

SOLDIER FAMILY CARE CENTER

Owner Project Requirements

Version 1.6



(Image by Leo A Daly)

Prepared by:

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS



4755 Forge Road, Suite 150
Colorado Springs, CO 80907
719-590-9194 (office)
719-590-9111 (fax)
www.f-w.com

Independent Commissioning Agent



Table of Contents

INTRODUCTION..... 1

DEFINITIONS..... 1

KEY COMMISSIONING PROCESS PROJECT REQUIREMENTS AND GOALS 1

 PROJECT REQUIREMENTS 1

 PRIMARY GOALS 2

GENERAL PROJECT DESCRIPTION..... 3

 BACKGROUND..... 3

 PROJECT DESCRIPTION 5

FUNCTIONAL REQUIREMENTS 6

OCCUPANCY REQUIREMENTS 6

SPECIAL CONSIDERATIONS AND CONCERNS..... 7

 PRIMARY CONCERNS 7

 SPECIAL CONCERNS OF BUILDING USERS 7

 SPECIAL CONCERNS OF BUILDING OPERATING AND MAINTENANCE STAFF 7

BUDGET CONSIDERATIONS AND LIMITATIONS..... 7

PROJECT SUCCESS CRITERIA..... 8

 RFP SUCCESS CRITERIA 8

 LEED® SUCCESS CRITERIA..... 8

General 8

Sustainability 8

Water Efficiency..... 10

Energy Efficiency..... 11

Resource Management..... 12

Indoor Environmental Quality..... 13

Troop and Community Programs 15

 SECURITY..... 16

 OPERATIONS & MAINTENANCE..... 16

 PROGRAM 17

VERSION HISTORY..... 18

APPENDIX A – PARTNERING SESSION

APPENDIX B – RFP PHASE II SECTION 01 10 00 02 PERFORMANCE SPECIFICATIONS

APPENDIX C – LEED® SCORECARD

APPENDIX D – RFP PHASE II APPENDIX L: ROOM DESIGN GUIDEPLATES

Introduction

The Owner’s Project Requirements (OPR) document is a condensed collection of vital information about a construction project. The document is intended for a wide audience, including the Owner (agency), users, design team, construction team, operation and maintenance staff, service contractors, future renovation teams, and anyone who needs access to the original project information. The Owner’s Project Requirements are not a substitute for traditional architectural programming. It does contain some programming information, such as space usage, but it also contains the Owner’s goals, expectations, performance criteria, and (if necessary) records of decisions and trade-offs made during design and construction. Therefore, the OPR must be considered a living document because it is updated during design, construction and occupancy. This includes any major rehabilitation of spaces after occupancy. This document is provided to the building Owner (agency) upon completion of the project, to insure that this vital information is not lost over time.

This OPR is a companion to the Design Analysis (DA) which will be developed as design decisions are made. The DA provides information on how the OPR is developed, either through the refinement of the design documents or implementation during construction and operation. The DA is primarily developed by the Design Team and provided in electronic format to the Commissioning Process Team. The OPR and DA information are also provided as “Informational Only” within the construction and contract documents. This is to provide general, non-contractual information to the contractors, as well as important information for the lifetime operation, maintenance, engineering, and rehab of this facility.

Definitions

RFP: Request for Proposal Phase 1&2 with Amendments 1-13, Contract # W9128F-08-C-0012 March 2008, and the Contractors Proposal April 29, 2008

Design Analysis (DA): This term is used by LADCO and is synonymous for Basis of Design which is a LEED® term.

Key Commissioning Process Project Requirements and Goals

From input gained during the Partnering Session and RFP several key OPR’s have been identified that are critical to the success of this project. These OPR’s are general in nature and encompass the performance criteria identified in the Partnering Session and RFP. Several key project requirements and goals that are related to the Commissioning Process are listed below. Some of the information details specific preliminary basis of design (DA), in addition to commissioning process requirements.

Project Requirements

Per RFP Phase 1, SECTION 00 01 10, Preamble:

Provide the best possible healing environment to support US airmen, marines, sailors, and soldiers.

Per Partnering Session with ECN on 2008-08-05

Partnering Mission Statement

We, the Soldier Family Care Clinic Team, will work together to achieve our common expectations:

- On time
- Functional facility
- On budget
- Safe project
- Produce a WOW factor facility
- Build good relationships and communication
- High quality project

- End user satisfaction
- LEED silver certifiable
- No EPA violations

By focusing on:

- Minimal impacts to Hospital
- Trusting relationships
- Work together as a team
- Meet design schedule milestones
- Strong leaders and managers
- Continue true quality as a goal in design and construction
- Planning and permits on schedule
- Responsiveness and timely decisions
- Increase reputations through mutual success
- Maintain respect and accountability and positive attitude
- Excellent coordination among all players

Systems to be Commissioned

- Building Automation Control System
- Chilled Water System
- Heating Hot Water System
- Air Distribution System
- Steam Sterilization Equipment
- Domestic Hot Water System
- Domestic Cold Water System
- Dental Vacuum System
- Dental Compressed Air System
- Medical/Dental Gas System
- Irrigation System
- Cathodic Protection
- Wastewater / Sanitary System
- Storm Water Management System
- Lighting Controls
- Power Distribution
- Nurse Call System
- Emergency Power System
- Lightning Protection
- Closed Circuit Television System
- Public Address (PA) System
- Data Transmission
- Building Envelope
- Vertical Transportation
- Fire Alarm System
- Security Access
- Interior Acoustical Performance

See the Commissioning Plan for a more detailed breakdown of the systems to be commissioned.

Primary Goals

Per Partnering Session with ECN on 2008-08-05

Ft. Carson/ HFGPA Personnel Expectations:

- Quality product
- On time
- On budget
- Minimizes impacts on patients, staff, & operations
- Synchronization of all construction projects
- Collaborate refining of design

USACE Personnel Expectations:

- Finish on time
- Coordination to prevent Hospital mission impact
- Good, open communication following established channels
- LEED Silver certifiable
- Meet minimum RFP quality requirements
- In budget
- Safety
- Quality work environment
- Environmental compliance/ properly documented LEED
- Specified quality
- State of the art, modern medical facility
- Good design submittals (no re-dos)
- Minimal disruption of Hospital operations- TJC, life safety
- Coordination with other contracts

General Project Description

Background

Per RFP Phase 1, SECTION 00 01 10, Preamble:

The US Army Health Facility Planning Agency (HFGPA) and the US Army Corps of Engineers Medical Center of Expertise (Med CX) will be procuring approximately 49 Medical, Dental, and Medical/Dental Clinics throughout the United States, valued at \$3.2 billion. In order to meet Base Realignment and Closure Act (BRAC) and Military Construction (MILCON) relating to Army Transformation, HFGPA and Med CX has determined the most proficient way to procure these critical projects is to utilize the design-build delivery method.

The US Army Corps of Engineers (USACE) staff at the individual installations have been contracted to procure and manage each of the military medical and/or dental clinics. The USACE medical dental section is lead by the Med CX, the client for the clinics is the Health Facilities Planning Agency, funded by the Army Chief of Staff Installation Management (ACSIM).

HFGPA and Med CX are committed to utilizing design-build best practices for each of these procurements. The best practices are; two-phase delivery as allowed by the Federal Acquisition Regulation, anticipate short-listing to three firms for Phase II of the competition, providing narrative performance specification with substantiation, and utilizing Interim Interviews during the competitive process.

In return, HFGPA and Med CX seek design-build firms who are resourceful in providing Best Value to the Government. Best Value includes the following principles; a facility that reflects the values and honor of a military profession, providing medical and/or dental facilities to our troops that reflect a culture of healing and healthful living, innovative, creative design sustained by economical construction for the allowed

funding, iterative design after contract award with the client and end users of the facility, and affordable, life cycle management of the facility.

HFGPA and Med CX are striving to make the procurement of the clinics consistent and easy using a standardized design-build procurement document called the Medical/Dental Clinic Model RFP. This document is based upon the USACE Model RFP for MILCON and BRAC projects, and has been customized to apply to Medical Dental Clinics.

The procurement document reflects the design-build Best Practices and the Best Value principles as an integral part of the procurement and implementation process. The government team is motivated to develop a win-win solutions and a positive environment for design and construction as we believe that this demeanor will be reflected throughout the entire medical dental facility, affirming our ultimate goal of providing the best possible healing environment to support our airmen, marines, sailors, and soldiers.

Per RFP Phase 1, SECTION 00 21 00, 1. 1.1 General Description of Work:

The scope of project includes all work required to design and construct a Medical/Dental Clinic located at Fort Carson, Colorado. Provide the work in accordance with the Request for Proposal documents issued.

This project includes a 152,490 square foot new medical and dental clinic to be connected to the Evans Army Community Hospital (EACH) at Ft. Carson, CO. This project will be funded 75% from Base Realignment and Closure Act (BRAC) and 25% from Military Construction Growth the Force (MILCON GTF).

The Ft. Carson market area is slated to receive an additional 10,684 active duty (AD) soldiers and 12,593 active duty family members (ADFM) due to Base Realignment and Closure (BRAC), Army Modular Force (AMF), and Integrated Global Positioning and Basing Strategy (IGPBS) initiatives.

The Medical/ Dental Clinic will help to support this additional population by relocating and expanding various health care services from the existing hospital into the new clinic, and allowing the remaining services to expand within the existing hospital (under separate design-bid-build contract). The new clinic will also provide dental services to support the additional active duty population associated with BRAC/AMF/IGPBS.

This projected enrollment increase for Ft. Carson is based on the Office of the Surgeon General’s Enrollment Based Stationing Model (EBSM), dated 2 October 2006. The Army Medical Command’s Manpower Division translated EBSM enrollment increases into projected staff increases, which were used to estimate additional square footage. Through multiple planning charrettes, site visits, and interviews with the Hospital and Installation staff, the project will include the relocating and expanding of a selection of the following departments:

- Family Medicine
- Pediatrics
- Social Work and the Family Advocacy Program
- Outpatient records and Patient Administrative Division (PAD)
- Orthopedics / Podiatry
- Physical Therapy
- Occupational Therapy
- Chiropractic Clinic
- 24-chair Dental Clinic
- Outpatient Pharmacy
- Specimen Collection Laboratory
- Basic Diagnostic Radiology

Based on site limitations, the existing Hospital floor plan layout, and the need for an enclosed connection between the Hospital and the new Clinic, it is best suited to locate the Clinic on the east side of the Hospital.

Project Description

Owner: US Army

Project Type: Design-Build

Building Type: Medical & Dental Facility

Size: 152,490 sq ft

LEED Rating System: New Construction 2.2

Functional Requirements

The functional requirements are defined as those spaces and uses identified by the Owner and/or occupants as required for the facility to achieve its intended purpose. The intent of documenting these spaces and uses in the OPR is to provide a focus on the key functional requirements, from planning through occupancy. If any of the functional requirements are eliminated due to budgetary or other restrictions, communication and documentation of the change in the OPR maintains the Owner and occupants’ expectations of the facility. This helps to reduce complaints and problems at occupancy.

Since the functional requirements are general in nature, it is the design team’s responsibility to determine how the functional requirements are met in the DA.

See Appendix B: RFP Phase II Section 01 10 00 02 Performance Specifications for functional requirements defined by the Owner.

See Appendix D: RFP Phase II Appendix L Room Design Guideplates. Total Building Commissioning will verify general compliance with the Room Design Guideplates.

Occupancy Requirements

Per RFP Phase II Section #: 01 10 00 01

1.3 Concept of Operations

The Concept of Operations (CONOPS) narrative provides a summary of clinic operations, planned services, functional adjacencies, patient flow, work flow, logistics and design considerations for the functional areas impacted by the proposed MILCON project. The proposed SFCC is programmed primarily to support the increase in Active Duty service members and their families through the following services: Primary Care (Family Medicine and Pediatrics), Social Work Services and a small contingent of psychiatry and psychology support (other behavioral health services remain in the hospital), Musculoskeletal Services (physical therapy, occupational therapy, orthopedic, podiatry and chiropractic), Patient Administrative Division (outpatient records, correspondence), a compliment of Ancillary Services (pharmacy, lab, and radiology) and Dental Services. In addition, under Title 10 provisions, care to retirees will be provided on a space available basis.

In the SFCC, clinical specialties will be co-located based upon service similarity whenever possible to enhance sharing of common support functions, such as clean and soiled utility rooms, conference rooms and staff lounges.

Hours of Operation: The Primary Care clinics in the SFCC will be operational after duty hours and on weekends to support non-urgent care functions. The non-urgent care is both appointment-based and coordinated with the Emergency Room (ER). Like the Urgent Care Clinic concept described below, the non-urgent patients will then continue to be seen and treated at their primary care sites. The specialty care areas within musculoskeletal services and dental care will not operate after normal working hours.

Normal Business Hours: 0600-1630 M-F

Staff Business Hours 0600-1830 M-F

Custodial Staff Hours 1630-1900 M-F

Operating and Maintenance (O&M) Personnel Support – 0700-1530 M-Su

Communication Rooms - 24 hours a day 7 days a week

Special Considerations and Concerns

Primary Concerns

Per Partnering Session with ECN on 2008-08-05

Greatest Concerns (Higher number = higher priority)

- Phasing/ coordination- 6
- Schedule- 6
- Timely reviews by all- 5
- Safety- 5
- Controlling design process- 4
- Quality & durability- 4
- Minimal impact to Hospital- 4
- Controlling budget- 4
- Clear organization/ lines of authority- 4
- Facility functionality- 4
- Documentation- 3
- Responsive decision-making- 3
- Minimum RFP requirements- Owner/ user expectations- 3
- Closeout & commissioning- 3
- Team consistency- 2
- LEED/ aesthetics/ WOW factor- 2
- Maintain adequate parking- 2
- Weather- 2
- Understanding this design- build process- 2
- Interpreting criteria- 1
- Non-productive meetings- 1
- Professional/ positive attitude- 1
- Environmental- 1
- High trust relationship- 1
- Process pay apps- keep finances moving- 1

Special Concerns of Building Users

Concern – The commissioning process may not be as transparent to the Owner since the commissioning agent is contracted through the design builder.

Solution – Design builder / commissioning agent seek to provide transparency of the commissioning process to the Owner.

Special Concerns of Building Operating and Maintenance Staff

(TO BE UPDATED)

Budget Considerations and Limitations

Budget constraints exist on all projects. For this project, the benefits of improvements must be weighed against their cost. The US Army wants to achieve the highest quality facility at the lowest possible investment. Any cost-effective opportunity to improve the quality of the systems will be welcomed for review.

As in other quality management systems, achieving or increasing the level of quality is accomplished by every worker on the project. This means that when anyone on the job identifies opportunities for improvement, or a potential problem, it should be brought to the immediate attention of the project

manager or a member of the commissioning team. It may not be possible to incorporate every good idea on this project, but the knowledge gained will be beneficial to future projects. Potential problems that can be avoided are to everyone’s benefit.

Project Success Criteria

The success of the project will be determined according to the following criteria (in no particular order). Where possible, measurable goals are presented to enable evaluation of the corresponding criteria. The project design and construction will be in compliance with the RFP and accepted Proposal. The achievement of these goals will be verified through design reviews, submittal reviews construction checklists, and functional performance tests.

RFP Success Criteria

See Appendix B: RFP Phase II Section 01 10 00 02 Performance Specifications for performance criteria to provide measurable goals for compliance of the project to the RFP.

LEED® Success Criteria

The LEED success criteria are broken down by categories and provide measurable goals. The project shall be designed and constructed in a manner that complies with a minimum of a LEED® Silver certification level. (Gray text represents OPR items tied to “maybe” LEED® credits.)

See Appendix C for the latest LEED® Scorecard.

General

1. The project shall be designed and constructed in a manner that complies with a minimum of a LEED® Silver certification level..

Measureable Goals:

- Basis of design, construction documents and support documentation support a LEED® checklist with a minimum of 35 targeted credits.
- All targeted credits denoted for application under design phase are submitted prior to bidding.
- Contract documents have been composed to reflect monthly reporting guidelines for all construction phase credits that have been targeted.
- Final LEED® submission to USGBC includes documentation and letter templates for at least 35 credits.

Sustainability

2. Project shall reduce or eliminate soil erosion, waterway sedimentation and airborne dust generation during construction.

Measurable Goals:

- Contract documents have been composed to require the provision, maintenance and documentation of implementation of an Erosion and Sedimentation Control (ESC) plan in compliance with the EPA Construction General Permit.
- Provision of ESC plan in compliance with contract documents at outset of construction.
- Provision of monthly updates documenting the implementation and maintenance of the ESC plan throughout construction.

3. Site selected for project has accounted for lowest environmental impact.

Measureable Goals:

- No portion of site is currently zoned as prime farmland.
- No portion of site is lower than 5’ above the elevation of the 100yr. flood as defined by FEMA.
- No known Federal or State threatened or endangered species are known to currently inhabit site.
- No portion of site is within 100’ of wetlands as identified by Federal, State or local authorities.
- No portion of site is within 50’ of a water DAY.
- No portion of site was previously public parkland, or equal portion of site that was public parkland has been allocated for public parkland as noted in contract documents.

4. Project shall incorporate and promote carpooling and public transportation.

Measurable Goals:

- Parking capacity has been sized to meet minimum local zoning requirements, and site plan and basis of design clearly reflect this provision.
- Site plan and supplemental calculations within basis of design dedicate at least 5% of total parking capacity for carpools and vanpools, including provisions for signage.
- OR For existing structures and parking areas no new parking has been included.
- OR For projects that provide parking for less than 5% of Full-Time Equivalent building occupants, preferred parking for carpools or vanpools is provided for 5% of the total provided parking spaces.
- Site plan clearly incorporates dedicated walking or bike routes from facility to property liens in at least two directions, without obstructions.
- Site selected and appropriate site plan indicates the current or future location of a commuter rail, light rail or subway station within ½ mile of site.
- OR Site selected is within outlined radius as specified under LEED® SSc4.1 for pedestrian access by at least 80% of projected students attending facility, and attendance boundary and radii are clearly noted on site plan of contract documents with indication of pedestrian walkways to site from all surrounding neighborhoods.

5. Project shall promote use of bicycles for building users.

Measurable Goals:

- Site plan clearly notes the provision of bicycle racks and/or storage within 200 yards of facility entrance for at least 5% of projected building users. This shall include documentation of occupant estimates and calculations of required bicycle capacity within the basis of design.
- Facility program and plumbing plans incorporate showers and changing areas within 200 yards of facility entrance for at least 0.5% of full-time equivalent occupants, as noted within contract documents and basis of design.
- Site plan clearly indicates the provision of dedicated bike lanes from facility to property liens in at least two directions, without obstructions.

6. Facility landscaping and development shall provide open spaces.

Measurable Goals:

- Site and landscaping plans incorporate at least 25% additional vegetated, open space above that required by local zoning requirements.
- OR Vegetated, open space equal to facility footprint is provided and noted adjacent to facility within site and landscaping plans. (ONLY areas with no local zoning requirements)

- OR Site and landscaping plans provide for vegetated, open space at least equal to 20% of overall site area. (ONLY areas with local open space zoning requirements equal to zero)
 - OR Site and landscaping plans incorporate at least 50% additional vegetated, open space above that required by local zoning requirements.
 - OR Vegetated, open space equal to 2X facility footprint is provided and noted adjacent to facility within site and landscaping plans. (ONLY areas with no local zoning requirements)
 - OR Site and landscaping plans provide for vegetated, open space at least equal to 40% of overall site area. (ONLY areas with local open space zoning requirements equal to zero)
7. Stormwater design for facility and site has incorporated technologies to increase the quality of runoff.

Measureable Goals:

- Program incorporates stormwater management plan that captures and treats stormwater runoff for 90% of average annual rainfall per best management practices capable of removing 80% of total suspended solids from runoff.
 - Contract documents and basis of design reflect calculations and stormwater management strategies outlined in program.
8. Facility shall incorporate design features, materials and systems that reduce the heat island effect of the facility as a whole.

Measurable Goals:

- Architectural plans and basis of design specify roofing materials for at least 75% of total roof surface with Solar Reflectance Indices equal to or greater than the values noted under LEED® SSSc7.2.
 - OR Architectural plans incorporate a vegetated roof equal to greater than 50% of total roof surface.
 - OR Architectural plans and basis of design incorporate a combination of high reflectance roofing materials and vegetated roof space complies with LEED® SSc7.2 requirements under Option 3.
9. Facility shall reduce the light pollution produced by interior and exterior fixtures.

Measureable Goals:

- Electrical plans shall note and specify that all interior, non-emergency lights within line of sight of envelope openings shall be reduced to at least 50% of output levels between the hours of 9 PM and 5 AM by automatic device.
- OR Architectural program and plans shall incorporate automated curtain or shielding system for all envelope openings with line of sight to non-emergency, interior lights, and shall be designed and to be controlled closed between the 9 PM and 5 AM.
- Electrical plans and basis of design shall clearly note that lighting power densities for exteriors areas do not exceed 80% of listed values and building façades and landscape features do not exceed 50% of listed values under ASHRAE/IESNA 90.1-2004.
- Electrical plans and basis of design shall clearly note the classification of the site lighting per LEED® SSc8 and indicate compliance with all requirements for given classification.

Water Efficiency

1. Facility shall reduce or eliminate the use of potable water for landscape irrigation.

Measureable Goals:

- Landscape plans and basis of design shall clearly document a 50% reduction in the use of potable water irrigation for the site for a mid-summer baseline case. Reduction shall be comprised of the use of the following strategies and/or systems;
 - Plant species
 - Irrigation efficiency
 - Use of captured rainwater
 - Use of recycled wastewater
 - Use of non-potable water provided by public agency

2. Facility shall incorporate program strategies to reduce potable water use.

Measureable Goals:

- Plumbing plans and basis of design shall clearly document a 20% reduction in water usage versus the Energy Policy Act of 1992 for water closets, urinals, lavatory faucets, showers and kitchen sinks.
- OR Plumbing plans and basis of design shall clearly document a 30% reduction in water usage versus the Energy Policy Act of 1992 for water closets, urinals, lavatory faucets, showers and kitchen sinks.
- OR Plumbing plans and basis of design shall clearly document a 40% reduction in water usage versus the Energy Policy Act of 1992 for water closets, urinals, lavatory faucets, showers and kitchen sinks.
-

Energy Efficiency

1. Facility shall institute commissioning process as outlined under LEED® EAp1 and EAc3.

Measureable Goals:

- Owner has contracted services of commissioning provider for scope of services outlined under LEED® EAp1 and EAc3.
 - Formal design review comments have been provided prior to the 50% CD stage of design and again prior to 100% CD.
 - Commissioning requirements have been clearly delineated within the contract documents.
 - A formal commissioning plan has been developed by commissioning provider and distributed to Owner on a monthly basis for duration of project.
 - Commissioning provider comments relative to commissioned system submittals have been incorporated into responses to contractors.
 - Formal documentation of commissioned system installation and functional verification has been provided to Owner at completion of construction.
 - A systems manual in compliance with LEED® EAc3 has been developed and distributed to Owner prior to turnover of facility.
 - Commissioning provider has provided a formal review of O&M training at completion of all sessions.
2. Facility shall comply and exceed ASHRAE 90.1-2004 efficiency requirements for a typical baseline facility by a minimum of 17.5% for a new facility and 10.5% for an existing facility. (RFP SECTION 111 – FACILITY PERFORMANCE A. 4. e. requires the building be at least 30% more energy efficient than a building meeting the requirements of ANSI/ASHRAE/IESNA Standard 90.1-2004 per EPAAct 2005)

Measureable Goals:

- Facility program, design and basis of design shall clearly document compliance with mandatory requirements of ASHRAE 90.1-2004 noted under LEED® EAp2.

- As-designed model of facility shall show energy costs reductions equal to or greater than OPR goal for given facility type.
 - Contract documents clearly note areas of expansion and have attributed sustainability considerations and calculations based upon potential buildout of master plan.
3. Facility shall utilize refrigerants for base HVAC&R and fire suppression systems that minimize ozone depletion.

Measureable Goals:

- Facility design and basis of design shall clearly document the exclusion of HVAC&R and fire suppression systems that utilize CFCs.
- OR Owner shall develop and implement CFC phase out program for removal of all CFC based systems prior to facility completion. (ONLY existing facilities)
- Facility design and basis of design shall clearly document the exclusion of fire suppression systems that utilize HCFCs of Halons.
- Facility design and basis of design shall clearly document an overall ozone depletion and global warming potential less than or equal to 100 for all HVAC&R systems within the facility, as defined by LEED® EAc4.
- OR Facility program shall use no refrigerants.

4. Facility shall incorporate renewable energy systems or alternatives.

Measureable Goals:

- OR Owner shall contract at least two years of Green-e certified renewable energy from utility partners for a minimum of 35 % of the total electricity for the facility.

5. Facility shall incorporate a continuous monitoring system for all utility and energy conservation measures.

Measureable Goals:

- Owner shall develop an M&V plan in accordance with Option B of IPMVP Volume III: Concepts and Options for Determining Energy Savings in New Construction.
- Contract documents shall incorporate systems and equipment for monitoring functions as defined within M&V plan provided by Owner.
- Owner shall contract consultant services for analysis of facility monitoring results for a period of at least one year from substantial completion.

Resource Management

1. Facility shall incorporate spaces dedicated for storage and collection of recyclables.

Measureable Goals:

- Contract documents clearly depict a designated area of sufficient size to handle the storage and collection of paper, cardboard, glass, plastics and metals.
- Contract documents clearly depict a designated area of storage container for the collection of landscape trimmings.

2. Facility construction shall require the minimization of construction waste.

Measureable Goals:

- Contract documents clearly denote the requirement for developing and implementing a construction waste management plan to recycle or re-use 50% of the total construction waste by weight or volume for the project.

- OR Contract documents clearly denote the requirement for developing and implementing a construction waste management plan to recycle or re-use 75% of the total construction waste by weight or volume for the project.
 - Provision of CWM plan in compliance with contract documents at outset of construction.
 - Provision of monthly updates documenting the implementation and maintenance of the CWM plan throughout construction.
3. Facility shall utilize materials that are composed of post-consumer or pre-consumer recycled materials.

Measureable Goals:

- Contract documents clearly denote the requirement for provision of recycled materials that total at least 10% of the total material cost of the facility (based on post-consumer content + 0.5*pre-consumer content).
 - OR Contract documents clearly denote the requirement for provision of recycled materials that total at least 20% of the total material cost of the facility (based on post-consumer content + 0.5*pre-consumer content).
 - Provision of LEED® statements with material submittals clearly denoting the recycled content.
 - Provision of monthly updates documenting the progress of recycled content totals for materials provided to date throughout construction.
4. Facility shall utilize materials that are extracted and manufactured regionally.

Measureable Goals:

- Contract documents clearly denote the requirement for provision of materials that are extracted and manufactured within 500 miles of site for at least 10% of the total material cost of the facility.
- OR Contract documents clearly denote the requirement for provision of materials that are extracted and manufactured within 500 miles of site for at least 20% of the total material cost of the facility.
- Provision of LEED® statements with material submittals clearly denoting the location of extraction and manufacturing with respect to site.
- Provision of monthly updates documenting the progress of regional material totals for materials provided to date throughout construction.

5. Facility shall utilize wood based products and materials that support responsible forest management.

Measureable Goals:

- Contract documents clearly denote the requirement for provision of certified wood products per Forrest Stewardship Council for at least 50% of the total wood products programmed for the facility.
- Provision of LEED® statements with wood based material submittals clearly denoting FSC certification.
- Provision of monthly updates documenting the progress of certified wood material totals for wood products provided to date throughout construction.

Indoor Environmental Quality

1. Facility shall incorporate mechanical ventilation systems and practices that provide ventilation sufficient for proper indoor air quality.

Measureable Goals:

- Mechanical design and basis of design shall clearly document compliance with AHSRAE 62.1-2004 at a minimum.
 - Architectural plans shall clearly indicate the provision of “No Smoking” signage for facility and absence of any designated smoking areas on site.
 - Mechanical design and basis of design shall clearly document incorporation of CO₂ sensors and controls for all densely occupied spaces (25 people/1000 SF).
 - Mechanical design and basis of design shall clearly document incorporation of outdoor air monitoring devices for all ventilation systems serving non-densely occupied spaces.
 - OR Mechanical design and basis of design shall clearly document at least a 30% increase in outdoor air ventilation rates above AHSRAE 62.1-2004.
 - Contract documents clearly denote the requirement for provision of an indoor air quality management plan throughout construction with the following requirements:
 - Adherence to SMACNA IAQ Guidelines for Occupied Buildings Under Construction.
 - Protocol for protection of adsorptive materials from moisture damage.
 - Provision of MERV 8 filters for all ventilation systems utilized during construction.
 - Banning of smoking within 25’ of facility entrances.
 - Provision of IAQ management plan in compliance with contract documents at outset of construction.
 - Provision of monthly updates documenting the implementation and maintenance of the IAQ management plan throughout construction.
 - Contract documents clearly denote the requirements for provision of a flush out period in compliance with LEED® EQc3.2 prior to occupancy.
 - OR Contract documents clearly denote the requirements for provision of a partial flush out period in compliance with LEED® EQc3.2 prior to occupancy, with Owner commitment for completion of flush out per LEED® EQ3.2, Option 1b requirements.
 - OR Contract documents clearly denote the requirements for IAQ testing in compliance with LEED® EQc3.2, Option 2 prior to occupancy.
 - Construction schedule clearly notes the inclusion of flush out or testing period as necessary prior to occupancy.
 - Provision of report detailing procedures and record of flush out for facility.
 - OR Provision of report detailing testing results and compliance with contaminant levels per LEED® EQ3.2, Option 2.
 - Contract documents clearly denote the provision of permanent entryway systems at all entrances to facility.
 - OR Owner provides contract or statement of provision of roll mats with weekly cleaning services for all entrance to facility.
 - Mechanical ventilation systems are designed and clearly noted within contract documents and basis of design to provide a minimum negative pressure relation to adjacent spaces of 0.02” WG for all spaces expected to contain hazardous gases or chemicals.
 - Spaces expected to contain hazardous gases or chemicals have been designed and clearly noted in the contract documents and basis of design to incorporate self-closing doors and deck-to-deck partitions or a hard ceiling.
 - Mechanical ventilation systems are designed and clearly noted within contract documents and basis of design to provide a minimum return and outside air filtration efficiency of MERV 13.
 - Waste systems for spaces expected to handle dilution or mixing of chemicals have containment drains incorporated and are clearly shown within contract documents and basis of design.
 - Owner has developed or contracted the services for the development and implementation of an IAQ management plan in accordance with LEED® EQc10 requirements.
2. Facility shall incorporate materials and finishes that minimize the quantity of indoor air contaminants or VOCs.

Measureable Goals:

- Contract documents clearly denote the VOC limits for all adhesives and sealants utilized within the facility envelope per LEED® EQc4 and all references.
 - Contract documents clearly denote the VOC limits for all paints and coatings utilized within the facility envelope per LEED® EQc4 and all references.
 - Contract documents clearly denote the VOC limits for all flooring systems utilized within the facility envelope per LEED® EQc4 and all references.
 - Contract documents clearly denote the VOC limits for all composite woods & agrifiber products utilized within the facility envelope per LEED® EQc4 and all references.
 - Contract documents clearly denote the VOC limits for all wall and ceiling systems utilized within the facility envelope per LEED® EQc4 and all references.
 - Contract documents clearly denote the requirement for all furniture and furnishings to be GREENGUARD™ Children & SFCCs Certified.
 - OR Contract documents clearly denote the requirement for all furniture and furnishings to document compliance with VOC and formaldehyde limits set forth under LEED® EQc4 per US EPA ETV or BIFMA M7.1-2005 & X7.1-2005 test protocols.
 - Provision of shop products documentation for all noted materials clearly documenting compliance with contract document requirements.
3. Facility shall incorporate mechanical systems that provide individual space control conducive to productivity and satisfaction.

Measureable Goals:

- Facility design and basis of design for mechanical systems incorporates individual controls for air temperature, humidity, air speed, or radiant temperature adjustment for a minimum of 50% of facility occupants in work spaces.
 - Facility design and basis of design for mechanical systems incorporates individual controls for air temperature, humidity, air speed, or radiant temperature adjustment for all shared or multi-occupant spaces.
 - Facility design and basis of design for mechanical systems clearly shows compliance with ASHRAE 55-2004 for all spaces and factors of comfort.
 - OR Owner has contracted services for verification and survey of thermal comfort satisfaction of occupants within 6-18 months of occupancy, and the development of corrective action plans if more than 20% dissatisfaction rate is determined.
4. Facility shall incorporate natural and artificial lighting solutions that are controllable by and sufficient for person/task.

Measureable Goals:

- Lighting design and basis of design shall provide individual lighting control solutions for a minimum of 90% of individuals expected within administrative and work spaces.
 - Lighting design and basis of design shall provide lighting control solutions with two stage/level operation per LEED® EQc6.1.
6. Facility shall incorporate the use and practice of cleaning procedures and products that minimize their impact on indoor air quality.

Measureable Goals:

- Owner has developed or contracted the services for the development and implementation of a green cleaning process for facility in compliance with all requirements noted under LEED® IDC1.

Troop and Community Programs

1. Provide troop and public education programs.

Measureable Goals:

- Owner has developed or contracted the services education programs in compliance with all requirements noted under LEED® IDc1.

Security

1. Facility shall provide a safe and secure environment conducive to medical services.

Measureable Goals:

- Facility design and basis of design shall incorporate intrusion detection systems for all points of entry.
- Facility design and basis of design shall incorporate monitoring points for all windows.
- Facility design and basis of design shall incorporate CCTV monitoring system for all major points of entry.
- Facility design and basis of design shall incorporate provisions for placement of metal detectors at all major points of entry, including provisions for space allocation, layout and power circuiting as necessary to cover all noted entries.
- Responsibility for Force Protection

Operations & Maintenance

1. The facility should be designed and constructed to require minimal maintenance by avoiding complex, unique, or maintenance intensive systems and finishes.

Measurable goals:

- The facility design shall not incorporate any unique or custom equipment, fixtures or systems.
- Contract documents shall specify only equipment and systems from reputable manufacturers with local presence.
- Contract documents clearly provide for standardized manufacturers for similar components within facility and District.
- Specified control sequences are typical to other District facilities.
- Specified controls system utilizes open protocol system equal to BACNET, Lon or Modbus.

2. Facility should have easy access to equipment and systems for operation and maintenance.

Measurable goals:

- Pull and access space as noted by manufacturer is clearly noted in contract documents.
- Facility design shall not specify or place equipment or components in locations that require specialty tools, cranes or vehicles, (with exception to rooftop units), for removal.
- Placement of equipment is centralized within specified mechanical rooms or public access areas.
- All equipment noted for placement on roof has provisions for stair and/or elevator access.
- Contract documents shall note requirement for provision for coordination drawings for review and approval prior o installation.

3. The facility should use durable equipment and materials with a sufficient lifespan to maintain operation without replacement for a minimum of 15 years with routine maintenance.

Measurable goals:

- Contract documents and basis of design shall clearly indicate provision of equipment and materials with lifespans exceeding 15 years for given application.

Program

1. Master plan for the medical facility shall incorporate guidelines and standards in line with those identified for current facility.

Measureable Goals:

- Owner shall develop and provide master plan in accordance with OPR requirements identified for current facility program.
- Contract documents clearly note areas of expansion and have attributed sustainability considerations and calculations based upon potential buildout of master plan.

2. Facility program shall incorporate design, layout and systems conducive for operation of facility in whole or part as a medical facility

Measureable Goals:

- Owner has documented and allocated at least three of the spaces noted under LEED® SSc10, Option 1.
- OR Owner has documented and contracted dedicated spaces as noted under Option 2 of LEED® SSc10 for community or organization use.
- Facility program has incorporated architectural dividers, mechanical system zoning and lighting controls capable of segregating designated areas for community events.
- Architectural plans have allocated separate entries for access to joint use spaces.
- Architectural and plumbing plans have provided for accessible restrooms facilities for general public.
- OR Owner and organization have contracted at least two spaces as defined by Option 3 of LEED® SSc10 for student use, with direct pedestrian access from space to SFCC noted within contract documents.

3. Facility design and systems shall be capable of expansion and adaptation to accommodate facility’s projected growth for ten year projections.

Measureable Goals:

- Site plans and program clearly denote the current and projected footprint of the facility.
- Contract documents and basis of design clearly apportion spaces and/or capacities for expansion of mechanical, electrical and plumbing systems.

4. Facility construction costs shall not exceed allocated budget of \$ \$65,808,000.00.

Measureable Goals:

- The projected cost of the facility, including site work and construction of the building, but excluding Owner purchased equipment, is less than or equal to allocated budget at all phases of review during design.
- Additional funds provided per change orders shall be limited to Owner directed initiatives only.
- Change orders offering deductions in total construction costs for equipment and systems shall be encouraged provided overall quality and performance of the equipment or system will not be compromised.

5. Facility design and construction schedule shall maintain final completion deadline of 647 days from August 5, 2008, unless altered by Owner.

Measureable Goals:

- Contract documents shall clearly de-lineate the provided responses timeframes for all reviews of constructions documents by design team and Owner.

- Construction schedule and updates shall clearly reflect all aspects of critical path schedule.

Version History

Version	Date of Modification	Person(s) Responsible	Basis of Changes
Ver. 1.0	-		N/A
Ver. 1.1	4/29/2009	Kyle Leonard	Updated LEED Information
Ver. 1.2	5/1/2009	Kyle Leonard	Incorporated RFP
Ver. 1.3	5/1/2009	Kyle Leonard	Incorporated RFP and Partnering Information
Ver. 1.4	6/3/2009	Kyle Leonard	Added Owner’s Comments Per OPR Meeting 5-29-2009
Ver. 1.5	6/11/2009	Kyle Leonard	Added Owner’s Comments Per Owner-Kiewit Meeting 6-11-2009 & Bristow’s Email
Ver. 1.6	7/7/2009	Kyle Leonard	Added Couey and Gerdes Comments

Appendix A – Partnering Session

Instead of an OPR Workshop, results and responses from the Partnering Session held on August 5, 2008 can be included here.

Participants in the Partnering Session