space File" completed spreadsheet to the VA with the **65%** Contract Documents (see attached format).

6. The A/E shall provide a Submittal Register to the VA with the **100%** Contract Documents for Bidding.

7. The A/E shall provide an equipment list (all BSE equipment taken out by the project including EE numbers) to the VA with the **35%** Contract Documents. AE to request the documentation spreadsheet immediately from COR after a contract is awarded. During the design phase, all EE numbers are to be verified via site investigations and recorded on "demo" plan sheets so that all equipment to be demolished is accurately recorded within the contract documents.

8. The A/E shall provide a third-party fire protection code review as outlined in VHA Directive 7712.

9. The A/E shall provide a Period of Performance Letter at the end of the design period that estimates the construction Period of Performance.

10. Record Documents ("As-Built") shall be submitted to the VA immediately prior to final acceptance of the project by the VA. Record Documents shall conform to the VA standard requirements including originals and record specifications incorporating all of the actual finished conditions, project revisions/amendments and products. Record Document Material reproduction and delivery costs in accordance with the "Milestone Submittal Requirements" are included in the CPS Phase and are not reimbursable.

II. MILESTONE SUBMITTAL REQUIREMENTS (Refer to following page):

MILESTONE SUBMITTAL REQUIREMENTS						
Number of Required Submittal Documents						
Submittal Description	**Digital File**		**Letter**	**Drawings**		
	.orig	**.pdf**		**Half Size**	**Full Size**	**Mylar**
Design Narrative Submittal:						
Condition Assessment		1				
Cost Estimate	1	1				
35% Schematic Design Submittal:						
Cost Estimate	1	1				
Reports & Calculations	1	1				
Outline Specifications	1	1				
Drawings	1	1				
Existing Condition Record Drawings	1	1				
65% Contract Document Submittal						
Cost Estimate	1	1				
Reports	1	1				
Draft Specifications	1	1				
Drawings	1	1				
Stand Alone Certification Memo	1	1	1			
95% Contract Document Submittal						
Cost Estimate	1	1				
Reports	1	1				
Specifications	1	1		1		
Drawings	1	1		1		
100% Contract Documents for Bidding						
Final Cost Estimate	1	1				
Reports & Calculations	1	1				
Specifications	1	1				
Drawings	1	1				
Release for Construction Set (Incorporate all Solicitation Amendments):						
Final Cost Estimate	1	1				
Reports & Calculations	1	1				
Specifications	1	1				
Drawings	1	1		1	1	
Existing Condition Record Drawings	1	1				
Record Document Submittal:						
Final Project Construction Cost	1	1				
Operation & Maintenance Manuals	1	1	4			
Record Specifications	1	1				
Record Drawings	1	1		1	1	1

Note 1: ". orig" indicates digital file in the document's original file format i.e. ".doc", ".rvt", ".dwg", "xls", etc.
Note 2: Letter size reports may contain 11" x 17" drawing or exhibit pages tri-folded to letter size as required.
Note 3: Letter size (8.5" x 11") submittal documents less than or equal to 25 pages may be stapled, all other letter size documents shall be bound with a Cover Sheet containing the Project information, date and Table of Contents.

B5 DESIGN REVIEW AND COMPLETION SCHEDULE:

I. The A/E shall perform the work required by this contract within **199 calendar days** reflective of schedule below. The A/E shall provide Professional Architects and Engineers as directed by the Contracting Officer who are familiar with the design work to attend the Design Reviews on the following days:

Design Phases	Phase Duration (Days[1])	Calendar Days from NTP
Project Design "Kick-off" Meeting	0	0
Site Investigation & Design Narrative	21	21
Design Narrative Discussion & initial Schematic Design mtg. (per Section III.2.a.i & V.3.a) via TEAMS Call	7	28
35% Schematic Design Review Meeting #2 (per Section III.2.a.ii & V.3.b)	24	52
35% Schematic Design Review Meeting #3 (per Section III.2.a.iii)	14[2]	66
35% Schematic Design Submittal and Asbestos, Lead and Mold testing reports.	7	73
65 % Design Development Documents	42	115
65% Design Development Documents Review Meeting	14[2]	129
95% Construction Documents	21	150
95% Construction Documents Review Meeting	14[2]	164
100% Contract Documents Issued for Bidding	14	178
100% Contract Document Submittal Review	7[2]	185
Contract Documents Issued for Bidding:	14	199
Release for Construction Set of Contract Documents	TBD[3]	Immediately following award of contract
Record Document Submittal:	TBD[3]	Within 30 calendar days of receiving red lined drawings

Note 1: Number of Days is calendar days.
Note 2: Review Meetings occur on noted number of days after submittal of phase documents.
Note 3: "TBD" is To-be-Determined.

1. The Contracting Officer (CO) may schedule additional Design Reviews as necessary when it is determined by the CO that such reviews are required for satisfactory completion of A/E contract requirements. The A/E will be reimbursed for additional review meetings in accordance with the rate sheet, unless it is solely determined by the CO that such additional reviews were requested by the A/E, or were required due to the A/E's failure to meet contract requirements.

2. The A/E is responsible for recording the minutes of all meetings. The format of the meeting minutes shall be subject to prior approval from the VA COR. The draft meeting minutes shall be distributed for review and comment within one working day following the meeting to the COR, who will in turn distribute the same to each invited VA-attendee as required. Notification by email to the COR that the draft documents are available on an A/E provided ftp site, or as an attachment, is the preferred method. The VA shall have two working days upon receipt of the meeting draft documents to make any additional comments or corrections. The final meeting minutes shall be issued within three working days after the meeting to the VA CO and the COR.

3. Milestone review minutes shall comply with the requirements for meeting minutes, except that two days shall be added to each response period. In addition, the submitted milestone review drawing mark-ups by the VA and any review meeting comments shall be described in a tabular form with the comment (listed by discipline), comment originator, partly responsible for responding to comment, and a column indicating whether comment was incorporated into design documents. If comment was not incorporated or only partially incorporated, provide an explanation for the action.

4. The interim and final documents (SD, DD, and CD) will be subject to review and approval (by signature) of all members of an Integrated Project Team ("IPT") consisting of Medical Center personnel. These individuals will be identified by the COR by the first design review meeting. The A/E shall prepare a title sheet for each submission and phase as appropriate to receive approval signatures from members of the IPT. The COR will provide A/E with a copy of the Memorandum identifying IPT members.

B6 DESIGN DEVELOPMENT REVIEW SUBMISSION (65% REVIEW):

I. SPECIFICATIONS:

1. Submit an index of all VA Master Construction Specification sections intended for use. Include a brief description of any A/E originated sections to be used.

2. A/E shall obtain the VA Master Construction Specifications and any other VA Technical Documents at http://www.va.gov/facmgt.

II. ARCHITECTURAL:

1. Submit as a minimum, a layout for each project. Include fixed equipment at a scale not less than 1/8" =1' 0". Submit ¼" – 1' 0" scale floor plans of special rooms such as the endoscopy suite, recovery room, etc., to show layout and identification of equipment. Include elevation views

and or renderings as necessary to allow end users to decide which concept they desire to be developed.

2. Show schematic sections, as needed, to define the building and/or equipment concepts. Include field verified locations of existing or remaining details.

3. Show roof and penthouse plans if required.

4. Show legends that as a minimum reflect all items denoted on drawing at this submission.

III. HEATING, VENTILATION, AND AIR CONDITIONING:

1. Submit, as a minimum, outline plan drawings showing HVAC replacement unit locations, sizes of connection lines to existing services, and any lines to be removed.

2. Provide a written description of the replacement HVAC units considered for the project and how it will be connected to the existing system to justify final system selection.

IV. PLUMBING:

1. Submit, as a minimum, outline plan drawings showing main water line locations feeding the project boundary, compressor locations, sizes of main lines, including drains, points of connection to existing piping, all new piping and piping to be removed.

V. ASBESTOS, LEAD AND MOLD:

1. If any areas are identified as containing hazardous materials, show areas of suspected Asbestos Containing Material (ACM), lead and mold abatement required. Show quantities that will require abatement for each. Lead may be lead paint, lead shower pans, lead lined walls, lead lined doors, etc.

VI. ELECTRICAL:

1. Submit, as a minimum, floor plan showing new and existing panel locations and sizes. Indicate point of connection to existing distribution centers.

VII. PHASING:

1. Submit, as a minimum, drawing number indicating a separate phasing drawing.

2. Provide a written description of each Phase.

VIII. COST ESTIMATES:

1. A/E shall submit a construction cost estimate simultaneously with the drawings for this project at each project submission.

2. This estimate shall show the cost of construction which would be expected to be reflected by the Construction Contractor's bids, if the bids were submitted on the same date as the estimate. The level of detail for this estimate shall be consistent with the degree of completeness of the drawings being submitted. Simply stated, this means that if a construction element is shown, it must be priced; if it is shown in detail, it must be priced in detail. For detailed elements, "lump sum" or "allowance" figures will not be acceptable.

B7 ATTENDANCE AT CONFERENCES:

I. Attendance at Construction Pre-Bid conference **IS** required with regard to this contract.
II. Attendance at Weekly Construction Coordination meeting **IS** required with regard to this contract.

B8 STRUCTURAL ECONOMIC ANALYSIS:

I. A structural economic analysis **IS NOT** required with regard to this contract.

B9 STRUCTURAL/SEISMIC ANALYSIS:

I. A structural/seismic analysis **IS NOT** required with regard to this contract.

B10 CONSTRUCTION PERIOD SERVICES:

I. A/E firm shall provide such construction period services to allow the VA to monitor the contract daily with adequate support from the A/E firm. The items of support shall include, but not be limited to:

1. Review of all technical submittals, shop drawings and other technical correspondence. All submittals and shop drawings shall be reviewed within two weeks of receipt.

2. The A/E will provide and maintain a Submittal Exchange or equal web system that will be accessible to the VA staff assigned to the project. This site shall be used throughout the duration of the project during both design and construction for meeting minutes and design reviews during the design phase and used by A/E, COR, Contracting Officer and construction contractor during construction phase to upload: submittal reviews, meeting minutes, construction daily logs, etc.

3. Provide advice and consultation on RFIs raised by the VA or the contractor on technical matters. Provide additional design and sketches as necessary should issues arise with the constructability of the initial design. All RFI shall be reviewed within two weeks of receipt.

4. Provide cost estimates as necessary to assist in negotiating any changes to the contract.

5. A/E firm shall provide adequate representation at all pre-bid, pre-construction, & weekly construction meetings to answer questions from contractors and inform them of technical items which should be brought to their attention for a complete job.

6. The A/E must be able to respond to issues in a timely manner, to include being on-site within 8 hours. This is due to the need to keep this project progressing and on time, avoiding any delay claims. As construction is heavy in the area, contractors are on tight schedules to schedule trades and equipment. Having an A/E that can be onsite within 8 hours allows emerging issues to quickly and efficiently be solved.

II. VPIH oversight services estimates required with regards to this contract are to be determined by the A/E.

B11 SITE VISITS:

I. A/E firm shall provide representatives to make periodic site visits during the construction to provide additional support to the VA in managing the contract.

II. Site visits during the Construction Period Services (CPS) **ARE** required with regard to this contract. Site visits shall be at a fixed cost per site visit.

1. Pre-Bid Visit: Provide one (1), scheduled through the Contracting Officer.

2. Kickoff Meeting: Provide one (1).

3. General Site Visits during construction: Provide three (2).

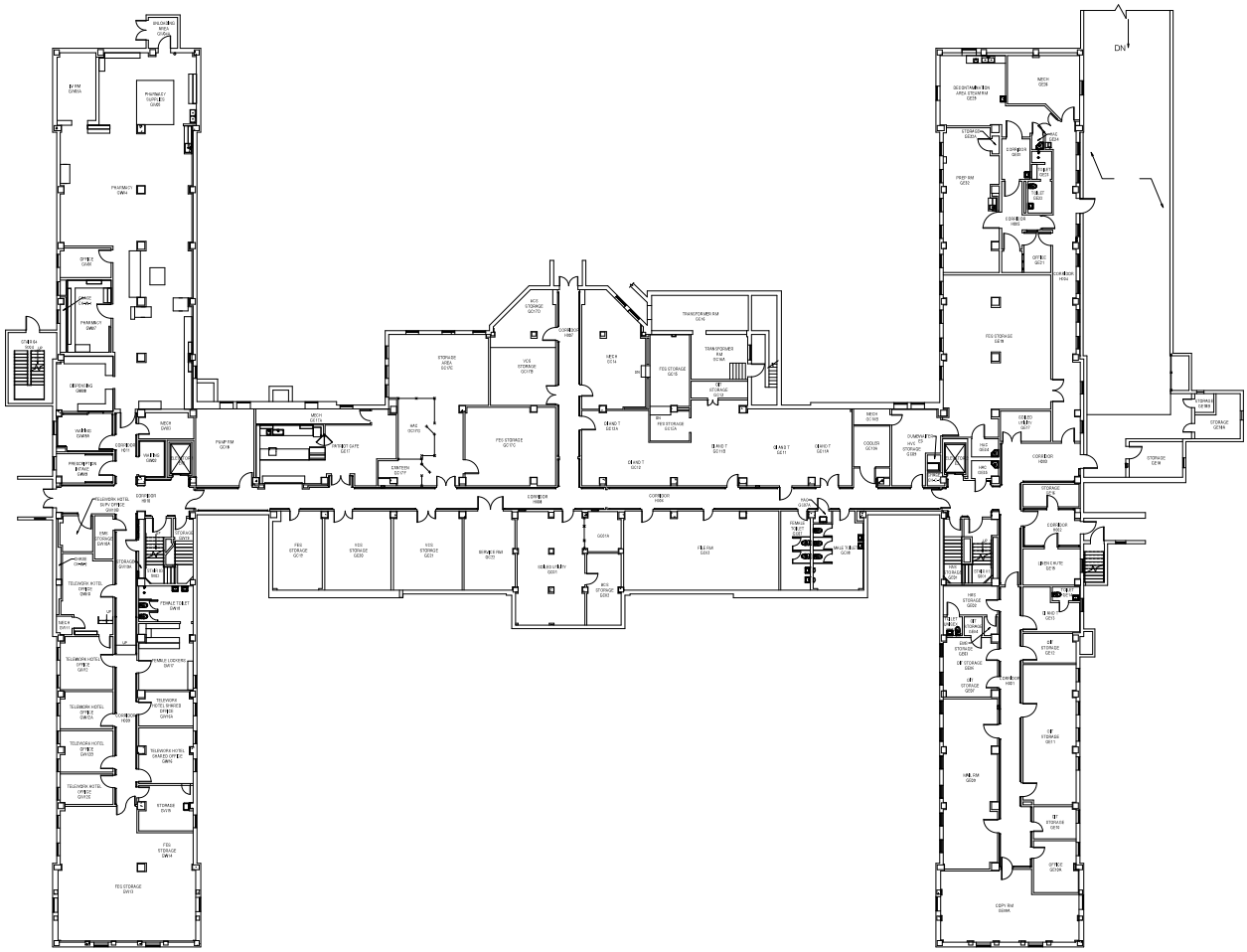
4. Final inspections, at completion of project and/or at completion of any phase where the VA must accept work done by the contractor. A final punch list shall be conducted by all design trades. The cumulative findings shall be combined into one final list and provided to the VA for issuance to the contractor: Provide three (2).

All site visits shall be scheduled in advance with the VA COR and CO. Total number of site visits anticipated is **six (6) which is the sum of items 1, 2, 3, and 4 above.**

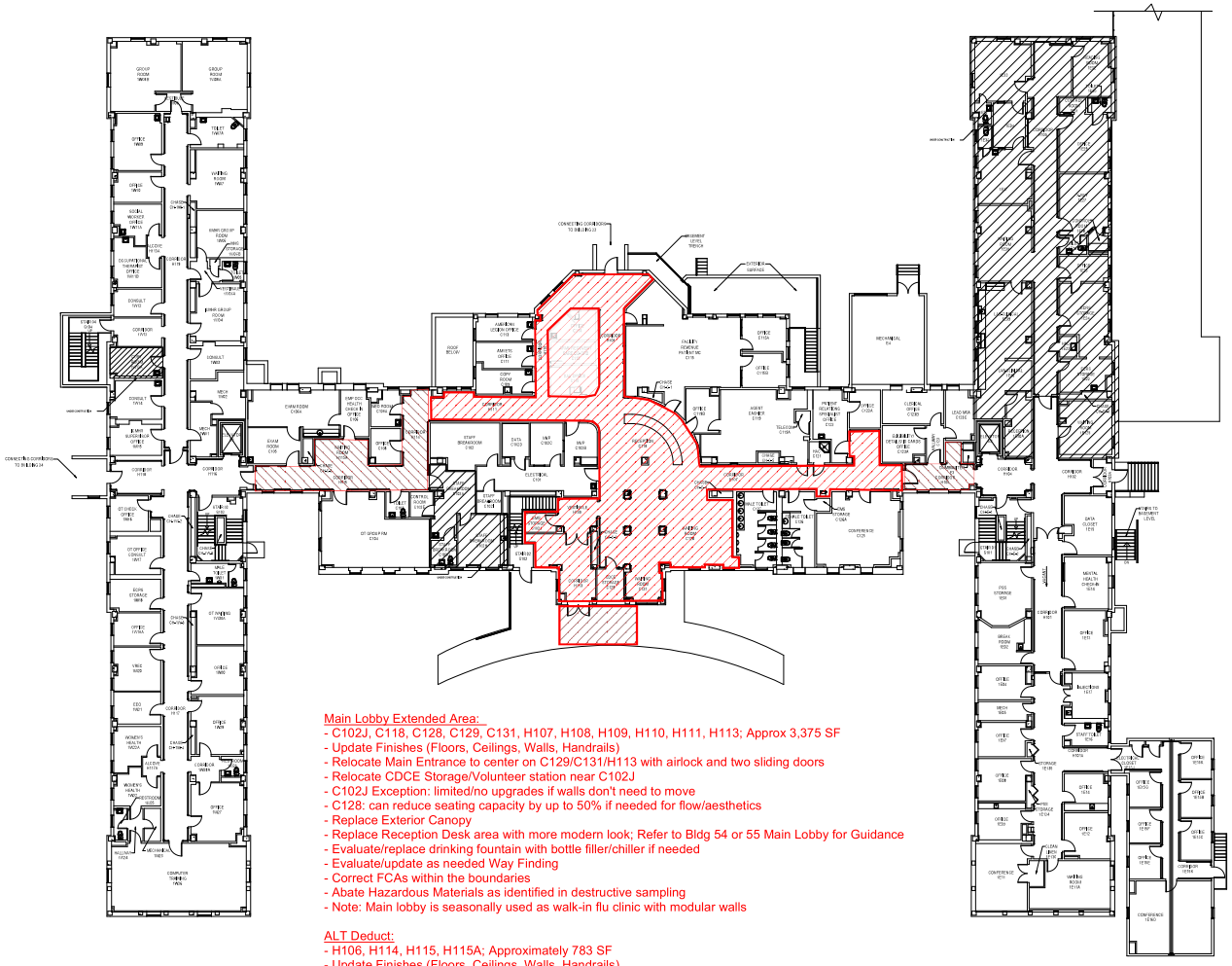
III. Formal documentation will be required for all site visits. Final inspection reports will be prepared by the A/E firm and submitted to the VA for issuance to the contractor. Record of site visits will be in accordance with Special Provisions of the Contract. Correction of A/E's Errors and Omissions, including required site visits to ascertain remedial action, are not part of CPS, and shall be handled under FAR clause 52.236-23.

B12 SOW ATTACHMENTS: The following list of documents are attached to this SOW for A/E use and incorporation into the project documents:

- Building 1 & 53 Floor Plans
- EXAMPLE Stand Alone Certification Memo
- EXAMPLE Vista Space File Information
- CURRENT Vista Space File Information



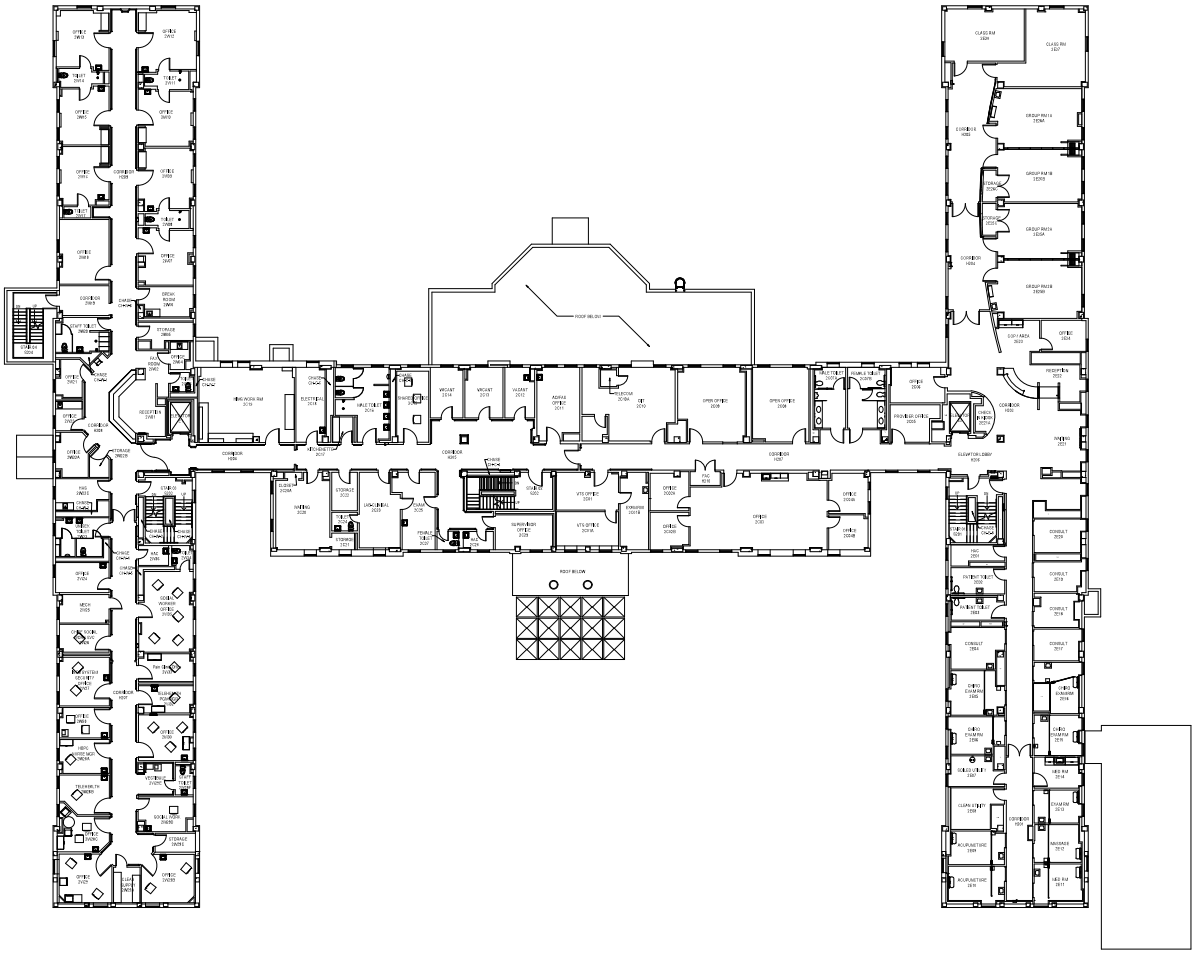
Revisions:	Date:	CONSULTANTS:	V Logic Systems Inc. 2352 Main Street, Suite 207 Concord, MA 01742 Phone: 978-341-9000 www.vlogicsystems.com	ARCHITECT/ENGINEERS: U.S. DEPARTMENT OF VETERANS AFFAIRS VA ST. LOUIS HEALTH CARE SYSTEM FACILITIES & ENGINEERING SERVICES	Drawing Title: **ARCHITECTURAL FLOOR PLAN GROUND FLOOR** VA Health Care System Approval:	Project Title: **AS BUILTS DRAWINGS** Location: JEFFERSON BARRACKS DIVISION 1 JEFFERSON BARRACKS DRIVE ST. LOUIS, MO 63125-4199 Date: **09-05-2023** Checked: Drawn: VL	Project Number: Building Number: 01 Drawing Number: **01-AE-1G1** Drawing: 1 of 1	Veterans Health Administration VA U.S. Department of Veterans Affairs



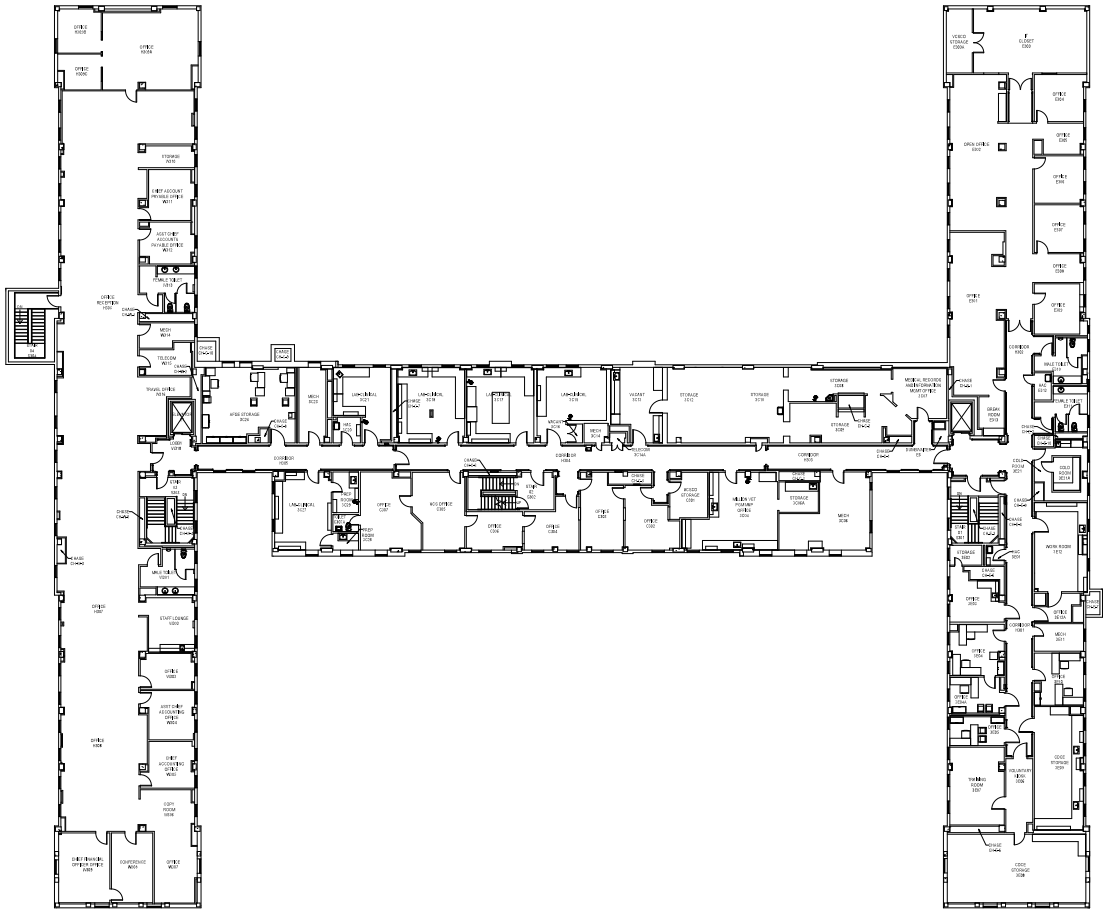
Main Lobby Extended Area:
- C102J, C118, C128, C129, C131, H107, H108, H109, H110, H111, H113; Approx 3,375 SF
- Update Finishes (Floors, Ceilings, Walls, Handrails)
- Relocate Main Entrance to center on C129/C131/H113 with airlock and two sliding doors
- Relocate CDCE Storage/Volunteer station near C102J
- C102J Exception: limited/no upgrades if walls don't need to move
- C128: can reduce seating capacity by up to 50% if needed for flow/aesthetics
- Replace Exterior Canopy
- Replace Reception Desk area with more modern look; Refer to Bldg 54 or 55 Main Lobby for Guidance
- Evaluate/replace drinking fountain with bottle filler/chiller if needed
- Evaluate/update as needed Way Finding
- Correct FCAs within the boundaries
- Abate Hazardous Materials as identified in destructive sampling
- Note: Main lobby is seasonally used as walk-in flu clinic with modular walls

ALT Deduct:
- H106, H114, H115, H115A; Approximately 783 SF
- Update Finishes (Floors, Ceilings, Walls, Handrails)

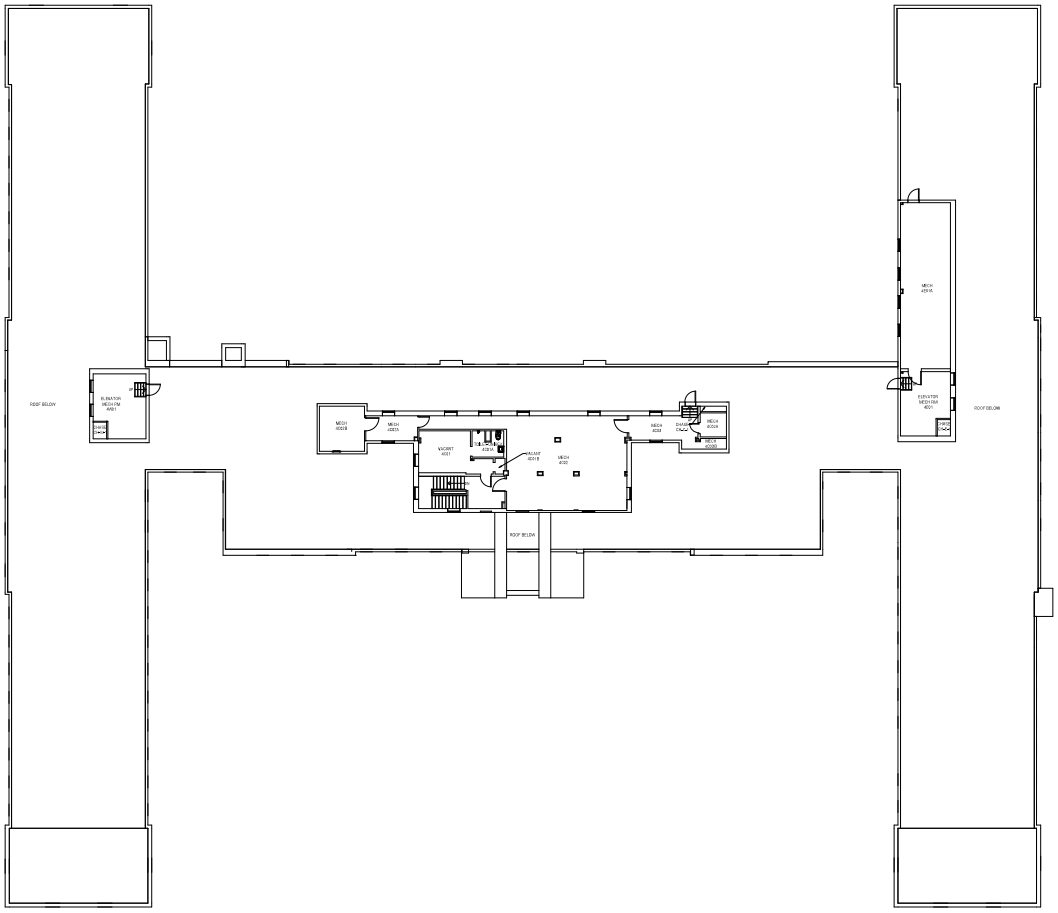
Revisions:	Date:	CONSULTANTS:	ARCHITECT/ENGINEERS:	Drawing Title: **ARCHITECTURAL FLOOR PLAN FIRST FLOOR**	Project Title: **AS BUILTS DRAWINGS**	Project Number: / Building Number: 01 / Drawing Number: **01-AE-111** / Drawing: 1 of 1
		VLogic V Logic Systems Inc. 2352 Main Street, Suite 207 Concord, MA 01742 Phone: 978-341-9000 www.vlogicsystems.com	U.S. DEPARTMENT OF VETERANS AFFAIRS VA ST. LOUIS HEALTH CARE SYSTEM FACILITIES & ENGINEERING SERVICES	VA Health Care System Approval:	Location: JEFFERSON BARRACKS DIVISION 1 JEFFERSON BARRACKS DRIVE ST. LOUIS, MO 63125-4199 Date: **06-10-2022** Checked: Drawn: VL	Veterans Health Administration VA U.S. Department of Veterans Affairs



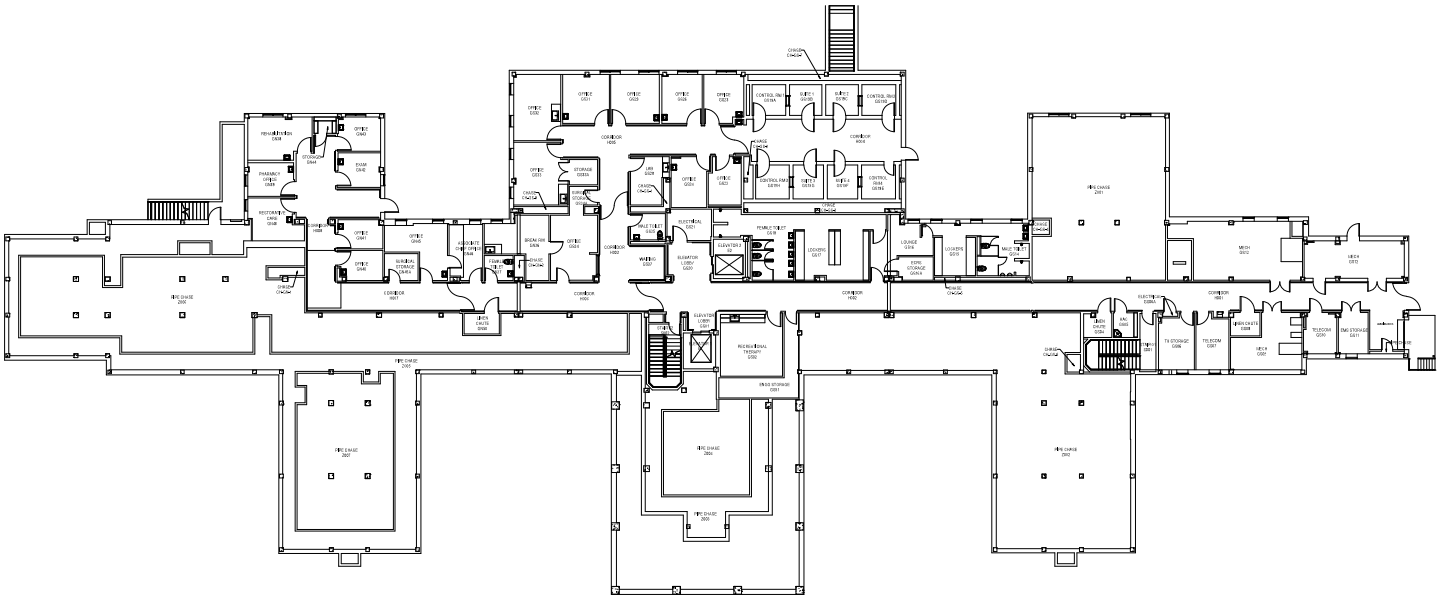
Revisions:	Date:	CONSULTANTS:	V Logic Systems Inc. 2352 Main Street, Suite 207 Concord, MA 01742 Phone: 978-341-9000 www.vlogicsystems.com	ARCHITECT/ENGINEERS: U.S. DEPARTMENT OF VETERANS AFFAIRS VA ST. LOUIS HEALTH CARE SYSTEM FACILITIES & ENGINEERING SERVICES	Drawing Title: **ARCHITECTURAL FLOOR PLAN SECOND FLOOR** VA Health Care System Approval:	Project Title: **AS BUILTS DRAWINGS** Location: JEFFERSON BARRACKS DIVISION 1 JEFFERSON BARRACKS DRIVE ST. LOUIS, MO 63125-4199 Date: **05-08-2024** Checked: Drawn: VL	Project Number: Building Number: 01 Drawing Number: **01-AE-121** Drawing: 1 of 1	Veterans Health Administration VA U.S. Department of Veterans Affairs



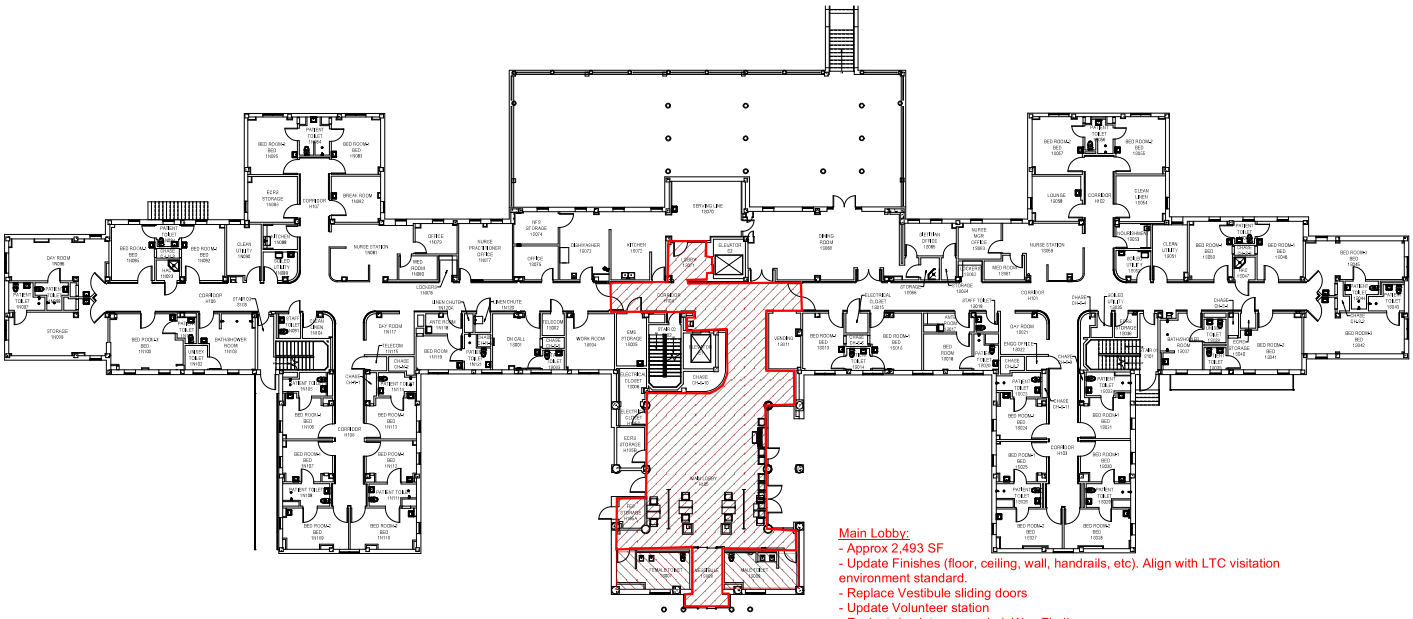
Revisions:	Date:	CONSULTANTS:	V Logic Systems Inc. 2352 Main Street, Suite 207 Concord, MA 01742 Phone: 978-341-9000 www.vlogicsystems.com	ARCHITECT/ENGINEERS: U.S. DEPARTMENT OF VETERANS AFFAIRS VA ST. LOUIS HEALTH CARE SYSTEM FACILITIES & ENGINEERING SERVICES	Drawing Title: **ARCHITECTURAL FLOOR PLAN THIRD FLOOR** VA Health Care System Approval:	Project Title: **AS BUILTS DRAWINGS** Location: JEFFERSON BARRACKS DIVISION 1 JEFFERSON BARRACKS DRIVE ST. LOUIS, MO 63125-4199 Date: **06-10-2022** Checked: Drawn: VL	Project Number: Building Number: 01 Drawing Number: **01-AE-131** Drawing: 1 of 1	Veterans Health Administration VA U.S. Department of Veterans Affairs



	CONSULTANTS:		ARCHITECT/ENGINEERS:	Drawing Title: **ARCHITECTURAL FLOOR PLAN PENTHOUSE**	Project Title: **AS BUILTS DRAWINGS**	Project Number:	Veterans Health Administration
		VLogic V Logic Systems Inc. 2352 Main Street, Suite 207 Concord, MA 01742 Phone: 978-341-9000 www.vlogicsystems.com	U.S. DEPARTMENT OF VETERANS AFFAIRS VA ST. LOUIS HEALTH CARE SYSTEM FACILITIES & ENGINEERING SERVICES	VA Health Care System Approval:	Location: JEFFERSON BARRACKS DIVISION 1 JEFFERSON BARRACKS DRIVE ST. LOUIS, MO 63125-4199	Building Number: 01	
Revisions:	Date:				Date: 06-10-2022 Checked: Drawn: VL	Drawing Number: 01-AE-131	VA U.S. Department of Veterans Affairs
						Drawing: 1 of 1	



Revisions:	Date:	CONSULTANTS:		ARCHITECT/ENGINEERS:	Drawing Title: **ARCHITECTURAL FLOOR PLAN GROUND FLOOR**	Project Title: **AS BUILTS DRAWINGS**	Project Number:
			V Logic Systems Inc. 2352 Main Street, Suite 207 Concord, MA 01742 Phone: 978-341-9000 www.vlogicsystems.com	U.S. DEPARTMENT OF VETERANS AFFAIRS VA ST. LOUIS HEALTH CARE SYSTEM FACILITIES & ENGINEERING SERVICES	VA Health Care System Approval:	Location: JEFFERSON BARRACKS DIVISION 1 JEFFERSON BARRACKS DRIVE ST. LOUIS, MO 63125-4199	Building Number: 53 Drawing Number: **53-AE-1G1** Drawing: 1 of 1
						Date: **06-10-2022** Checked: Drawn: VL	Veterans Health Administration U.S. Department of Veterans Affairs

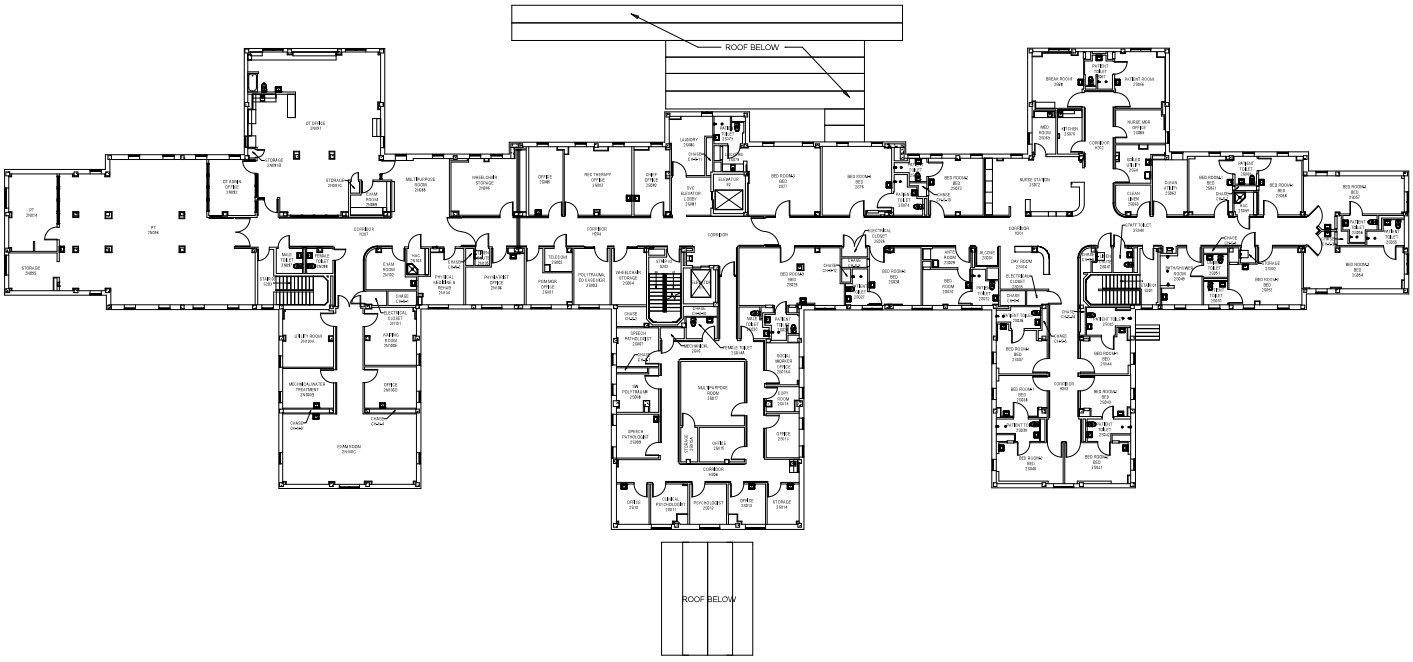


Main Lobby:
- Approx 2,493 SF
- Update Finishes (floor, ceiling, wall, handrails, etc). Align with LTC visitation environment standard.
- Replace Vestibule sliding doors
- Update Volunteer station
- Evaluate/update as needed: Way Finding
- Correct FCAs within the boundaries
- Abate Hazardous Materials as identified in destructive sampling

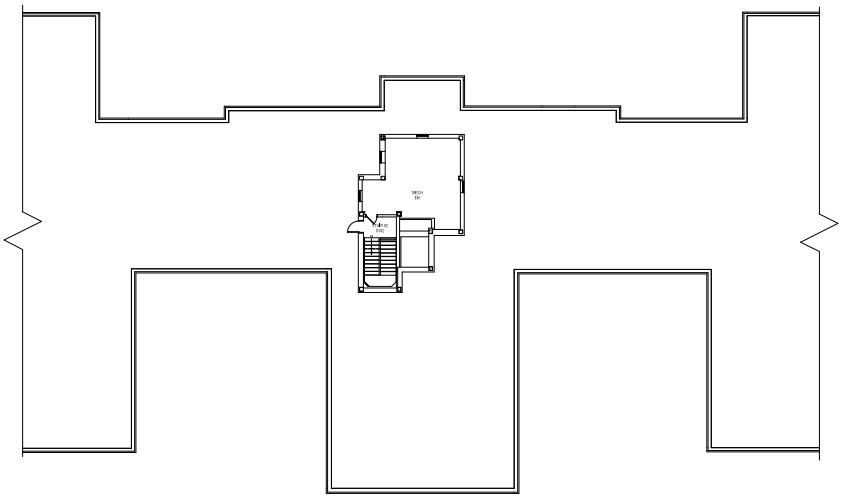
ALT Deduct 1, Storage Area:
- H105A, Approx 58 SF
- Upgrade or confirm construction material is 2-hour rated enclosure (only part of building not sprinklered)

ALT Deduct 2, Extend Hallways:
- 1S007, 1S009; Approx 377 SF
- Update finishes and fixtures in public restrooms

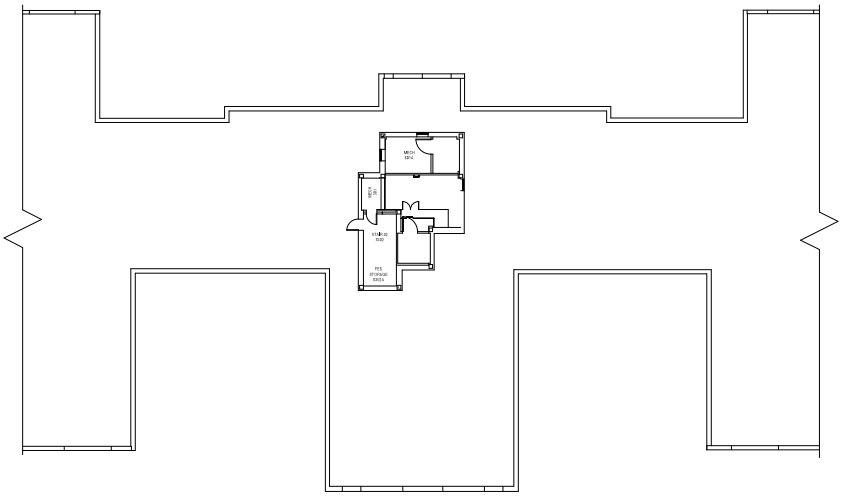
Revisions:	Date:	CONSULTANTS:	ARCHITECT/ENGINEERS:	Drawing Title: **ARCHITECTURAL FLOOR PLAN FIRST FLOOR**	Project Title: **AS BUILTS DRAWINGS**	Project Number:	Veterans Health Administration
		VLogic V Logic Systems Inc. 2352 Main Street, Suite 207 Concord, MA 01742 Phone: 978-341-9000 www.vlogicsystems.com	U.S. DEPARTMENT OF VETERANS AFFAIRS VA ST. LOUIS HEALTH CARE SYSTEM FACILITIES & ENGINEERING SERVICES	VA Health Care System Approval:	Location: JEFFERSON BARRACKS DIVISION 1 JEFFERSON BARRACKS DRIVE ST. LOUIS, MO 63125-4199	Building Number: 53	
					Date: **06-10-2022** Checked: Drawn: VL	Drawing Number: **53-AE-111**	VA U.S. Department of Veterans Affairs
						Drawing: 1 of 1	



	CONSULTANTS:		ARCHITECT/ENGINEERS:	Drawing Title: **ARCHITECTURAL FLOOR PLAN SECOND FLOOR**	Project Title: **AS BUILTS DRAWINGS**	Project Number:	Veterans Health Administration
		VLogic V Logic Systems Inc. 2352 Main Street, Suite 207 Concord, MA 01742 Phone: 978-341-9000 www.vlogicsystems.com	U.S. DEPARTMENT OF VETERANS AFFAIRS VA ST. LOUIS HEALTH CARE SYSTEM FACILITIES & ENGINEERING SERVICES	VA Health Care System Approval:	Location: JEFFERSON BARRACKS DIVISION 1 JEFFERSON BARRACKS DRIVE ST. LOUIS, MO 63125-4199	Building Number: 53	
					Date: **06-10-2022** Checked: Drawn: VL	Drawing Number: **53-AE-121**	VA U.S. Department of Veterans Affairs
Revisions:	Date:					Drawing: 1 of 1	



Revisions:	Date:	CONSULTANTS:	V Logic Systems Inc. 2352 Main Street, Suite 207 Concord, MA 01742 Phone: 978-341-9000 www.vlogicsystems.com	ARCHITECT/ENGINEERS: U.S. DEPARTMENT OF VETERANS AFFAIRS VA ST. LOUIS HEALTH CARE SYSTEM FACILITIES & ENGINEERING SERVICES	Drawing Title: **ARCHITECTURAL FLOOR PLAN** **LOWER PENTHOUSE** VA Health Care System Approval:	Project Title: **AS BUILTS DRAWINGS** Location: JEFFERSON BARRACKS DIVISION 1 JEFFERSON BARRACKS DRIVE ST. LOUIS, MO 63125-4199 Date: **06-10-2022** Checked: Drawn: VL	Project Number: Building Number: 53 Drawing Number: **53-AE-121** Drawing: 1 of 1	Veterans Health Administration VA U.S. Department of Veterans Affairs



Revisions:	Date:	CONSULTANTS:	V Logic Systems Inc. 2352 Main Street, Suite 207 Concord, MA 01742 Phone: 978-341-9000 www.vlogicsystems.com	ARCHITECT/ENGINEERS: U.S. DEPARTMENT OF VETERANS AFFAIRS VA ST. LOUIS HEALTH CARE SYSTEM FACILITIES & ENGINEERING SERVICES	Drawing Title: **ARCHITECTURAL FLOOR PLAN** **UPPER PENTHOUSE** VA Health Care System Approval:	Project Title: **AS BUILTS DRAWINGS** Location: JEFFERSON BARRACKS DIVISION 1 JEFFERSON BARRACKS DRIVE ST. LOUIS, MO 63125-4199 Date: **06-10-2022** Checked: Drawn: VL	Project Number: Building Number: 53 Drawing Number: **53-AE-121** Drawing: 1 of 1	Veterans Health Administration VA U.S. Department of Veterans Affairs

FULLY FUNCTIONAL, STAND ALONE CERTIFICATION

Date: XX/XX/XXXX

From: List AE Firm

Subj: NRM, 657-25-000JB, PROJECT NAME

To: Contracting Officer's Representative

Thru: Contracting Officer

1. The project below has been reviewed by List AE Firm and has been determined to be a fully functional, stand-alone project as shown on the final approved drawings. This includes all bid items shown in the drawings and specifications, regardless as to acceptance by the VA. All minor construction projects must be fully functional and independent of any other project or construction funding source including other majors, minor or non-recurring maintenance projects and associated accounts. This determination is based upon the below statements and declarations by the VA during design of the project.

PROJECT DESCRIPTION & SCOPE from contract dated 09/25/2017

This project will renovate part of the first floor (east wing) of Building 1. The renovation will expand the Police Operation Center and provide space for the relocation of the Pain Clinic. Correct window and door deficiencies in Building 51 Mental Health. Renovate Building 52 lobby and create private patient bathrooms for Spinal Cord Injury. Correct various mechanical and electrical FCA deficiencies in Buildings 1, 51 and 52.

2. Should questions arise, please contact NAME, Project Manager, at (XXX) XXX-XXXX.

_____ _____

John Smith Date

As evidenced by data contained in this memo, I CONCUR & CERTIFY that this project has been designed and will be completed in a manner that allows it to provide health care or other services intended without being dependent on another ongoing, subsequent or future phase project or funding source. This includes associated minors, majors and non-recurring maintenance projects. Activation funding from other funding sources, such as Medical Services funding for medical equipment, to furnish and equip the area for functional use will be used.

_____ _____

CONTRACTING OFFICER'S REPRESENTATIVE Date

Vista Space File Information	Pain Clinic	1/19/2022																					
Project Number: 007-17-1828																							
Floor Number	Building Number	Existing Room #	New Room#	Wing	Service	Function	Length in FT.	Width in FT.	Ceiling HT	Net Square FT.	Wall Finish	Floor Finish	Ceiling Finish	Lighting (Flourescent, Incandescent, or other	Windows (# of outside windows (if applicable)	Window Type (Single Hung/Single Glazed, etc.)	Doors (# of Doors)	Construction Notes					
First Floor	1	H102	H102	EAST		CORRIDOR				300	PLASTER/DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL				1						
First Floor	1	H103A	H103A	EAST		CORRIDOR				46	PLASTER/DRYWALL	TILE	SUSPENDED ACOUSTICAL				1						
First Floor	1	H105	H105	EAST		CORRIDOR				635	PLASTER/DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL				1						
First Floor	1	1E21	1E16	EAST	SPINAL CORD INJURY	WAITING ROOM	11'-6"	15'-1"	8'-6"	170	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (2) FIXTURES - 64 W TOTAL	1	DOUBLE HUNG/DOUBLE GLAZED	0						
First Floor	1	1E22	1E17	EAST	SPINAL CORD INJURY	EXAM	11'-2"	14'-3"	8'	165	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (9) FIXTURES - 303 W TOTAL	1	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E23	1E18	EAST	SPINAL CORD INJURY	EXAM	11'	14'-3"	8'	155	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (9) FIXTURES - 303 W TOTAL	1	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E24	1E19	EAST	SPINAL CORD INJURY	EXAM	11'-6"	13'-3"	8'	150	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (9) FIXTURES - 303 W TOTAL	2	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E25	1E20	EAST	SPINAL CORD INJURY	SOILED UTILITY	7'-7"	13'-3"	8'	100	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (2) FIXTURES - 64 W TOTAL	1	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E26	1E21	EAST	SPINAL CORD INJURY	EXAM	10'-8"	12'-7"	8'	130	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (9) FIXTURES - 303 W TOTAL	1	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E27	1E22	EAST	SPINAL CORD INJURY	EXAM	12'-8"	12'-11"	8'	160	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (9) FIXTURES - 303 W TOTAL	2	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E28	1E23	EAST	SPINAL CORD INJURY	MED ROOM	8'	13'-3"	8'	105	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (2) FIXTURES - 64 W TOTAL	1	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E29	1E24	EAST	SPINAL CORD INJURY	OFFICE	10'	13'-3"	8'	134	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (4) FIXTURES - 132 W TOTAL	1	DOUBLE HUNG/DOUBLE GLAZED	2						
First Floor	1	1E30	1E25	EAST	SPINAL CORD INJURY	SHARED OFFICE	17'-10"	36'-9"	8'-6"	645	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (17) FIXTURES - 561 W TOTAL	4	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E31	1E26	EAST	SPINAL CORD INJURY	PREP	10'-9"	12'-10"	8'-1"	138	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (4) FIXTURES - 132 W TOTAL	1	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E32	1E27	EAST	SPINAL CORD INJURY	IMAGING	14'-10"	13'-1"	8'-1"	192	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (4) FIXTURES - 132 W TOTAL	2	DOUBLE HUNG/DOUBLE GLAZED	2						
First Floor	1	1E33	1E28	EAST	SPINAL CORD INJURY	RESTROOM	7'-2"	12'-6"	8'-1"	90	DRYWALL	EPOXY	DRYWALL	LED - (2) FIXTURES - 66 W TOTAL	1	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E34	1E29	EAST	SPINAL CORD INJURY	EXAM	11'	13'-1"	8'-1"	142	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (9) FIXTURES - 303 W TOTAL	2	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E35	1E30	EAST	SPINAL CORD INJURY	EXAM	11'	12'-7"	8'-1"	140	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (9) FIXTURES - 303 W TOTAL	1	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E36	1E31	EAST	SPINAL CORD INJURY	EXAM	11'	12'-8"	8'-1"	138	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (9) FIXTURES - 303 W TOTAL	2	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E37	1E32	EAST	SPINAL CORD INJURY	INTAKE	15'-8"	13'-5"	8'-1"	200	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (4) FIXTURES - 132 W TOTAL	0	DOUBLE HUNG/DOUBLE GLAZED	0						
First Floor	1	1E38	1E33	EAST	SPINAL CORD INJURY	RECEPTION	9'-7"	7'-8"	8'-1"	75	DRYWALL	SHEET VINYL	SUSPENDED ACOUSTICAL	LED - (4) FIXTURES - 133 W TOTAL	0	DOUBLE HUNG/DOUBLE GLAZED	1						
First Floor	1	1E39	1E39	EAST	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED					
First Floor	1	1E40	1E40	EAST	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED	ROOM WAS DEMOLISHED					

Vista Space File Information													
Project Number:													
Building Number	Floor Number	Existing Room #	New Room#	Wing	Service	Section	Function	Length in FT.	Width in FT.	Ceiling HT	Net Square FT.	Wall Finish	Floor Finish

Ceiling Finish	Lighting (Flourescent, Incandescent, or other	Windows (# of outside windows (if applicable)	Window Type (Single Hung/Single Glazed, etc.)	Doors (# of Doors)	