State of Idaho
Department of Administration
Division of Public Works

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June 27, 2023

REQUEST FOR QUALIFICATIONS

TO: Construction Manager/General Contractor (CMGC)

FROM: Pat Donaldson, Administrator
Division of Public Works

SUBJECT: DPW PROJECT NO. 22603
IDVS: Veterans Home Expansion, Pocatello
Department of Veterans Services
Pocatello, Idaho

RFQ submittal packages will be received at the Division of Public Works (DPW) office, located at 502 N. 4th Street, PO Box 83720 Boise, ID 83720-0072, by **3:00 p.m., Mountain Standard Time Zone, on August 2, 2023,** for furnishing Construction Manager/General Contractor (CMGC) services to the State of Idaho.

All questions must be sent to the DPW Project Manager:

Nicole Cecil, Project Manager
Division of Public Works
502 N. 4th St.
PO Box 83720
Boise ID 83720-0072
(208) 332-1905
nicole.cecil@adm.idaho.gov

An informational meeting and walk through of existing areas affected by the project will be held on **July 18, 2023 at 2:00 pm**. Interested parties should meet outside of the main entrance of the Veteran's Home located at 1957 Alvin Ricken Dr., Pocatello, ID 83201.

Modifications (addenda) to this RFQ, if any, will be posted on the Division of Public Works web page at https://dpw.idaho.gov/professional-services/. It is recommended that responders to this RFQ check this page prior to making their submittal.

Funding for the project is from the State and Federal Government. The Division of Public Works (DPW) will administer the project according to the terms and conditions of the award, State laws

and guidelines. The CM/GC will receive general instructions through the State. A Project Manager from DPW has been assigned to serve as project manager and liaison between the Department of Administration, the Agency, and the CM/GC team.

The CM/GC shall warrant the following: not knowingly hire or engage any illegal aliens or persons not authorized to work in the United States as required by Title 67, Chapter 79, Idaho Code. The CM/GC shall take steps to verify that it does not hire or engage any illegal aliens or persons not authorized to work in the United States; and that misrepresentation in this regard or any employment of persons not authorized to work in the United States constitutes a material breach and shall be cause for the imposition of monetary penalties and/or termination of any Contract resulting from this RFQ.

DESCRIPTION OF PROJECT

The scope of this project includes a multi-phased renovation and expansion of the current 66 skilled nursing rooms (double occupancy) into private resident rooms with private bathrooms. Due to cost constraints some of the double occupancy rooms may remain and only a refresh completed in those spaces. It should also be noted that the existing two boilers are being replaced with three boilers and the existing water chiller is being relocated and replaced with a new air chiller as part of a separate project. Both are being sized to accommodate the expansion project. The generator is likely going to be replaced as a separate project but is pending funding at this time. The home-like units/households will share multiple dining, living, patio, den/day spaces and exterior courtyards. Other amenities may include a canteen/bistro, theater, therapy, pharmacy, and administration support spaces. The existing resident rooms and common food preparation area, laundry facility, maintenance, supply areas and parking may also be remodeled. The phased construction of the home will allow the Veterans to continue living in their home during the expansion. Reference the attached 22603 Feasibility Study exhibit dated January 21, 2022.

Federal Funds will be associated with this project. This project will be required to comply with the provisions of the Davis Bacon act and Davis Bacon, the Copeland Act, and the Contract Work Hours and Safety Act regarding labor standards for federally-assisted construction sub agreements. This project will also likely be subject to Build America, Buy America Act.

Construction start date is dependent on receiving a federal grant with the earliest plausible grant opportunity allowing for a schedule to commence on or about Spring 2025 and completion December 2027. Construction is contingent on the federal grant being awarded.

REQUIRED SERVICES

The State of Idaho, through the Division of Public Works is requesting proposals for Construction Manager/General Contractor Services beginning with construction document phase / pre-construction services through project construction, including the one-year period of correction following project completion. The Division of Public Works and Idaho Division of Veterans Services (IDVS) are looking for a Construction Manager who will be a team player eager to work closely and in harmony with the DPW, IDVS and the Design Team.

A total project budget has been established at $42,295,000 and includes fees (A/E and CM/GC), commissioning services, contingencies, tests, and other project related expenses. The construction budget has been set at $34,206,000. A complete construction cost estimate and construction schedule will be required following CM/GC's review of the Design Development set of drawings and must

be updated throughout the construction documents process which is anticipated to kick back off in August 2023.

The CM/GC will be required to meet as needed, but not less than twice a month, with the Owner and DPW for the purpose of providing a report regarding the previous month's progress. Such meetings will: advise the team of projected project cost and related value engineering if needed; include critical path schedules, show funds expended in the completion of the project and specific accomplishments related to the completion of the project.

The CM/GC shall have an individual licensed as a Construction Manager. Firms proposing for these services shall hold and maintain a certificate of authority for providing construction management services. Proof of these is required at the time of submission. The CM/GC shall be licensed as a Public Works Licensed General Contractor with license class "Unlimited" by the State of Idaho. Proof of a Public Works license is required prior to bidding.

The CM/GC will be required to upload all documents to DPW's Owner's web-based project management system, Projectmates. Documents may include, but are not limited to meeting minutes, sketches, diagrams, programming analysis, photographs relevant to the project, submittals, field reports, schedules, cost estimates, RFI's, close out documents, warranties, etc.

The CM/GC in conjunction with the design team shall keep in mind that during all phases, code compliance, energy efficiency, and building maintenance concerns should be incorporated into the design.

The CM/GC will be required to provide payment and performance bond or bonds in the amount of the total construction management contract.

PROPOSAL CONTENT

A. Cover Letter (No point value but is a required element). Include the email address and phone number of the primary contact person.

B. Basic Qualifications: (10 Points Available)
Provide basic data relative to CM/GC team. Include the following items: general company information, size, history, general personnel information, special expertise, and resources available to meet the project schedule. Include the licensed Construction Manager and confirmation that the firm holds a certificate of authority for providing construction management services.

Provide information that validates the CM/GC has had at least 10 years or more of successful experience in commercial construction and construction management, which includes pre-construction during the design phases and construction phase with experience working in a 24/7 occupied building.

The Division of Public Works reserves the right to investigate the financial responsibility and past project management for the firm and/or consultants. Unfavorable responses regarding financial statements, bank references, interviews with past consultants, employees, creditors, or design professionals and /or consultants that were the cause of improperly managing a DPW project in the past seven years are grounds for rejection of RFQ submittal.

C. Team Member Qualifications: (25 Points Available)

List the actual team members roles and responsibilities who will be expected to accomplish the work. Describe who will perform the various tasks, their involvement, their qualifications, and relevant special expertise related to the project scope and building occupancy type. Provide the following:

1. List (1) recently completed project as a CM/GC by included team members. Name the project, the Owner, the Architect, the cost of construction and when the project was completed.
2. List (1) project illustrating experience in nursing homes/and/or hospital construction (preferred experience constructing other state veteran's homes under the federal grant construction process). Include name of the project, the Owner, the Architect, and the cost of construction.
3. List (1) project illustrating experience in 24/7 occupied buildings where residents are present. Include name of the project, the Owner, the Architect, and the cost of construction.
4. List the pre-construction team and cost estimator and explain how they will provide real-time as well as projected costs based on local / current market conditions, cost control measures, budget control, risk analysis, value engineering, and scheduling through construction.

D. Technical Approach to Project: (35 Points Available)

Based on proposer's knowledge of this project, list the CM/GC services proposed to be provided in a statement of your approach to this specific project, including the following:

1. Understanding of project scope and schedule.
2. Potential challenges, opportunities, as well as alternative concepts and methods for consideration.
3. Ability to interact with a design team and work through construction documents, while providing quality control and alternate solutions if necessary.
4. Approach to participate in value engineering efforts and working within the budget provided.
5. Present ideas for constructability review and identify quality control and coordination review efforts through construction.
6. Approach should focus on project phasing in a 24/7 occupied building that minimizes impacts on residents during sleeping hours and awake hours.
7. Describe how the CM/GC plans to engage with stakeholders and assist in evaluating temporary provisions/locations during construction.
8. Include examples of wayfinding and assistance with phasing maps for agency.
9. Approach should provide examples of dust control in occupied buildings.
10. Communication to staff regarding utility interruptions, noise or vibrations in the building, and HVAC / fire suppression control.

E. Construction Delivery: (20 points available)

Identify procurement management and how to address current construction environment, material/labor shortage, long lead times, etc. Discuss experience with project phasing and safety/security measures necessary with vulnerable residents living on/near construction premises. Discuss how your bid solicitation and subcontractor procurement process provides value to the owner. Describe construction management experience using Davis-Bacon wages.

F. Examples of Work: (15 points available – 5 points maximum for each project)
Provide three (3) examples of construction projects, preferably in 24/7 occupied buildings, that include: schedules, phasing plans, and any other relevant documents used during both the pre-design and construction phases of successful projects completed in the past five years by the proposed CMGC team members. The examples must be labeled with who on the team performed the work. Provide the following facts for each project: name, location, description, project owner, square footage, initial projected construction cost, final construction cost, date of substantial completion, and reference/contact for each project. Points will be reduced for missing information. These projects can be the same as what were provided for Team Member Qualifications. Performance on past projects with the State of Idaho is an important factor.

G. Format: (5 points available)
To assist evaluation, it is desirable to format the proposal similar to the headings listed above. The proposals should be clear and to the point. Emphasis should be placed on specific qualifications of the people to actually perform the project.

SUBMITTAL

Submit one (3) bound copies of the submittal 8-1/2 x 11 format; include one USB drive containing a PDF of the submittal. In a cover letter, include the email address and phone number of the primary contact person; **failure to provide this information may result in the proposal being nonresponsive.**

EVALUATION | INITIAL RANKING | INTERVIEW PROCESS

A selection committee consisting of two (2) persons from DPW, two (2) persons from the Agency, and an independent Design Professional/Contractor will evaluate and rank the teams deemed to be the most highly qualified to perform the required services. The initial ranking criteria will be weighted as indicated below and used to determine the teams selected for an interview, if deemed necessary. Interviews will not be held if the gap in points between the top ranked team and the subsequent team(s) exceeds the allowable interview points.

The ranking process is accomplished in two steps: Initial Ranking based on the written submittal and Final Ranking based on an interview. The Selection Committee will score the written submittals based on the criteria. If interviews are conducted, the teams invited for an interview will be given content in the interview invitation. The remaining points will be awarded for the interview. If interviews are not conducted, then scores will be final based on the SOQ only.

The Selection Committee may choose to interview any, all, or none of the respondents as may be in the best interest of the State. The names of all firms that submitted Statement of Qualifications and the names, if any, selected for interview shall be public information. At the conclusion of the RFQ process, committee comments and evaluation scores, as well as contents of all Statement of Qualifications become public information. Firms not selected will be notified in writing after the conclusion of the selection process.

If appliable, the timeframe for the teams invited for an interview is approximately one hour; 25-30 minutes for the presentation; 15-20 minutes for the selection committee's Q&A; and 5-10 minutes for the CM/GC's closing comments. After interviewing the selected teams, the committee will rank the interviews to determine the final score.

Initial Ranking, Written Point Scoring		
	Criteria	Maximum Possible Points
A	Cover Letter	Yes/No
B	Basic Qualifications	10
C	Team Member Qualifications	25
D	Technical Approach to Project	35
E	Construction Delivery	20
F	Examples of Work	15
G	Format	5
Written Total		110

Presentation – Interview Point Scoring	
Criteria	Maximum Possible Points
Competency and abilities to address the items that will be provided to the teams selected for interviews	20
Selection Committee's Q & A	16
Overall Presentation	4
Interview Total	40

AWARD:

Based on the results of the final proposals, DPW will recommend a course of action to the PBFAC at their next regularly scheduled meeting. If recommended, a notice of intent to negotiate will be issued by DPW.

PROPOSED DATES:

Informational Walk-through/Meeting	July 18, 2023 @ 2:00 pm
Receive RFQ Submittals	August 2, 2023 by 3:00 pm
Oral Interviews (location TBD)	August 23, 2023 (morning)
PBFAC Selection Approval	September 6, 2023
Negotiate and Execute Contract	September 2023

SELECTION

The State will attempt to select a firm at the next scheduled Permanent Building Fund Advisory Council meeting. Upon selection of a firm, the State will issue a letter of intent. However, final award is contingent upon the successful negotiation of an Agreement.

The contents of the submittal may be used in a legal contract or agreement. Proposers should be aware that methods and procedures proposed could become contractual obligations. The State reserves the right to reject any or all proposals received as a result of this request.

The State may also negotiate separately with any source in any manner necessary to serve the best interests of the State of Idaho. Awards will be made on the basis of submittals resulting from this request and subsequent interviews and associated ranking criteria noted above.

Attachments:
Feasibility Study

End 22603 Construction Manager/General Contractor RFQ

FEASIBILITY STUDY SUMMARY

IDVS- EXPANSION OF VETERAN'S HOME, POCATELLO

DPW#22603

JANUARY 21, 2022

LOMBARD / CONRAD
ARCHITECTS
+ SMITHGROUP

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IDVS- EXPANSION OF VETERANS HOME, POCATELLO

EXISTING BUILDING NARRATIVE

GENERAL OVERVIEW

On behalf of the Idaho Division of Public Works and Idaho Division of Veterans Services, an observational tour was conducted on November 1, 2021 of the existing Idaho State Veteran's Home located at 1957 Alvin Ricken Drive in Pocatello, Idaho.

The evaluation included an assessment of current building conditions and the potential for remodel and expansion to provide 66 single occupancy resident rooms with updated and expanded amenities. The report provides an opinion of these existing conditions based upon sight observation only. An opinion of probable costs provides a general outline of likely costs anticipated for an expansion, remodel and systems upgrade.

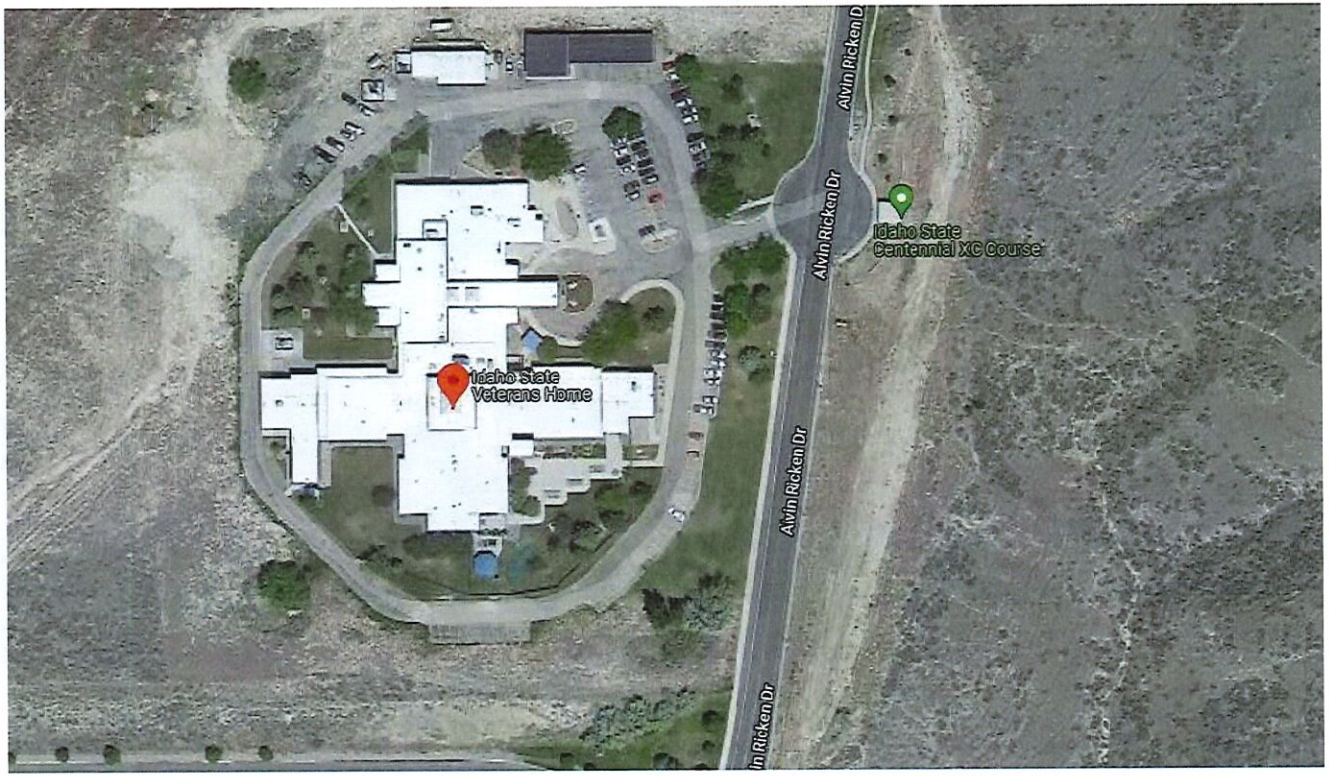
Historic records indicate that the Home was constructed in 1990 and 1991. The original building was approximately 45,500 SF and has undergone subsequent expansion. The current facility is now closer to 51,300SF.

The major mechanical and electrical systems appear to be original to the building and will require significant upgrades, replacement and expansion to accommodate the proposed renovation and addition.

SITE LOCATION AND TOPOGRAPHY

The project site is located on the east side of Interstate 15 along Alvin Ricken Drive in Pocatello, Idaho. The existing building is surrounded by a loop road. The single access point is near the northeast corner of the property, near the building entry and primary parking area. Building services and the loading dock are located at the far north of the main building. Service facilities also include two partially enclose out buildings.

The property is fairly flat, but the topography slopes significantly at the west and south edges of the loop road, just outside the property line. There are existing drainage basins in the northwest, southwest, and southeast corners of the property. The basins are hard piped, but also appear to be set up to capture surface drainage



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EXISTING BUILDING NARRATIVE

EXTERIOR

STRUCTURAL FRAMING AND FOUNDATION SYSTEM

The structural components of the building envelope include 6" steel stud bearing walls, open-web steel joists with a steel roof deck, and a traditional slab on grade with perimeter stem walls and spread footings. Based on visual observations, there does not appear to be any significant settlement or damage to the structural systems. It was noted that some of the existing stem walls that extend to the window sill height are spalling.

FACADES

The primary cladding material on all sides of the building is a masonry veneer up to approximately 9'-6" where it transitions to stucco. Based on visual observations, the façade appears to be in good condition without obvious evidence of water infiltration in most locations. Some efflorescence was observed on the physical therapy addition (IMAGE 3). This suggests there was or may be water in the wall cavity.

Additions to the building after the original construction attempted to match the masonry veneer, resulting in varied colors at those locations.

The windows appeared to be recently replaced and were in good condition.

ROOFING

It should be prefaced that we were unable to access the roof during our assessment visit and all observations were conducted from elevated perches around the site and examining the original set of architectural drawings.

The drawings indicate the original roof is a 60 mil. white EPDM. It appears to be in decent shape, but it should be noted, if this is the original roofing, it has likely outlived its useful life and should be replaced as part of the expansion.

IMAGE 1

IMAGE 2

IMAGE 3

EXISTING BUILDING NARRATIVE

COMPLIANCE STANDARDS

EXISTING VA HOME – PRIMARY JURISDICTIONAL REQUIREMENTS AT CONSTRUCTION *Originally constructed in 1990/1991, the VA Home in Pocatello was approved under the following codes and standards:*	VA HOME – PRIMARY JURISDICTIONAL REQUIREMENTS FOR PROPOSED EXPANSION *The proposed expansion will require compliance with each of the following codes, standards, and rules:*
Federal Minimum Standards DHEW Publication 81-14500 – 1983/84 edition	**FGI Guidelines for the Design and Construction of Healthcare Facilities – 2018 Edition**
IDAPA (1988 Revisions) – Idaho Administrative Rules *Note: 1996 edition used for review* ▪ Section 16- Skilled Nursing Facilities ▪ State Code 39-1306 ▪ 39-1307; 1307A; 1307B	**IDAPA (2021 Revisions) – Idaho Administrative Rules** ▪ Section 16- Skilled Nursing Facilities ▪ State Code 39-1306 ▪ 39-1307; 1307A; 1307B
NFPA 101 – 1985 Edition - Life Safety Code ▪ Healthcare Facilities	**NFPA 101 – 2012 Edition - Life Safety Code** ▪ Healthcare Facilities
ANSI A117.1-1980 -Making Building and Facilities to and Usable by Physically Handicapped People	**ANSI A117.1-2017 –Accessible and Usable Buildings and Facilities**
Uniform Building Code – 1988 (Assumed) ▪ Occupancy: Group I, Division I ▪ Type II – One Hour (sprinkler rating reduction assumed) ▪ Fully Sprinklered (Conventional Release Assumed)	**International Building Code – 2018 Edition** ▪ Occupancy: Group I2 ▪ Type IIA ▪ Fully Sprinklered (upgrades required)
Uniform Fire Code – 1988 (Assumed)	**International Fire Code – 2018 Edition**
(n/a)	**International Energy Conservation Code - 2018 Edition**

EXISTING BUILDING NARRATIVE

INTERIOR

Type	Existing Construction	Notes / Deficiencies	Recommendations
Walls	Light gauge framing, gypsum wall board, paint	Damage to paint observed, chair rails are mismatched	• Design walls between patient rooms to deck, provide additional gypsum board and acoustic batting for sound separation. • Require level 5 drywall finish for improved infection control • Remove chair rails and wood molding. Replace with modern finishes; Resident Halls: rub rail and/or handrails. Wet areas: epoxy paint / rigid sheet wall protection where necessary.
Wall Base	Rubber base, 6 inch in halls, 4 inch in resident rooms, restrooms and throughout facility		• Provide integral cove base in code required areas • Provide 6 inch wall base in all areas. Caulk top and bottom transition of rubber base to adjacent material for improved infection control.
Ceilings	Acoustical ceiling panel in suspended grid	Aged and damaged tiles	• Replace all ceilings • Provide scrubbable vinyl faced tile in wet locations
Doors	Solid core, laminate faced	Mixed laminate colors and patterns	• Replace all doors with matching or coordinating finishes • Provide standard hardware throughout facility
Door Frames	Hollow-metal, painted		• Provide new hollow metal frames at areas of expansion • Paint existing frames to remain to match new
Flooring	Resilient sheet flooring, carpet, resilient tile flooring	Resident rooms/bathrooms: resilient sheet flooring, resident hallways: carpet Nurse station and public corridors: newer resilient tile (wood look) flooring	• Residence Rooms/Bathrooms: resilient sheet flooring, no buff/no wax • Resident Halls: carpet tile with anti-microbial properties, solution dyed or replace with a resilient surface (sheet or tile) • Nurse stations / Public Corridors: resilient tile flooring, min 28 mil wear layer
Millwork	Laminate, some solid surface countertops	Resident room vanities were solid surface. Millwork varied in finish and age/wear throughout facility	• Replace millwork with standard finish and hardware • Provide solid surface throughout for better cleanability and wear.

EXISTING BUILDING NARRATIVE

BUILDING SYSTEMS – MECHANICAL

EXISTING CONDITIONS

GENERAL

The building is served by multiple systems and system types. Systems range from an air handling units with chilled water and hot water coils, to unit ventilators, to roof mounted heat pump type air handling unit equipment. Major chilled water and heating hot water equipment, as well as the main central station air handling unit, are in a centrally located, basement mechanical room. Other equipment is either roof mounted or above ceiling at or close to point of use.

CHILLED WATER SYSTEM

The chilled water system consists of the following major equipment:

- Two, 58-ton, water cooled, scroll liquid chillers
- Two, 140 GPM @70 FT of head pressure chilled water pumps
- One cell, exterior mounted, fiberglass cooling tower
- Two, 175 GPM @ 50 FT of head pressure condenser water pumps
- An expansion tank and air separator

The chilled water system provides 45F supply water temperature and operates at a 10F temperature delta. The chilled water system serves the main central station air handling unit and the resident wing unit ventilators. It does not appear that the mechanical room is equipped with a refrigerant monitoring system or a refrigerant purge exhaust fan. Not ductwork, fan or refrigerant monitor/control panel could be located.

The chilled water system equipment is all original to the building, approximately 31 years old, and at or past its useful life. Some equipment, such as chiller compressors have failed and a few have been replaced (IMAGE 4). In addition, chilled water pumps have had motors replaced.

IMAGE 4

IMAGE 5

HOT WATER SYSTEM

The hot water system consists of the following major equipment:

- Two, 3753 MBH max output, natural gas fired, forced draft, hot water boilers
- Two, 240 GPM @ 60 FT of head pressure hot water pumps
- An expansion tank and air separator

The hot water system provides 180F temperature supply water and operates at a 20F temperature delta. The heating hot water system serves the main central station air handling unit (AH-1), smaller AHU's (AH-2, AH-3, AH-4), and the resident wing unit ventilators. Combustion air for the boiler is brought into the mechanical room via a side wall mounted louver in the exterior stair well leading down to the basement mechanical room. The OA ducted form the louver, routed high in the mechanical room and drops down to floor level close to the boilers. The ductwork terminates open ended with a filter. Previously the combustion air duct did not drop to the floor and terminated at a high point. This termination point has been covered and capped with a piece of plywood (IMAGE 5). Boiler flues extend from each boiler in the mechanical room and are routed up to the roof. It does not appear that the mechanical room has an emergency boiler cutoff switch/button at the entrance to the mechanical room.

The heating hot water system equipment is all original to the building, approximately 31 years old, and at or past its useful life. Some equipment, such as pump motors have been replaced.

EXISTING BUILDING NARRATIVE

BUILDING SYSTEMS – MECHANICAL

COMMON BUILDING AREAS/RESIDENCE AREAS

The building's main spaces (office areas) are served by a 15,500 CFM, central station air handling unit that distributes conditioned air throughout the spaces via ducted supply and return air system and ceiling or side wall supply air/return air diffusers/grilles. Outdoor air is ducted from a roof mounted intake hood down through the building to the air handling unit. Some of AH-1 supply air ductwork is equipped with variable volume dampers which allow those parts of the system to operate in as a variable volume mode. The variable volume dampers are located in ductwork that serves multiple rooms as a single zone. The zones range in size from one room to 6 or 7 rooms. AH-1 had a variable frequency drive (VFD) controller added in the recent past. In addition, a bipolar ionization device has recently been installed; a device that removes pathogens, contaminants and odors from the airstream. The exterior of AH-1 appeared to be in fairly good condition; the interior of the unit was not observed.

Four smaller air handling units serve the Kitchen (AH-2 – 4,000 CFM / AH-5 – 6,000 CFM), Laundry (AH-3 – 5,600 CFM), and Kitchen Storage (AH-4 – 3,450 CFM). The building main space AHU has both hot water heating and chilled water cooling coils; AH-2, AH-3, AH-4 are only equipped with heating coils and AH-5 is a packaged unit with gas fired heat and 15 ton cooling. All AH's have roof mounted outdoor air intake hoods serving them except the kitchen storage unit AH-4. There are two cold storage rooms in the kitchen storage area, each with their own independent split system units.

The residence rooms and resident wings are served by above ceiling, 2-pipe change over, unit ventilators. Each double bed resident room I served by an independent unit ventilator with independent thermostatic temperature control. The unit ventilators serving support areas in the resident wings are larger and serve multiple support rooms. A single thermostat controls multiple spaces.

Ultraviolet light sanitizers have been added to the main resident corridors and a few other strategic locations in an effort to kill pathogens in the space/air. These devices offer limited benefit.

LOCKER ROOM/COVID SCREENING CENTER EXPANSION

This space is served by an energy recovery unit, utilizing an energy recovery wheel, with expansion (DX) cooling and natural gas fired heating. The DX unit is sized for ~ 5 tons (64.5 MBH) of cooling capacity and 101.7 MBH of heating capacity. With the energy recovery section, the unit has an equivalent cooling capacity of 7.5 tons (89.98 MBH). The unit supplies 2000 CFM of airflow at 1.0 INWG, is equipped with an economizer mode and energy wheel bypass. The unit was installed in late 2020 (November/December) and visual inspection indicated the unit was in excellent condition (IMAGE 6).

ROOFTOP EQUIPMENT

Rooftop Units:

The building is served by additional rooftop air conditioning units.

Exhaust Fans:

The building is served by multiple roof mounted exhaust fans (See IMAGE 7 for example). The exhaust fans range in size and airflow, from 80 CFM (for single toilet rooms) to 4800 CFM (kitchen hood exhaust). The exhaust fans serve the following spaces.

- Single exhaust fans serves multiple residence unit bathrooms
- Single common bathrooms
- Entry areas
- Kitchen hood exhaust
- Support rooms such as soiled linen or soiled utility spaces
- Dishwasher hood

EXISTING BUILDING NARRATIVE

BUILDING SYSTEMS – PLUMBING

EXISTING CONDITIONS

GENERAL
This report's evaluations and recommendations are based on visual observations, and no test was performed. Note that during the survey, not all rooms are accessible. Plumbing systems are operational except for the medical vacuum pump system.

The original plans from the 1990s were used for reference. In parts of the building plumbing systems appeared to be refurbished over the years, though documentation for the upgrades was not available to the MEP team during the site visit. As the outcome of the study is a combination of both old and newer plumbing systems, we recommend that piping and equipment original to the building be evaluated.
Below grade sanitary systems were not evaluated during the site observation walk should be inspected by a camera for pipe condition assessment.

DOMESTIC COLD-WATER SYSTEM
The 3" cold water main line enters the basement and connects to a 3" pressure reducing control valve with a pressure gauge reading at 100 psi. The pressure-reducing control valve is corroded. As the gauge has rusted and we are unable to confirm the accuracy of the pressure gauge readings (IMAGE 8).

NATURAL GAS SYSTEM
The gas meter station is located at the corner of East Wing 'D' and North Wing 'C.' Natural gas passes through a series of pressure regulators before entering the building basement (IMAGE 9). The natural gas piping serves the mechanical equipment in the basement, mechanical units on the roof, domestic water heaters, and kitchen equipment.

DOMESTIC HOT WATER SYSTEM – LAUNDRY AND KITCHEN
The original plan shows a water softener connected to one central storage type water that serves the laundry equipment. The equipment has been modified to a gas-fired commercial copper boiler connected to two vertical storage tanks with a circulating pump. The water softener inside the room has been removed. There is no documentation on when the equipment has been installed and updated. Water is stored at 140-degree temperature. Hot water piping insulation is damaged, with some piping sections are not insulated and presenting an energy loss and risk of personnel touching hot surfaces (IMAGE 10)

An additional gas water heater is also located inside the corner of the room. It is assumed that this new water heater is serving the Kitchen.

WATER SOFTENER SYSTEM
Water softener appears to have been added to the main line in 2011. The Main 3" valve is showing signs of leaks and corrosion.

BULK OXYGEN SYSTEM
The bulk oxygen tank is located on the northwest side of the building. The 3/4" oxygen line enters the north side of the building and is routed to rooms in South Wing 'A', West Wing 'B,' and East Wing 'D.' Emergency Oxygen Service Connection is located on the north side wall of the loading dock.

MEDICAL VACUUM SYSTEM
The duplex medical vacuum pump in the basement has been abandoned.

PLUMBING FIXTURES
Only a couple of resident rooms were available for inspection during the visit. The plumbing fixtures observed appeared to be functioning. The bathroom lavatory sink p-trap and supply stops were missing insulation.

PLUMBING – OTHER
The floor drain located in the mechanical room is heavily rusted (IMAGE 11).

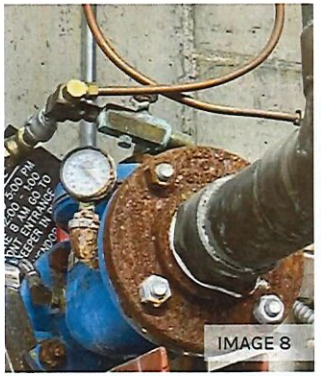


IMAGE 8

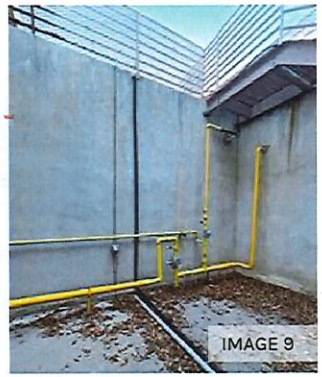


IMAGE 9

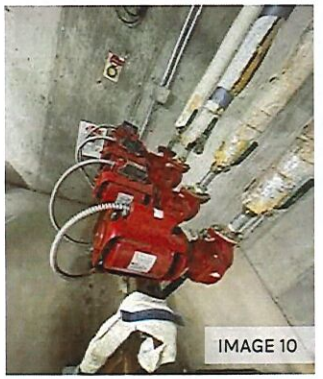


IMAGE 10


IMAGE 11

EXISTING BUILDING NARRATIVE

BUILDING SYSTEMS - ELECTRICAL

EXISTING CONDITIONS

GENERAL
The building is serviced by both normal and emergency power. The buildings service entrances are centrally located in the mechanical/electrical room in the basement. The electrical panels are located at key locations in the building to provide adequate distribution of power while minimizing voltage drop. The lighting in the building has recently been updated to LEDs and lighting controls have been updated as well.

MAIN ELECTRICAL SERVICE
The main electrical service has some rust along the bottom skirt of the main switchboard, but overall seems to be well maintained. Total load read out on the meter was less than 300A for the 1600A, 208V/3P service.

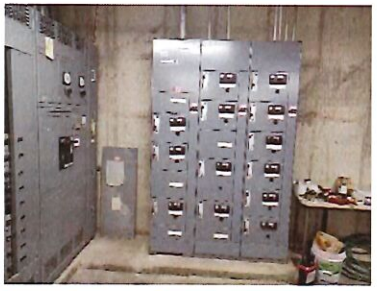
EMERGENCY ELECTRICAL SERVICE
Emergency electrical service is provided by a 100kW generator that is currently loaded to 19% capacity. A single ATS provides power for mechanical equipment, critical devices, and life safety devices, with the generator at 100 KW this complies with current code. The distribution of the separate branches is not clearly separated, there are multiple panels that have critical and life safety on the same branch, this does not meet current code requirements. The generator is near end of life and will need to be replaced in the next few years.

ELECTRICAL DISTRIBUTION
The panels distributed throughout the building at every wing. There are multiple panels providing power for the required outlets and equipment in each wing of the building. The panels all look to be well maintained. The IT room has a dedicated panel that is backed up on the generator allowing for data services not to be disrupted by a power outage.

The mechanical rooms have motor controls centers that are in good condition but are outdated and will be hard to replace components as the industry is shifting to VFDs instead of motor starters.

The mechanical equipment disconnects are in good condition on the roof in many cases, but there are a few weatherworn disconnects on some of the older equipment. The disconnect and wire box for the cooling tower have been exposed to the elements and the hard water from the cooling tower and are starting to corrode.

LIGHTING
Lighting of the facility has recently been converted over to LED in most locations. There are some areas such as the mechanical room and laundry room that the original fixture remains, but the bulb was replaced with an LED bulb. Overall, the lighting and lighting control system seems to be in good condition. The site lights are controlled by time clocks.

BUILDING SYSTEM RECOMMENDATIONS

MECHANICAL

GENERAL

The existing building systems, as noted in the existing conditions section, are well past their useful life. (See Images 12 / 13 / 14 for examples of equipment.) It is recommended that existing chilled water and heating hot water systems equipment and piping mains should be replaced during this renovation/new addition work to ensure that all spaces after the renovation/new addition work have the infrastructure and equipment to ensure proper ventilation, heating and cooling.

It is recommended that the existing chilled water and heating hot water piping systems be scoped by a contractor prior to design work to determine extent of interior pipe deterioration. There is significant piping deterioration noticed in exposed piping (mainly drain piping) in the mechanical room that should be replaced. Insulation for all hydronic system should be inspected for repair or replacement.

Major cooling and heating equipment that should be replaced (in kind) or inspected includes, but is not limited to the following:

- Replace cooling tower
- Replace chillers
- Service/inspect chilled water pumps - replace motors/impellers as required.
- Service/inspect boilers to determine any significant deterioration
- Service/inspect hot water pumps - replace motors/impellers as required.
- Service/inspect air separator and expansion tank for both chilled water and hot water systems.

Refer to Option 2 for additional system sizing requirements.

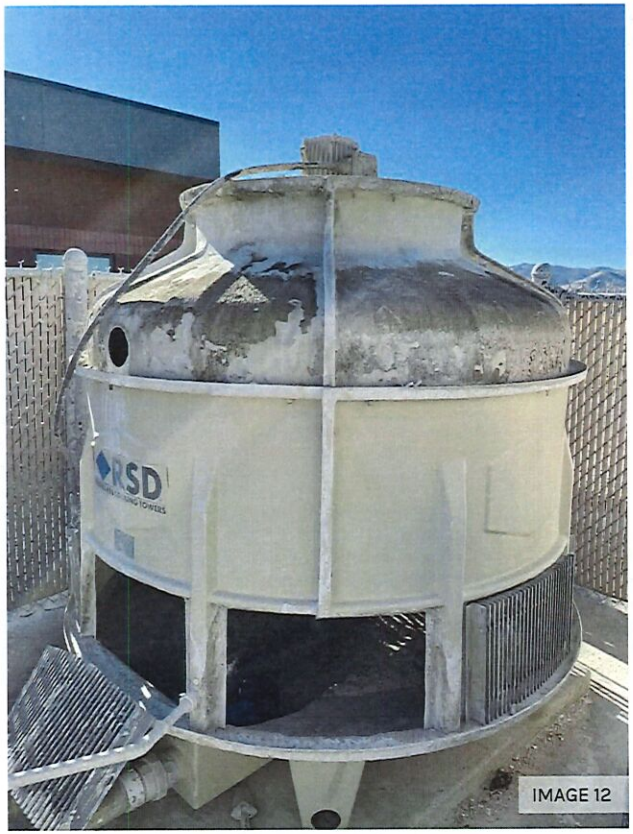


IMAGE 12


IMAGE 13


IMAGE 14

BUILDING SYSTEM RECOMMENDATIONS

MECHANICAL

The building expansion/renovation will provide two new residence wings and supplemental spaces while the renovation will mainly affect the two existing patient wings. Renovated spaces within the building common areas will be reconnected to existing building systems.

The changes/additions to the residence wings and supplemental spaces will be served by the following two mechanical system options:

OPTION 1 (PREFERRED): Variable Refrigerant Flow (VRF) system coupled with a 100% outdoor air energy recovery unit

A centrally located VRF condensing unit array shall be roof mounted to provide refrigerant to all indoor ceiling mounted and above ceiling mounted VRF fan coil units. The condensing units shall be a nominal 10 tons each with a quantity of 10 for a total 100 tons of capacity. The VRF system shall be capable of simultaneous heating and cooling for all zones. There will be approximately 7 branch selector boxes required for the new additions and renovated spaces. The VRF system shall be a two pipe.

Each resident room shall be provided with an independent VRF fan coil. Dining spaces, living room, movie theater, Adult Day Health, Chapel shall all be independently zoned with independent VRF fan coil units. Resident support spaces and nurse spaces can be combined on a single VRF fan coil unit; these shall be sized at ~1000 SF per VRF FCU. FCU quantity for the new additions and renovated spaces is estimated to be ~45.

A centrally located energy recover unit will condition and supply outdoor air to each resident room active chilled beam and all support space active chilled beams per code requirements. The energy recovery unit shall have a run around coil between the exhaust air and the supply air. The unit will be sized for ~5000 CFM supply air and 4500 CFM exhaust air. Supply air will be ducted to each active chilled beam. Exhaust air shall be ducted from resident toilet room, common bathrooms, soiled rooms, utility spaces and all common areas. The unit will be provided with the following components.

- Chilled water-cooling coil
- Hot water heating coil.
- MERV 8 prefilter
- MERV 13 final filter
- Supply air fan matrix
- Exhaust air fan matrix
- Run around energy recovery coil
- Dampers and required access
- Bipolar Ionization (GPS-iMod)

OPTION 2: Active Chilled Beams coupled with a 100% outdoor air energy recovery unit

The existing chilled water system chillers, pumps and cooling tower would be upgraded and replaced with the following equipment:

- Two 90 ton scroll liquid chillers
- Two 90 ton fiberglass cooling towers
- Two 180 GPM chilled water pumps.
- Two 270 GPM condenser water pumps sized for 50FT of head pressure
- Inline circulator pumps shall be installed at each residence wing to circulate chilled water. Three-way valves shall be installed to control the loop temperature to be 57-58F supply water temperature.

Provide active chilled beams (ACB) in all new and renovated residence rooms. Active chilled beams shall be 6 FT ACB's with single coil independently zoned in each residence room. ACB's shall be valved to allow for a 2 pipe change over arrangement so that the chilled beam can either be in heating or cooling utilizing a single coil.

Provide ACB's in all new and renovation support spaces, including Adult Day Health, Chapel, living room spaces, theater, PT/OT, nurse stations and lounges. ACB's shall be 4 of 6 feet in length depending on room application and shall be sized at ~275 SF per 6 FT ACB.

The heating hot water system major equipment shall be reused. New piping shall be routed as needed from existing mains to new ACB locations.

A centrally located energy recover unit will condition and supply outdoor air to each resident room active chilled beam and all support space active chilled beams per code requirements. The energy recovery unit shall have a run around coil between the exhaust air and the supply air. The unit will be sized for ~5000 CFM supply air and 4500 CFM exhaust air. Supply air will be ducted to each active chilled beam. Exhaust air shall be ducted from resident toilet room, common bathrooms, soiled rooms, utility spaces and all common areas. The unit will be provided with the following components:

- Chilled water-cooling coil
- Hot water heating coil.
- MERV 8 prefilter
- MERV 13 final filter
- Supply air fan matrix
- Exhaust air fan matrix
- Run around energy recovery coil
- Dampers and required access
- Bipolar Ionization (GPS-iMod)

BUILDING SYSTEM RECOMMENDATIONS

PLUMBING

GENERAL

Sanitary systems that are below grade and cannot be evaluated visually during the site observation walk should be inspected by a camera for pipe condition assessment. The existing vacuum pump should be demolished and removed.

SYSTEMS

SANITARY WASTE AND VENT

The existing 8" sanitary waste is anticipated to have enough capacity to accommodate the building expansion concept. Due to piping being original to the building, the sanitary piping below-grade should be inspected by a camera for pipe condition assessment. Existing sanitary pipe invert elevations will need to be verified to confirm that there is enough elevation to accommodate the new building expansion.

The new plumbing fixtures will be provided per the applicable code and will connect to a code-compliant sanitary waste & vent system. Per code requirements, all vents from plumbing fixtures shall extend to the roof and be located 25 feet clearance away from air intakes.

NON-POTABLE WATER

Non-potable cold-water systems will be provided to make up water for equipment. The non-potable water systems will be separated from the domestic water systems through two ASSE 1013 Lead-free reduced pressure backflow preventers.

Non-Potable Water Piping Design Criteria	
Velocity (Cold Water)	Maximum 6 feet per second
Pipe Material (Below Grade)	Seamless copper tube, ASTM B88, Type K.
Pipe Material (Above Grade)	ASTM B88 and ANSI/NSF 61 type 'L' hard drawn copper pipe and soldered/brazed joints

STORM DRAIN

A complete storm drainage system will be provided to convey rainwater from the new roof of the expansion area to some point of discharge exterior to the building. Overflow drains will convey emergency stormwater by gravity through a separate piping system discharging 2 feet above grade utilizing downspout nozzles with bird screens.

Storm Drain Piping Design Criteria	
Sizing	International Plumbing Code
Piping Slope	Minimum 1/8" per foot
Pipe Material (Below Grade)	Cast iron pipe and fittings with heavy-duty hubless-piping couplings. Conform to the requirements of CISPI Standard 301, ASTM A888, or ASTM A74. Pipe and fittings shall be marked with the collective trademark of the Cast Iron Soil Pipe Institute and be listed by NSF International.
Pipe Material (Above Grade)	Cast iron pipe and fittings with heavy-duty hubless-piping couplings. Conform to the requirements of CISPI Standard 301, ASTM A888, or ASTM A74. Pipe and fittings shall be marked with the collective trademark of the Cast Iron Soil Pipe Institute and be listed by NSF International.

DOMESTIC WATER

The existing 3" water main is not sufficient to accommodate the additional expansion. A new 4" water line and the new meter will need to be provided. Provide two new 4" lead-free PRV's piped in parallel to provide uninterrupted water supply to facilitate maintenance and repair functions. Domestic cold-water piping will be distributed to all plumbing fixtures, and mechanical equipment with appropriate backflow preventers as required.

A minimum of 35 PSI shall be delivered at the most hydraulically remote fixture. Shut-off valves shall be provided on all branch connections and at all equipment connections. Water-hammer arrestors with accessible isolation valves will be provided at all quick closing valves and other potential shock sources. Size and locate hammer arrester per PDI standards. Provide hose bibbs on expansion exterior walls

Domestic Water Piping Design Criteria	
Approximate building demand	290 GPM
Velocity (Cold Water)	Maximum 8 feet per second
Pipe Material (Below Grade)	Seamless copper tube, ASTM B88, Type K.
Pipe Material (Above Grade)	ASTM B88 and ANSI/NSF 61 type 'L' hard drawn copper pipe and soldered/brazed joints

BUILDING SYSTEM RECOMMENDATIONS

PLUMBING

DOMESTIC HOT WATER

Repair damaged piping insulation. Provide insulation to the entire domestic hot water piping system. For Legionella prevention, store hot water at 140F and provide a central mixing station that is set at 120F for the general building distribution.

The recently replaced two storage-type natural gas water heaters inside the mechanical room can be expanded to accommodate the expansion. One central hot water system is recommended For efficiency, redundancy, and ease of maintenance. The main hot water system will consist of multiple water heaters.

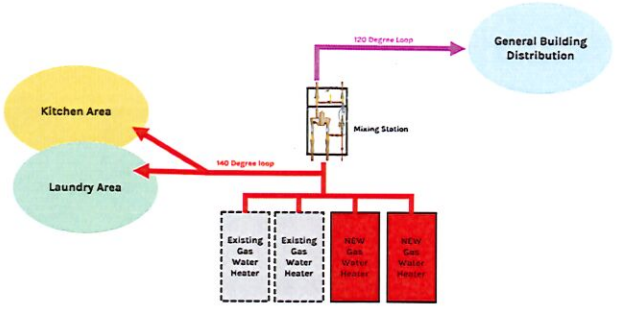
The proposed piping layout design is based on a loop system with valved branches to all rooms and sectional valves. Domestic hot and cold-water piping will be extended to all plumbing fixtures and equipment to satisfy the building requirements. Point of use backflow preventers shall be provided as required by the equipment served. Water-hammer arrestors will be provided at fixtures with fast closing, solenoid valves, flush valves, etc. Non-recirculated fixture branch piping 'dead leg' shall not exceed 25 feet in length.

The domestic hot water system will include circulation pumps and an expansion tank. A central thermostatic mixing station will be provided for hot water distribution, set at 120F. The Building Management System (BMS) will control the domestic hot water system components. Temperature valves will be provided to automatically regulate the temperature of hot water delivered to plumbing fixtures used by patients to a range of 105F minimum to 120F maximum. Non-recirculated fixture branch piping 'dead leg' shall not exceed 25 feet in length. Hot water delivered into public-use lavatories shall be limited to a maximum of 120F. and will be supplied with an ASSE 1070 thermostatic mixing valve. A separate 140F hot water loop will serve the kitchen and laundry area.

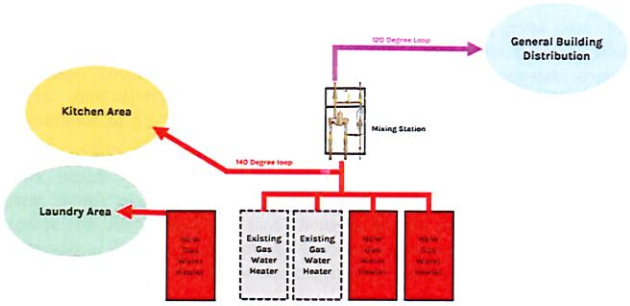
Option 1 serves the entire building from a common expanded domestic hot water system. Option 2 separates out the laundry area from the rest of the building with a new local dedicated system.

A thermostatically controlled zone balancing valve shall be installed at each domestic hot water loop/zone. Include test port which can also be used as a bleed valve during setup.

Domestic Hot Water Piping Design Criteria	
Velocity (Hot Water)	Maximum 5 feet per second
Pipe Material (Below Grade)	Seamless copper tube, ASTM B88, Type K.
Pipe Material (Above Grade)	ASTM B88 and ANSI/NSF 61 type 'L' hard drawn copper pipe and soldered/brazed joints
Insulation	Hot water piping to be insulated.



OPTION 1



OPTION 2

BUILDING SYSTEM RECOMMENDATIONS

PLUMBING

EMERGENCY FIXTURES

Provide emergency fixtures to rooms where corrosive or hazardous materials are handled. Emergency shower and eyewash fixture shall be connected to domestic potable hot and cold water per ANSI Z358.1 and ASSE 1071 water tempering device. Isolation valves shall be labeled and locked open. A thermostatic mixing valve shall be required at all locations.

PLUMBING FIXTURES

All applicable fixtures will meet the American Disabilities Act (A.D.A.) for accessibility. Use advanced innovative, water-efficient plumbing fixtures to help attain water conservation goals. Plumbing Fixtures shall be high efficiency, decreasing total water demands without negatively impacting the quality of life.

Automated faucet as an improvement item to consider. Touch-free sensor conserves water and prevents runs-on, promotes indoor water use reduction, and enhanced bathroom accommodations.

Automated fixture energy source options:

- Hard Wired
- Solor cells
- Miniaturized turbines
- Battery

Plumbing Fixture Standards	
Water Closet	1.28 gpf; manual piston type
Urinal	Wall mount, 0.125 GPF, manual piston type
Lavatory	Manual faucet with 1.5 GPM laminar flow
Showers	1.8 GPM

CONDENSATE DRAIN

Piping within the building shall be insulated. Condensate piping will be sloped at 1/8 inch per foot.

Sizing	International Plumbing Code
Piping Slope	Minimum 1/8" per foot
Pipe Material (Above Grade)	ASTM 88 and ANSI/NSF 61 type 'M' hard drawn copper pipe (Insulate within the building)

NATURAL GAS SYSTEM

The reduced pressure natural gas will serve the heating water system boilers, the domestic hot water system water heaters, and air-handling unit heating coils. Provide pressure regulators where required at equipment.

MEDICAL OXYGEN SYSTEMS

The existing ¾" oxygen mainline that enters the building from the bulk tank is anticipated to be sufficient to support the proposed expansion. Extend the oxygen piping to the rooms with medical oxygen outlets identified in the architectural report.

MEDICAL GAS SYSTEMS

Provide the following medical gas systems per the latest edition of NFPA 99:

- Zone Valve boxes
  - Provide service valves before any zone valve box assembly.
  - Valves shall be equipped with quick-connect fittings and valves for temporary connection and back feeding.
- Local Alarm Panels
- Master Alarm Panels
- The master alarm panel shall consist of two or more alarm panels located in at least two separate locations.
  - One master alarm panel shall be in the office or workspace of the on-site individual responsible for the maintenance of the medical gas systems.
  - Second master alarm panel shall be in the area of continuous observation (i.e., security office or other continuously staffed location).

Medical Gas Piping Design Criteria	
Pipe Material	Medical Gas Piping except for Medical Nitrogen Piping Larger Than NPS 3 (DN 80) and Operating at More Than 185 psig (1275 kPa): Type L, copper tube; wrought-copper fittings; and brazed joints.

BUILDING SYSTEM RECOMMENDATIONS

ELECTRICAL

ELECTRICAL SERVICE
Existing service to the building is 1600A and the load read out was under 300A. To verify the peak load, metering data is required for 30 days sampled every 15min. If the load can be confirmed and it is as low as indicated this could allow for room to possibly expand up to 20,000 sq. ft. With an expansion up to 69,383 sq. ft, the existing service will be inadequate. The new service will need to be a 4000A service at 208V 3 phase. As each wing is completed or updated the panels will need to be added to the new service until there are no more panels on the older service. When all the loads have been removed from the older service it is to be removed, and conduits capped.

ELECTRICAL DISTRIBUTION
The main electrical/mechanical room has motor control centers that will need to be replaced with distribution panels and VFDs as the mechanical equipment is being replaced. The building panel distribution is based on the separate wings, there are multiple panels per wing up to four in some wings. These will need to be removed and relocated because the walls that the panels are currently in will be moving. To continue to provide power to the existing wings the existing panels will to be relocated within 30 ft further along the wing of their original locations. With the addition of two wings there will need to be 3 panels at each new wing. Each existing wing will need at least one additional new panel. All new panels will be 225A MLO panels. Panel locations throughout the building are to be installed in a similar fashion to the existing panels, recessed in the walls, the main electrical/mechanical room will be the only electrical room.

POWER
Due to renovation scope receptacles to be replaced with new receptacles throughout the facility. New conductors where relocation of receptacles is required. Reuse and extension of existing conduit is acceptable where conduit will remain unexposed and comply with all routing codes per NEC.

LIFE SAFETY/CRITICAL/EQUIPMENT STANDBY POWER
Existing 100kW natural gas generator is near end of life and will need to be replaced. The existing load on the generator based on preliminary information is about a 1/4 of capacity. Metering of the generator load for 30 days at 15 min increments will need to be done to verify the load. Existing panel ME located in the Mechanical/Electrical room supports all the loads on the generator. This system will need be replaced with a 150kW generator and (3) 200A ATS each feeding a 200A Distribution panel. Each panel will serve respectively the Life Safety Branch, Equipment Branch, and Critical Branch. The existing emergency panels can remain as the life safety branch panels. Additional panels for the Critical Branch will need to be added to each wing and to the core. The equipment branch will need a distribution panel in the mechanical room to replace the MCCE and will need panels for every wing where equipment will need to be on the generator.

LIGHTING
Existing lights are new and are to be reused throughout the renovation were possible, during demolition the lights are to be brought down and stored at a location where they will be safe. New lights are to be installed where there are additions to the building. Lighting for the facility shall meet the lighting-level recommendations of the IESNA Handbook in addition be designed to balance energy efficiency, cost considerations, and sound lighting design principles. LED fixtures will be specified with dimmable, high efficiency electronic drivers and as appropriate for the interior space. Contractor shall identify cost for LED fixtures at all locations. All LED fixtures shall have a color temperature of 4,000K with a color rendering index (CRI) of 80 or higher.

For exterior applications, the design shall be guided by IESNA Handbook and Recommended Practices (RPs) recommendations for walkways, employee/resident safety, and security camera requirements. LED lighting options shall be considered first for their energy efficiency and long lamp life. The fixture selection shall be cognizant of Dark Sky ordinances for cut-off fixtures. New exterior lighting is to be provided where the additions to the building are being made to insure proper egress from the building. New exterior lighting will also be needed along the road and parking lots around the building and in the courtyards between the wings of the building. All exterior lighting will need to tie into the lighting control for the site.

The lighting controls that have not been updated recently are to be replaced and updated to comply with IECC 2018. The controls will consist of occupancy sensors, photosensors for daylight harvesting, toggle switches, dimming switches, and timeclocks.

BUILDING SYSTEM RECOMMENDATIONS

ELECTRICAL

GENERAL ELECTRICAL MATERIALS

Panelboards shall be door-in-door configuration with bolt-on breakers, recessed in wall, copper bus and fully A.I.C. rated.

10K.A.I.C. minimum for 120/208 V panelboards.

Solid state circuit breakers shall be provided for feeder breakers where necessary to achieve selective coordination of overcurrent protection devices. Distribution panels and power panels shall be circuit breaker-type. Molded-case and insulated-case breakers shall be used. Lighting panels shall be commercial-type with bolt-on circuit breakers. 20% spare breaker capacity shall be provided.

Disconnect switches shall be heavy-duty type. Exterior switches shall be rain-tight. Disconnect switches for packaged HVAC equipment shall be fusible.

RACEWAYS

- § Rigid steel conduit – feeders, branch circuits, exposed.
- § PVC – feeders and branch circuit underground.
- § EMT – feeder, branch circuits, and low tension.
- § Flexible Metallic Conduit (FMC): May be used in dry locations for connections from adjacent outlet boxes to motors, vibrating equipment and machinery and lighting fixtures installed in suspended ceilings, minimum sizes shall be 1/2" for lighting fixtures, control wiring, and motor connections.
- § Liquid tight Flexible Metallic Conduit (LFMC): May be used in damp and wet locations for the same applications as for Flexible Metallic conduit specified under this Section. Connections to all pump motors, solenoid valves, float switches, flow switches and similar devices shall be made using liquid tight flexible metallic conduit. Minimum sizes shall be 1/2" for lighting fixtures, control wiring, and motor connections.

WIRE & CABLE

- Provide insulated copper conductors for all wires and cables. Use stranded conductors for AWG #8 and larger sizes. Use solid conductors for AWG #10 and smaller sizes.
- Provide minimum AWG #12 for all power and lighting branch circuits. Provide minimum AWG #14 for all signal and control circuits.
- Feeders and branch circuit wiring shall contain a separate green insulated grounding conductor
- Use NEC type THWN for feeders and branch circuits in wet or dry locations. Use NEC type THHN-2 or type THHN for branch circuits in dry locations.

SCHEDULE OF EXISTING SPACES

ADMINISTRATION		
ADMINISTRATION	149B VACANT - intended for occupational health nurse	91
ADMINISTRATION	149A Covid infection preventionist - IP NURSE OFFICE	98
ADMINISTRATION	163 RESIDENT VISITATION/ Previously Staff Break	171
ADMINISTRATION	1 RECEPTION	353
ADMINISTRATION	4 WAITING	128
ADMINISTRATION	10 HR	102
ADMINISTRATION	5 ADMIN. ASST.	135
ADMINISTRATION	8 VOL. SERV.	101
ADMINISTRATION	2 BUSINESS OFFICE MGR.	105
ADMINISTRATION	6 ADMINISTRATOR	214
ADMINISTRATION	21 CONF. LARGE	608
ADMINISTRATION	20 ADMISIONS COORD.	142
ADMINISTRATION	19 STORAGE	48
ADMINISTRATION	17 TOILET	53
ADMINISTRATION	161 MED. RECORDS	149
ADMINISTRATION	152 VACANT	64
	Subtotal	**2562**

CORRIDOR		
CORRIDOR	151B unused alcove	64
CORRIDOR	135 ENTRY VESTIBULE	224
CORRIDOR	217 LOBBY	517
CORRIDOR	5 CORRIDOR	2535
CORRIDOR	6 CORRIDOR	2228
CORRIDOR	8 CORRIDOR	1070
CORRIDOR	7 CORRIDOR	736
CORRIDOR	2 CORRIDOR	923
CORRIDOR	3 CORRIDOR	251
CORRIDOR	4 CORRIDOR	210
CORRIDOR	1 CORRIDOR	1018
	Subtotal	**9776**

COVID SCREENING		
COVID SCREENING	183 FAMILY VISIT	91
COVID SCREENING	184 RES. VISIT	85
COVID SCREENING	175 TESTING	70
COVID SCREENING	174 OFFICE	93
COVID SCREENING	176 WAITING	333
COVID SCREENING	177 TOILET	56
COVID SCREENING	178 WOMEN'S LOCKER ROOM	261
COVID SCREENING	179 MEN'S LOCKER ROOM	211
COVID SCREENING	173 EXIT VEST	56
COVID SCREENING	172 ENTRY VEST.	182
	Subtotal	**1438**

FOOD PREPARATION		
FOOD PREPARATION	201 FOOD STORAGE	720
FOOD PREPARATION	138 KITCHEN	1675
FOOD PREPARATION	124 JAN. STORAGE	54
FOOD PREPARATION	125 OFFICE	93
FOOD PREPARATION	12 MAINTENANCE OFFICE/MEP	88
FOOD PREPARATION	202 BULK MEDICAL SUPPLIES	566
	Subtotal	**3196**

SCHEDULE OF EXISTING SPACES

GENERAL SERVICES			
GENERAL SERVICES	148	BULK STORAGE	952
GENERAL SERVICES	146	MED. WASTE/JANITOR/STORAGE	182
GENERAL SERVICES	158	MECH	72
GENERAL SERVICES	103	JANITOR	41
GENERAL SERVICES	155	SOILED LINEN STORAGE/SORTING	328
GENERAL SERVICES	152A	STAFF TOILET	58
GENERAL SERVICES	145	RECEIVING	266
GENERAL SERVICES	144	RESIDENT STORAGE	331
GENERAL SERVICES	143	VEGETABLE STORAGE	246
GENERAL SERVICES	126	OFFICE	48
GENERAL SERVICES	203	LOADING DOCK	266
GENERAL SERVICES	162	LINEN STORAGE	133
GENERAL SERVICES	160	DRYING ROOM	412
GENERAL SERVICES	141	IT	118
GENERAL SERVICES	134	JANITOR	92
GENERAL SERVICES	206	UTILITY CLOSET	84
GENERAL SERVICES	210	JANITOR	67
GENERAL SERVICES	725	WASHING ROOM	112
		Subtotal	**3808**

HOUSEHOLD - AMENITIES			
HOUSEHOLD - AMENITIES	52	LIBRARY	214
HOUSEHOLD - AMENITIES	87	SOUTH DINING	317
HOUSEHOLD - AMENITIES	59	SOUTH DINING	340
HOUSEHOLD - AMENITIES	142	DINING ROOM	2163
		Subtotal	**3034**

SCHEDULE OF EXISTING SPACES

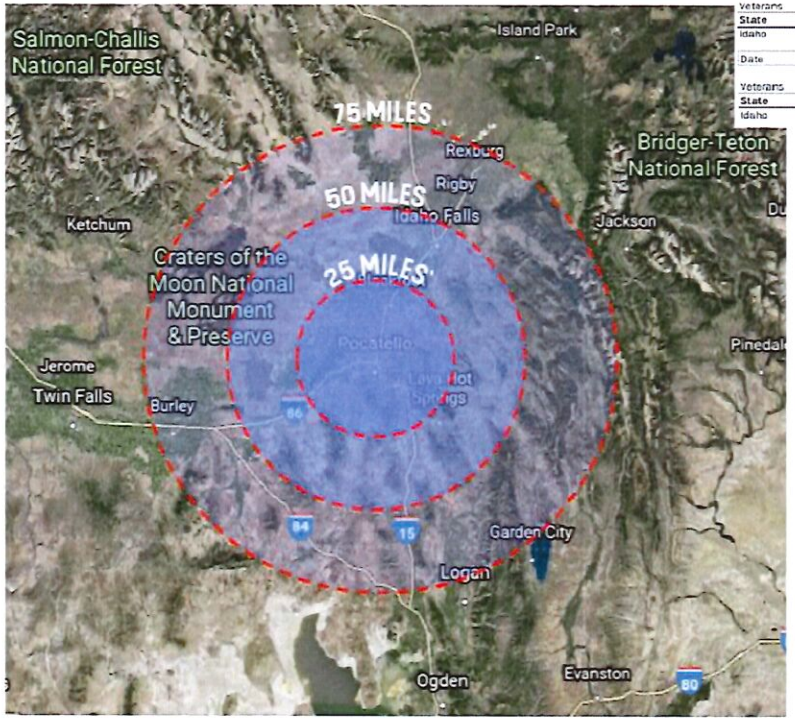
HOUSEHOLD - RESIDENT ROOMS		
HOUSEHOLD - RESIDENT ROOMS	28 RES RM	218
HOUSEHOLD - RESIDENT ROOMS	30 RES RM	294
HOUSEHOLD - RESIDENT ROOMS	32 RES RM	322
HOUSEHOLD - RESIDENT ROOMS	34 RES RM	323
HOUSEHOLD - RESIDENT ROOMS	35 RES RM	322
HOUSEHOLD - RESIDENT ROOMS	37 RES RM	323
HOUSEHOLD - RESIDENT ROOMS	42 RES RM	324
HOUSEHOLD - RESIDENT ROOMS	44 RES RM	323
HOUSEHOLD - RESIDENT ROOMS	45 RES RM	321
HOUSEHOLD - RESIDENT ROOMS	47 RES RM	323
HOUSEHOLD - RESIDENT ROOMS	48 RES RM	293
HOUSEHOLD - RESIDENT ROOMS	50 RES RM	218
HOUSEHOLD - RESIDENT ROOMS	57 RES RM	217
HOUSEHOLD - RESIDENT ROOMS	62 RES RM	323
HOUSEHOLD - RESIDENT ROOMS	64 RES RM	322
HOUSEHOLD - RESIDENT ROOMS	68 RES RM	323
HOUSEHOLD - RESIDENT ROOMS	70 RES RM	323
HOUSEHOLD - RESIDENT ROOMS	71 RES RM	328
HOUSEHOLD - RESIDENT ROOMS	74 RES RM	325
HOUSEHOLD - RESIDENT ROOMS	77 RES RM	323
HOUSEHOLD - RESIDENT ROOMS	79 RES RM	322
HOUSEHOLD - RESIDENT ROOMS	83 RES RM	324
HOUSEHOLD - RESIDENT ROOMS	85 RES RM	323
HOUSEHOLD - RESIDENT ROOMS	89 RES RM	217
HOUSEHOLD - RESIDENT ROOMS	99 RES RM - SINGLE	219
HOUSEHOLD - RESIDENT ROOMS	101 RES RM - DOUBLE	292
HOUSEHOLD - RESIDENT ROOMS	102 RES RM - DOUBLE	322
HOUSEHOLD - RESIDENT ROOMS	104 RES RM - DOUBLE	322
HOUSEHOLD - RESIDENT ROOMS	105 RES RM - DOUBLE	384
HOUSEHOLD - RESIDENT ROOMS	107 RES RM - DOUBLE	265
HOUSEHOLD - RESIDENT ROOMS	111 RES RM - DOUBLE	323
HOUSEHOLD - RESIDENT ROOMS	113 RES RM - DOUBLE	322
HOUSEHOLD - RESIDENT ROOMS	114 RES RM - DOUBLE	323
HOUSEHOLD - RESIDENT ROOMS	116 RES RM - DOUBLE	324
HOUSEHOLD - RESIDENT ROOMS	117 RES RM - DOUBLE	293
HOUSEHOLD - RESIDENT ROOMS	120 RES RM - SINGLE	217
HOUSEHOLD - RESIDENT ROOMS	028B RES BATH	47
HOUSEHOLD - RESIDENT ROOMS	050B RES BATH	47
HOUSEHOLD - RESIDENT ROOMS	030B RES BATH	45
HOUSEHOLD - RESIDENT ROOMS	032B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	048B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	047B RES BATH	45
HOUSEHOLD - RESIDENT ROOMS	035B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	044B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	089B RES BATH	47
HOUSEHOLD - RESIDENT ROOMS	099B RES BATH	47
HOUSEHOLD - RESIDENT ROOMS	101B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	083B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	077B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	074B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	071B RES BATH	45
HOUSEHOLD - RESIDENT ROOMS	068B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	062B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	057B RES BATH	47
HOUSEHOLD - RESIDENT ROOMS	111B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	114B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	105B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	102B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	117B RES BATH	44
HOUSEHOLD - RESIDENT ROOMS	120B RES BATH	47
	Subtotal	11957

SCHEDULE OF EXISTING SPACES

RESIDENT SERVICES			
RESIDENT SERVICES	108	CHAPEL	1123
RESIDENT SERVICES	131	CANTEEN STORAGE/PREP	198
RESIDENT SERVICES	60	MEN'S TOILET	61
RESIDENT SERVICES	59	WOMEN'S TOILET	61
RESIDENT SERVICES	200	CANTEEN	544
RESIDENT SERVICES	23	RN MGR.	133
RESIDENT SERVICES	24	DNS	153
RESIDENT SERVICES	128	BARBER	97
RESIDENT SERVICES	55	MULTI-PURP. ROOM	538
RESIDENT SERVICES	102B	STORAGE 3B - FINANC. REC.	82
RESIDENT SERVICES	188	VACANT/IT	69
RESIDENT SERVICES	105	CHAPEL OFFICE	84
RESIDENT SERVICES	76	ACTIVITIES STORAGE 4C	171
RESIDENT SERVICES	207	ACTIVITIES STORAGE	130
RESIDENT SERVICES	204	ACTIVITIES ROOM	1091
		Subtotal	**4535**
STAFF SUPPORT			
STAFF SUPPORT	094B	STAFF KITCHEN	147
STAFF SUPPORT	153	TOILET	57
STAFF SUPPORT	130	STAFF BREAK ROOM	290
		Subtotal	**494**
		Grand Total Net Conditioned Area	47,580

ADULT DAY HEALTH CARE

DEMAND ANALYSIS



https://www.va.gov/vetdata/veteran_population.asp

Table 6L: VETPOP2018 LIVING VETERANS BY STATE, AGE GROUP, GENDER, 2021-2032

Date 9/30/2021

Veterans	Age Group															
State	< 20	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+	Grand Total
Idaho	69	1,738	3,508	5,266	6,516	6,661	7,003	9,748	10,520	10,762	11,278	16,829	14,887	7,927	9,524	122,536

Date 9/30/2032

Veterans	Age Group															
State	< 20	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+	Grand Total
Idaho	67	1,610	3,678	4,670	4,682	6,643	7,301	7,448	7,915	9,238	9,660	9,786	8,811	10,147	12,644	103,430

FY'21: 38,870
FY'32: 28,690

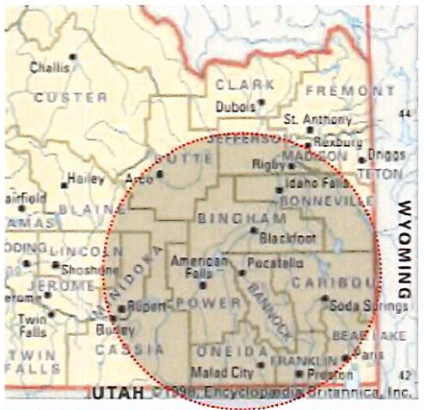


Table 9L: VetPop2018 County-Level Veteran Population 2021-2032

State Idaho
Age Group (All)
Gender (All)

FIPS	County, St	9/30/2021	9/30/2032
16005	Bannock,ID	5,640	4,818
16007	Bear Lake,ID	314	203
16011	Bingham,ID	2,335	1,889
16013	Blaine,ID	1,247	1,178
16019	Bonneville,ID	6,075	5,084
16023	Butte,ID	282	203
16029	Caribou,ID	406	286
16031	Cassia,ID	991	762
16041	Franklin,ID	599	475
16051	Jefferson,ID	1,280	1,068
16063	Lincoln,ID	300	241
16065	Madison,ID	999	907
16067	Minidoka,ID	932	703
16071	Oneida,ID	299	225
16077	Power,ID	535	348
	TOTALS	22,234	18,400

~ 18% of the total Idaho Veteran population reside within the 15 Counties into which the assumed catchment area extends*.

Veteran population that falls within the target demographic (60-75), who reside within the 15 Counties into which the assumed catchment area extends*.:
- + FY'21: ~ 7,000
- + FY'32: ~5,200

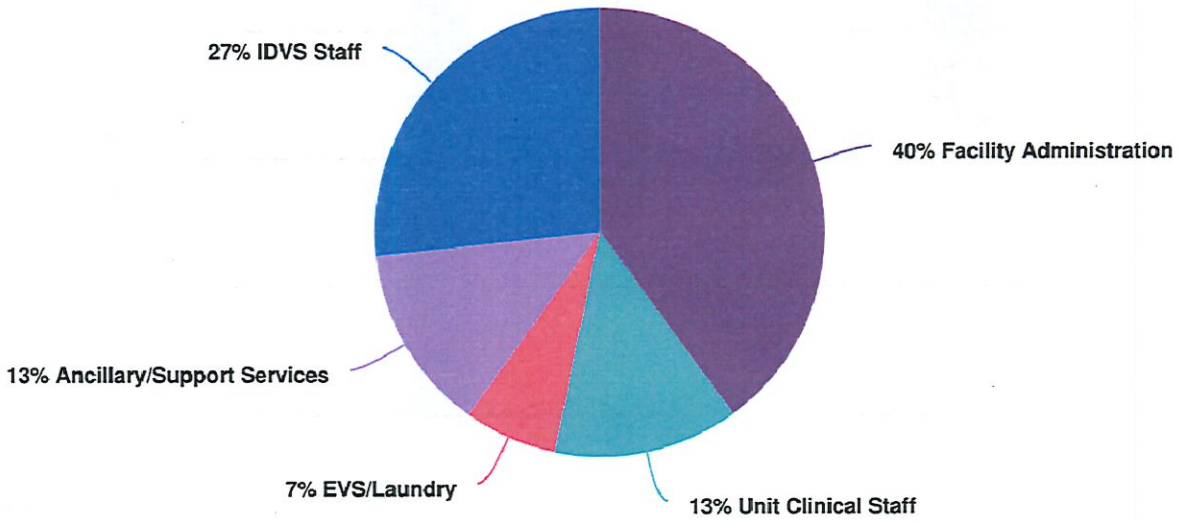
*unable to quantify the Veteran population within the 15 Counties that fall outside of the 75 mile radius

LOMBARD / CONRAD ARCHITECTS + SMITHGROUP

PROGRAMMING QUESTIONNAIRE

RESPONSES

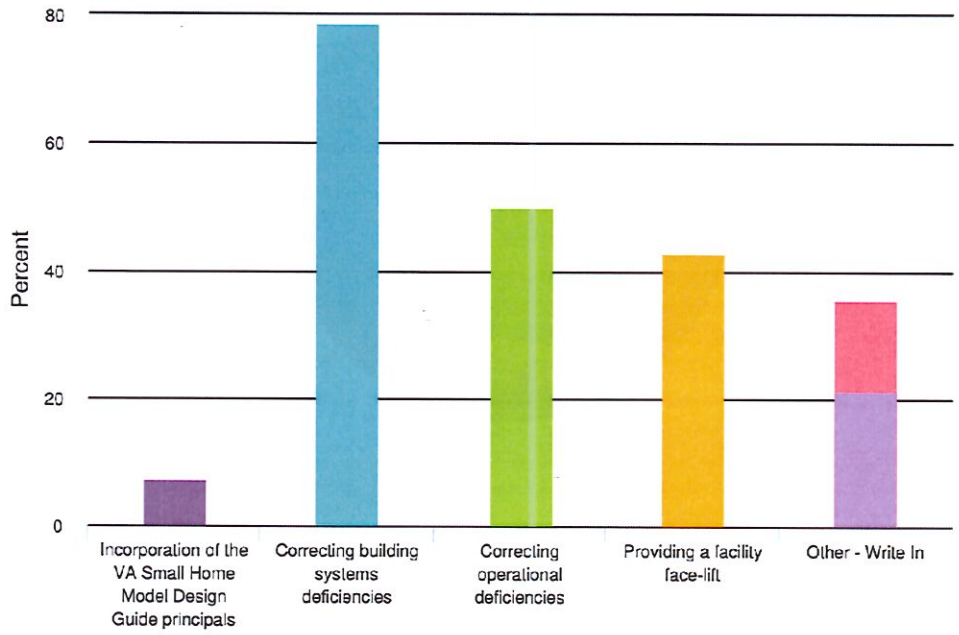
Which category best describes the department you work in?



PROGRAMMING QUESTIONNAIRE

RESPONSES

Beyond the goal of providing all private patient rooms, what do you feel are the key objectives(s) that the feasibility study should address?



PROGRAMMING QUESTIONNAIRE

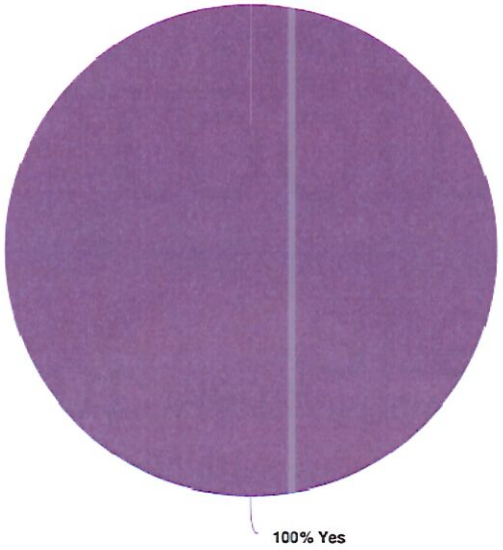
RESPONSES

What features would you want to include in the renovation/expansion that you don't have now, i.e. Salon/ Barbershop, Library, Media Center etc.?

PROGRAMMING QUESTIONNAIRE

RESPONSES

Are the current resident rooms sized to allow enough clearance around beds, toilets & showers, for staff to assist patients?



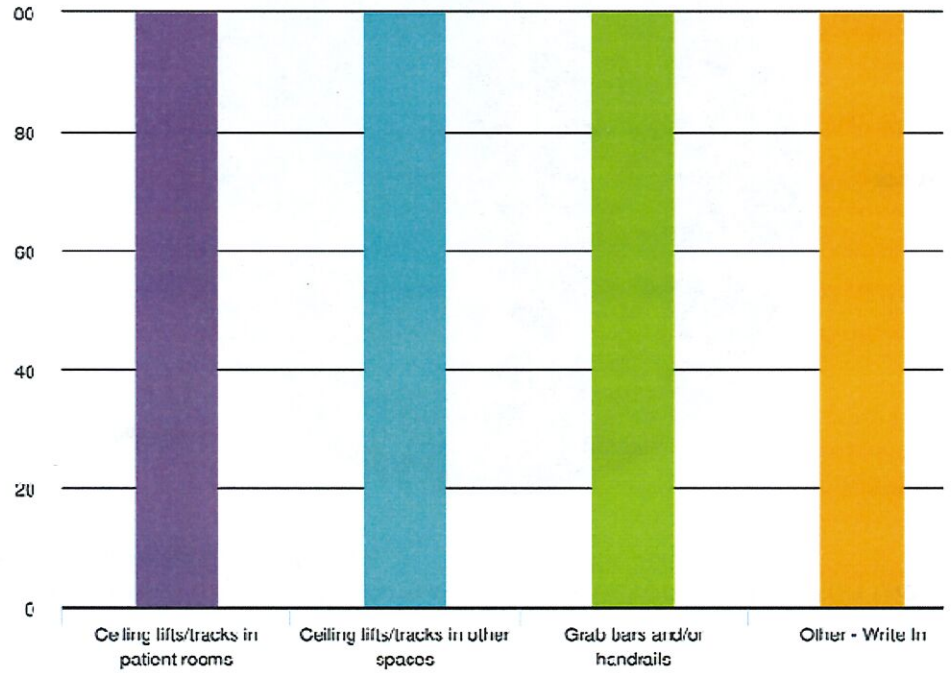
Value	Percent	Responses
Yes	100.0%	1

Totals: 1

PROGRAMMING QUESTIONNAIRE

RESPONSES

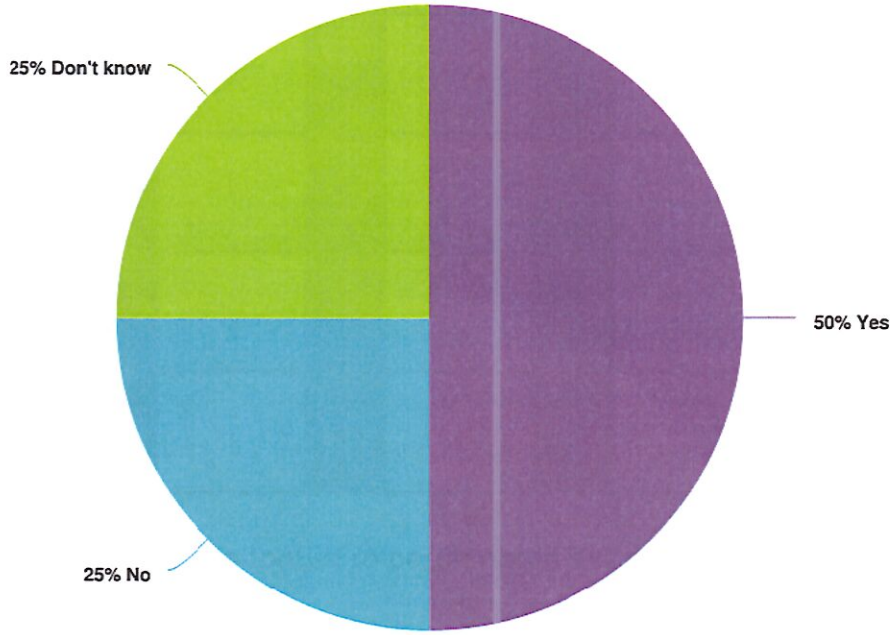
What items would improve the ability of the rooms to better serve patients with limited mobility, or patients of size?



PROGRAMMING QUESTIONNAIRE

RESPONSES

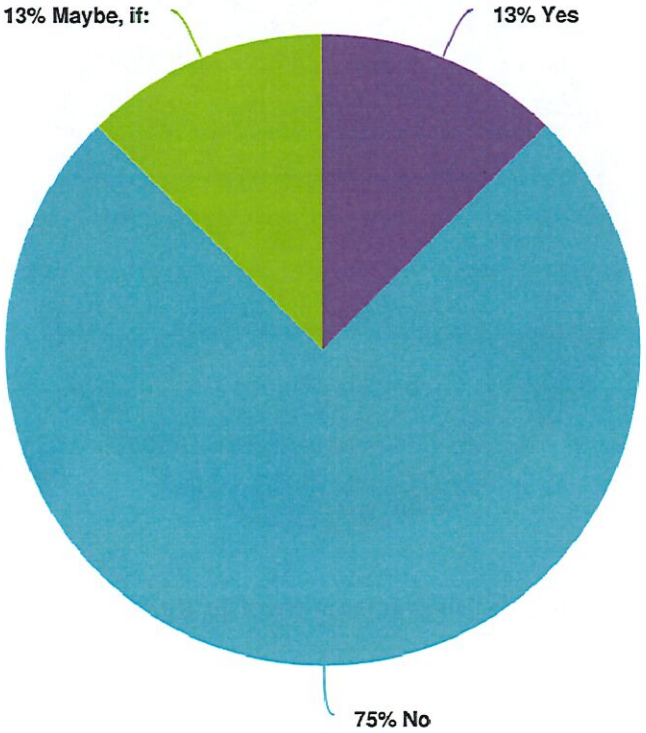
Does IDVS anticipate the addition of any new beds in the future, beyond that which the current facility is authorized to provide by the Department of Veterans Affairs?



PROGRAMMING QUESTIONNAIRE

RESPONSES

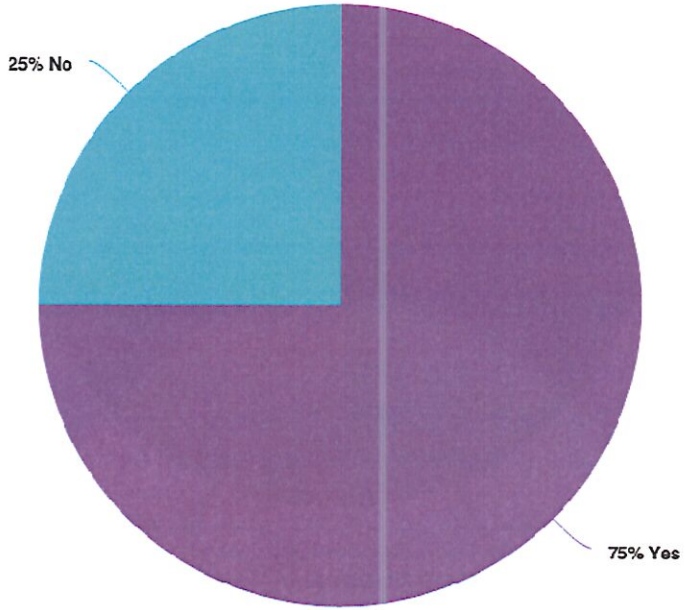
If Dining is currently centralized, is there any interest in decentralizing it to the units?



PROGRAMMING QUESTIONNAIRE

RESPONSES

Is there ever a need to accommodate all residents at once in the dining room?



SCHEDULE OF PROPOSED SPACES

Room Schedule - Proposed			
Department	Number	Name	Area
	2450	STAFF SMOKING PATIO	223
Excluded from total net area*	2451	RESIDENT SMOKING PATIO	673
		*Subtotal	896
ADMINISTRATION			
ADMINISTRATION	1975	ADMISSIONS COORD.	115
ADMINISTRATION	1981	ADMIN ASST	82
ADMINISTRATION	1982	ADMINISTRATOR	256
ADMINISTRATION	1984	CONFERENCE ROOM	592
ADMINISTRATION	1986	CONFERENCE ROOM	639
ADMINISTRATION	1987	BUSINESS OFFICE MGR.	90
ADMINISTRATION	1988	HR	91
ADMINISTRATION	1990	RECEPTION	203
ADMINISTRATION	1997	WAITING	105
ADMINISTRATION	2041	COPY / MAIL ROOM	67
ADMINISTRATION	2441	MDS COORD	157
ADMINISTRATION	2442	MED RECORDS	133
		Subtotal	**2530**

CORRIDOR			
CORRIDOR	1996	LOBBY	476
CORRIDOR	2096	CORRIDOR	1033
CORRIDOR	2097	CORRIDOR	1292
CORRIDOR	2098	CORRIDOR	357
CORRIDOR	2099	CORRIDOR	4683
CORRIDOR	2100	CORRIDOR	207
CORRIDOR	2133	CORRIDOR	368
CORRIDOR	2134	CORRIDOR	180
CORRIDOR	2156	CORRIDOR	4209
CORRIDOR	2157	CORRIDOR	4676
CORRIDOR	2158	CORRIDOR	100
CORRIDOR	2159	CORRIDOR	100
CORRIDOR	2160	CORRIDOR	122
CORRIDOR	2161	CORRIDOR	100
CORRIDOR	2162	ENTRY VESTIBULE	224
		Subtotal	**18127**

COURTYARD & PATIO			
COURTYARD	2035	LANDSCAPED COURTYARD	8528
COURTYARD	2036	LANDSCAPED COURTYARD	8641
COURTYARD	2048	COMMUNITY GARDEN	812
COURTYARD	2050	THERAPY GARDEN	2517
		Subtotal	**20498**

SCHEDULE OF PROPOSED SPACES

COVID SCREENING			
COVID SCREENING	2000	RESIDENT VISITATION	133
COVID SCREENING	2009	Covid infection preventionist - IP NURSE OFFICE	98
COVID SCREENING	2012	FAMILY VISIT	91
COVID SCREENING	2013	RES. VISIT	85
COVID SCREENING	2014	TESTING	70
COVID SCREENING	2015	OFFICE	93
COVID SCREENING	2016	WAITING	333
COVID SCREENING	2017	EXIT VEST	56
COVID SCREENING	2018	ENTRY VESTIBULE	182
COVID SCREENING	2019	WOMEN'S LOCKER ROOM	261
COVID SCREENING	2020	MEN'S LOCKER ROOM	211
COVID SCREENING	2021	TOILET	56
		Subtotal	**1669**

HOUSEHOLD - AMENITIES			
HOUSEHOLD - AMENITIES	1688	DINING ROOM	1438
HOUSEHOLD - AMENITIES	1836	RES TOILET	62
HOUSEHOLD - AMENITIES	1845	RES TOILET	62
HOUSEHOLD - AMENITIES	1959	LIVING ROOM	498
HOUSEHOLD - AMENITIES	1960	LIVING ROOM	568
HOUSEHOLD - AMENITIES	1962	LIVING ROOM	498
HOUSEHOLD - AMENITIES	1963	DINING	1436
HOUSEHOLD - AMENITIES	1964	LIVING ROOM	568
HOUSEHOLD - AMENITIES	1969	RES TOILET	62
HOUSEHOLD - AMENITIES	2135	VISITATION / SITTING AREA	196
HOUSEHOLD - AMENITIES	2140	VISITATION / SITTING AREA	129
HOUSEHOLD - AMENITIES	2148	VISITATION / SITTING AREA	168
HOUSEHOLD - AMENITIES	2443	SMOKER'S ROOM	115
HOUSEHOLD - AMENITIES	2448	VISITATION / SITTING AREA	168
		Subtotal	**5968**

GENERAL SERVICES			
GENERAL SERVICES	1989	MAINTENANCE OFFICE/MEP	189
GENERAL SERVICES	1992	IT	168
GENERAL SERVICES	2001	LINEN STORAGE	116
GENERAL SERVICES	2002	DRYING ROOM	412
GENERAL SERVICES	2003	SOILED LINEN STORAGE/SORTING	328
GENERAL SERVICES	2004	OFFICE	48
GENERAL SERVICES	2005	WASHING	112
GENERAL SERVICES	2006	MECH	72
GENERAL SERVICES	2007	JAN.	41
GENERAL SERVICES	2010	WOMEN'S TOILET	64
GENERAL SERVICES	2011	MEN'S TOILET	58
GENERAL SERVICES	2022	BULK STORAGE	952
GENERAL SERVICES	2023	TRASH/JANITOR ?	182
GENERAL SERVICES	2026	RECEIVING	266
GENERAL SERVICES	2032	LOADING DOCK	266
GENERAL SERVICES	2094	MEDICAL SUPPLIES	331
		Subtotal	**3605**

FOOD PREPARATION			
FOOD PREPARATION	2027	WALK IN FREEZER	140
FOOD PREPARATION	2028	FOOD STORAGE	936
FOOD PREPARATION	2029	JAN. STORAGE	54
FOOD PREPARATION	2030	OFFICE	93
FOOD PREPARATION	2031	KITCHEN	1511
FOOD PREPARATION	2051	WALK-IN COOLER	78
FOOD PREPARATION	2052	WALK-IN FREEZER	72
FOOD PREPARATION	2095	COLD STORAGE	246
		Subtotal	**3130**

SCHEDULE OF PROPOSED SPACES

HOUSEHOLD - RESIDENT ROOMS		
HOUSEHOLD - RESIDENT ROOMS	1874 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1875 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1876 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1877 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1878 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1879 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1880 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1881 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1882 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1883 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1884 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1885 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1886 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1887 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1888 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1889 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1890 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1891 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1892 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1893 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1894 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1895 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1896 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1897 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1898 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1899 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1900 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1901 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1902 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1903 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1904 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1905 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1662 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1663 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1674 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1675 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1676 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1677 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1678 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1679 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1680 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1681 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1682 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1683 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1684 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1685 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1699 PRIVATE BATHROOM	80
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HOUSEHOLD - RESIDENT ROOMS	1709 PRIVATE BATHROOM	80
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HOUSEHOLD - RESIDENT ROOMS	1713 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1714 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1715 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1716 PRIVATE BEDROOM	308
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HOUSEHOLD - RESIDENT ROOMS	1718 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	1719 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	1720 PRIVATE BEDROOM	304
HOUSEHOLD - RESIDENT ROOMS	2060 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2061 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2062 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2063 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2064 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2065 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2066 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2067 PRIVATE BEDROOM	308

SCHEDULE OF PROPOSED SPACES

HOUSEHOLD - RESIDENT ROOMS	2068 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2069 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2070 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2071 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2072 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2073 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2074 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2075 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2076 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2077 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2078 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2079 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2080 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2081 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2082 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2083 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2084 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2085 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2086 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2087 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2088 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2089 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2090 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2091 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2101 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2102 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2103 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2104 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2105 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2106 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2107 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2108 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2109 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2110 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2111 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2112 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2113 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2114 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2115 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2116 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2117 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2118 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2119 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2120 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2121 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2122 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2123 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2124 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2125 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2126 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2127 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2128 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2129 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2130 PRIVATE BEDROOM	308
HOUSEHOLD - RESIDENT ROOMS	2131 PRIVATE BATHROOM	80
HOUSEHOLD - RESIDENT ROOMS	2132 PRIVATE BEDROOM	308
	Subtotal	25604

SCHEDULE OF PROPOSED SPACES

HOUSEHOLD SUPPORT		
HOUSEHOLD SUPPORT	2034 RES TOILET	86
HOUSEHOLD SUPPORT	2037 EQ. STORAGE	38
HOUSEHOLD SUPPORT	2039 CLEAN UTILITY	129
HOUSEHOLD SUPPORT	2136 SOILED LINEN / TRASH	139
HOUSEHOLD SUPPORT	2137 JANITOR	50
HOUSEHOLD SUPPORT	2138 STORAGE	74
HOUSEHOLD SUPPORT	2139 MPOE	51
HOUSEHOLD SUPPORT	2141 STAFF TOILET	66
HOUSEHOLD SUPPORT	2142 EQ. STORAGE	21
HOUSEHOLD SUPPORT	2143 CLEAN UTILITY	127
HOUSEHOLD SUPPORT	2144 SOILED LINEN / TRASH	122
HOUSEHOLD SUPPORT	2145 JANITOR	61
HOUSEHOLD SUPPORT	2146 STORAGE	63
HOUSEHOLD SUPPORT	2147 MPOE	24
HOUSEHOLD SUPPORT	2149 STAFF TOILET	66
HOUSEHOLD SUPPORT	2150 EQ. STORAGE	21
HOUSEHOLD SUPPORT	2151 CLEAN UTILITY	129
HOUSEHOLD SUPPORT	2152 SOILED LINEN / TRASH	139
HOUSEHOLD SUPPORT	2153 JANITOR	50
HOUSEHOLD SUPPORT	2154 STORAGE	74
HOUSEHOLD SUPPORT	2155 MPOE	51
HOUSEHOLD SUPPORT	2053 RES TOILET	86
HOUSEHOLD SUPPORT	2054 EQ. STORAGE	38
HOUSEHOLD SUPPORT	2055 CLEAN UTILITY	129
HOUSEHOLD SUPPORT	2056 SOILED LINEN / TRASH	139
HOUSEHOLD SUPPORT	2057 JANITOR	50
HOUSEHOLD SUPPORT	2092 STORAGE	74
HOUSEHOLD SUPPORT	2093 MPOE	50
	Subtotal	**2147**

NEIGHBORHOOD SUPPORT		
NEIGHBORHOOD SUPPORT	1689 SERVERY	242
NEIGHBORHOOD SUPPORT	1833 PANTRY	293
NEIGHBORHOOD SUPPORT	1834 WOUND RN OFFICE	100
NEIGHBORHOOD SUPPORT	1835 SR. CNA'S OFFICE	140
NEIGHBORHOOD SUPPORT	1842 MD OFFICE	115
NEIGHBORHOOD SUPPORT	1843 EXAM ROOM	127
NEIGHBORHOOD SUPPORT	1846 PHARMACY	406
NEIGHBORHOOD SUPPORT	1847 NURSE'S STATION 01	511
NEIGHBORHOOD SUPPORT	1849 NURSE'S STATION 02	456
NEIGHBORHOOD SUPPORT	1850 MEDS	24
NEIGHBORHOOD SUPPORT	1851 JANITOR	44
NEIGHBORHOOD SUPPORT	1860 MEDICAL SUPPLY	216
NEIGHBORHOOD SUPPORT	186102 STORAGE / FILLING	102
NEIGHBORHOOD SUPPORT	1863 SOCIAL WRKR	98
NEIGHBORHOOD SUPPORT	1803 SHOWER / TUB ROOM	249
NEIGHBORHOOD SUPPORT	1961 SERVERY	242
NEIGHBORHOOD SUPPORT	1965 MEDS	24
NEIGHBORHOOD SUPPORT	1966 JANITOR	24
NEIGHBORHOOD SUPPORT	1968 STORAGE	111
NEIGHBORHOOD SUPPORT	1974 TOILET	64
NEIGHBORHOOD SUPPORT	1980 SOCIAL WRKR	125
NEIGHBORHOOD SUPPORT	1985 RN MGR.	98
NEIGHBORHOOD SUPPORT	1991 DNS	107
NEIGHBORHOOD SUPPORT	1999 STORAGE	66
NEIGHBORHOOD SUPPORT	2043 STAFF DEV. COORD.	97
NEIGHBORHOOD SUPPORT	2047 STORAGE	75
	Subtotal	**4156**

SCHEDULE OF PROPOSED SPACES

PT/OT			
PT/OT	1853	JANITOR	99
PT/OT	1854	PT/OT OFFICE	153
PT/OT	1855	PT/OT	2058
PT/OT	1856	DEMO TOILET	115
PT/OT	1857	TOILET	64
PT/OT	1858	STAFF TOILET	64
PT/OT	1970	PT/OT STORAGE	109
PT/OT	1971	PT/OT WAITING	219
		Subtotal	**2881**

RESIDENT SERVICES			
RESIDENT SERVICES	1864	BARBER / SALON	222
RESIDENT SERVICES	1867	CHAPEL	781
RESIDENT SERVICES	1868	TRAINING LAB	509
RESIDENT SERVICES	1869	CHAPEL OFFICE	81
RESIDENT SERVICES	1870	CANTEEN	505
RESIDENT SERVICES	1972	MOVIE THEATER	920
RESIDENT SERVICES	1976	MULTI-PURPOSE ROOM	757
RESIDENT SERVICES	1977	MEN'S RESTROOM	200
RESIDENT SERVICES	1978	WOMEN'S RESTROOM	200
RESIDENT SERVICES	1979	ACTIVITIES ROOM	521
RESIDENT SERVICES	1983	VOL. SERV.	153
RESIDENT SERVICES	1993	SPORTS BAR	640
RESIDENT SERVICES	1994	LOBBY SEATING	148
RESIDENT SERVICES	1995	LOBBY SEATING	73
RESIDENT SERVICES	1998	STORAGE	122
RESIDENT SERVICES	2044	FIREPLACE SEATING	182
		Subtotal	**6014**

STAFF SUPPORT			
STAFF SUPPORT	1865	STAFF LOUNGE	629
STAFF SUPPORT	1866	STAFF TOILET	84
		Subtotal	**713**

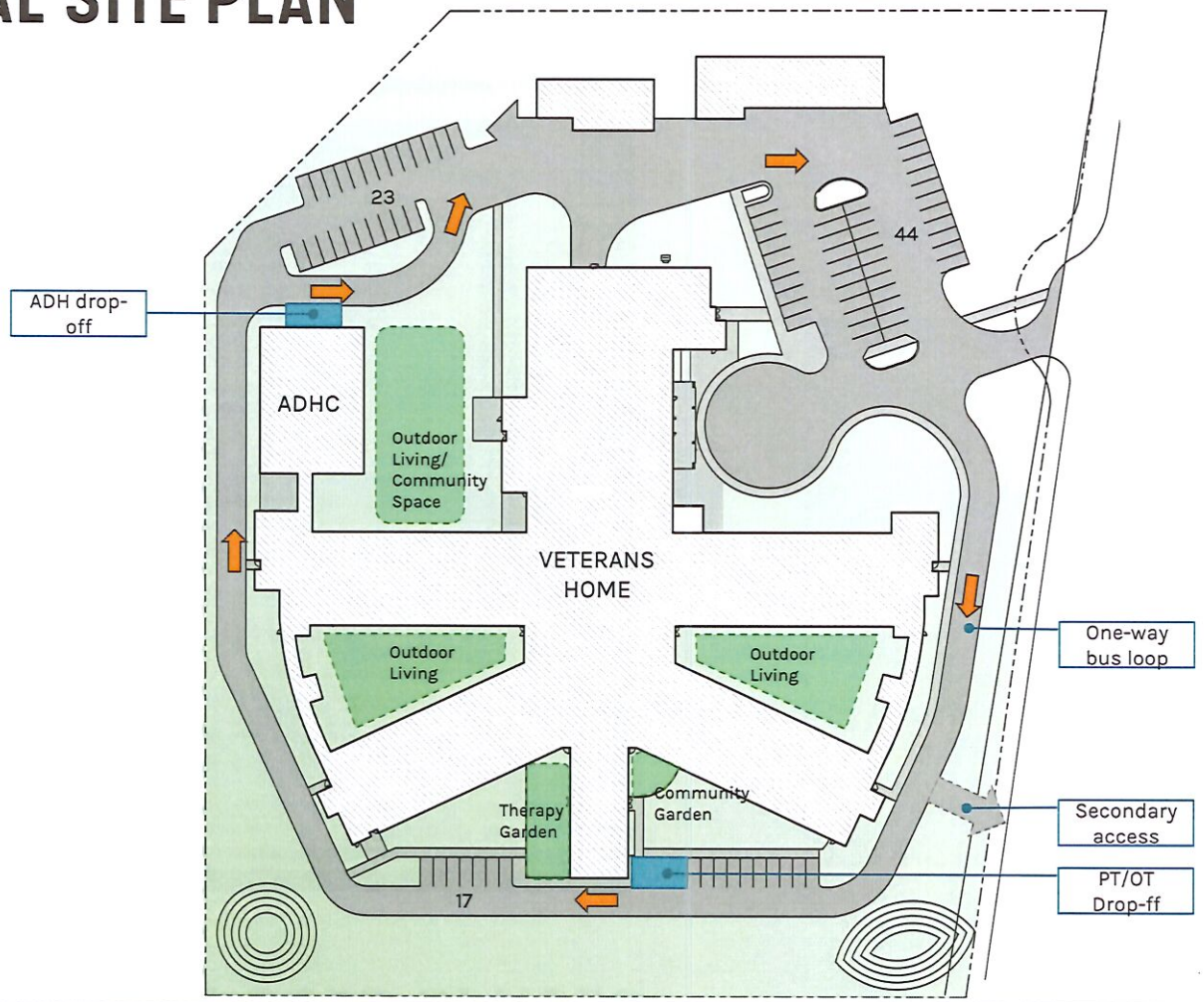
Grand Total - Net Conditioned Area)	**97,042**
Additional Net Conditioned Area in Proposed Design	49,462

SCHEDULE OF PROPOSED SPACES

ADULT DAY HEALTH

ADULT DAY HEALTH			
ADULT DAY HEALTH	1859	MULTI-PURPOSE / DINING / ACTIVITY	2280
ADULT DAY HEALTH	2163	WOMEN'S TOILET	195
ADULT DAY HEALTH	2164	MEN'S TOILET	195
ADULT DAY HEALTH	2165	RECEPTION	46
ADULT DAY HEALTH	2166	PROG DIR	164
ADULT DAY HEALTH	2168	LOBBY/WAITING	777
ADULT DAY HEALTH	2169	CONF	500
ADULT DAY HEALTH	2170	REHAB	532
ADULT DAY HEALTH	2171	STAFF TOILET	56
ADULT DAY HEALTH	2172	KITCHEN	190
ADULT DAY HEALTH	2174	STORAGE	151
ADULT DAY HEALTH	2175	STAFF LOUNGE	248
ADULT DAY HEALTH	2176	JAN	48
ADULT DAY HEALTH	2177	SMALL LAUNDRY	63
ADULT DAY HEALTH	2178	EXAM ROOM	140
ADULT DAY HEALTH	2180	SW/FAMILY COUNSELING ROOM	157
ADULT DAY HEALTH	2181	QUIET ROOM	118
ADULT DAY HEALTH	2182	TRASH HOLDING	60
ADULT DAY HEALTH	2183	SOILED UTILITY	99
ADULT DAY HEALTH	2184	PUBLIC CORRIDOR	318
ADULT DAY HEALTH	2185	STAFF LOCKERS	24
ADULT DAY HEALTH	2186	COMPUTER / GAME / REC ROOM	220
ADULT DAY HEALTH	2188	CLEAN UTILITY	138
ADULT DAY HEALTH	2190	VESTIBULE	88
ADULT DAY HEALTH	2191	ADMIN CORRIDOR	171
ADULT DAY HEALTH	2192	SHOWER / BATHROOM	175
ADULT DAY HEALTH	2193	BOH CORRIDOR	174
ADULT DAY HEALTH	2194	NURSE STATION	154
ADULT DAY HEALTH	2195	RN OFFICE	110
ADULT DAY HEALTH	2196	KITCHEN STORAGE	21
ADULT DAY HEALTH	2197	MEDS CLOSET	21
		Subtotal	**7633**
		Grand Total - Net Conditioned Area	**104,675**

CONCEPTUAL SITE PLAN



LOMBARD / CONRAD ARCHITECTS + SMITHGROUP

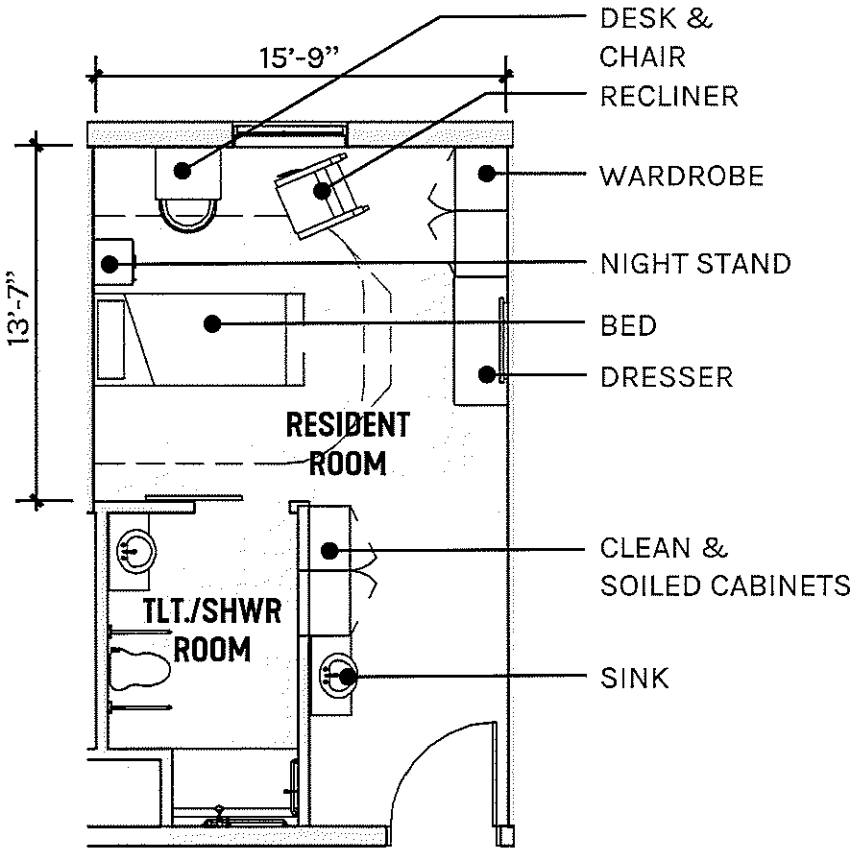
CONCEPTUAL PLAN - HOME

LOMBARD / CONRAD ARCHITECTS + SMITHGROUP

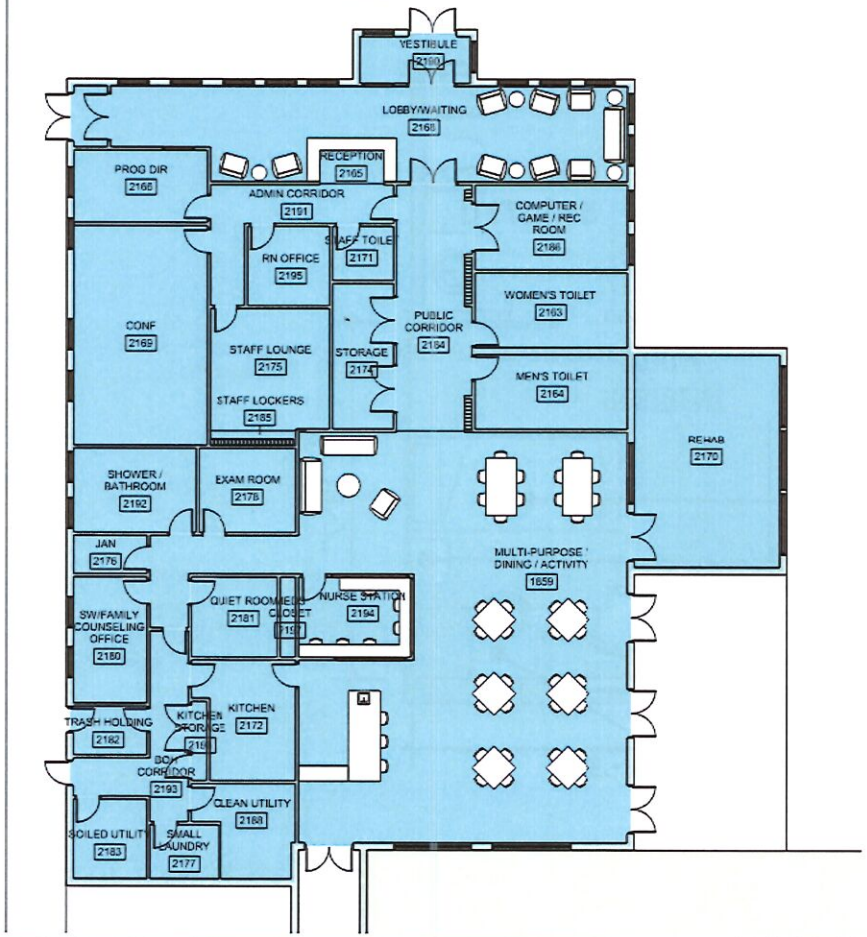
TYPICAL ROOM LAYOUT

SINGLE OCCUPANCY

- Idaho Administrative Code IDAPA 16.03.02
  - Resident rooms sized to allow no less than 80 sqft in multiple-bed rooms.
  - Rooms shall have no less than 3' between beds and 2' between bed and side wall.
  - Window located to permit resident view from seated position.



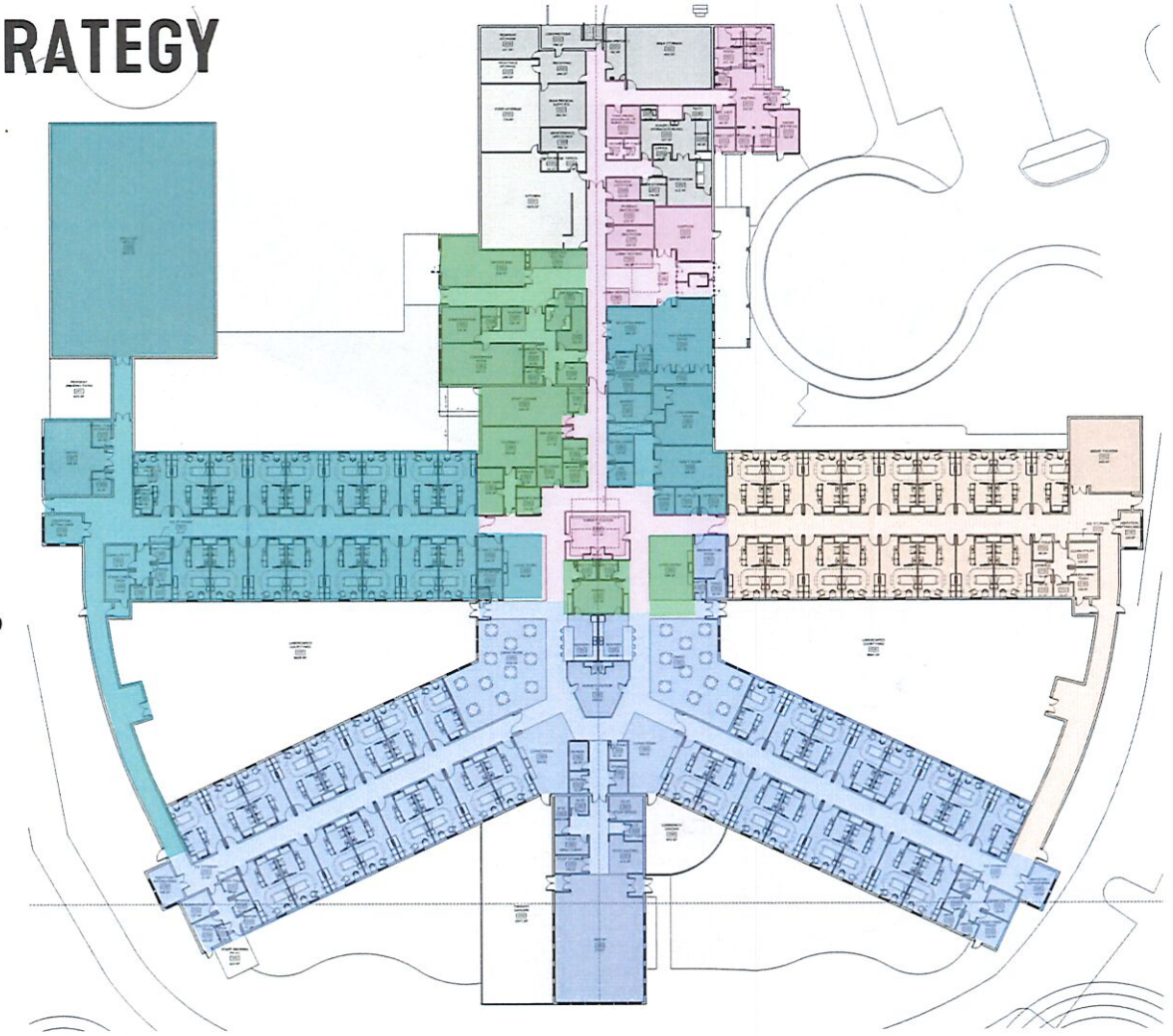
CONCEPTUAL PLAN – ADULT DAY HEALTH



LOMBARD / CONRAD ARCHITECTS + SMITHGROUP

PRELIMINARY PHASING STRATEGY

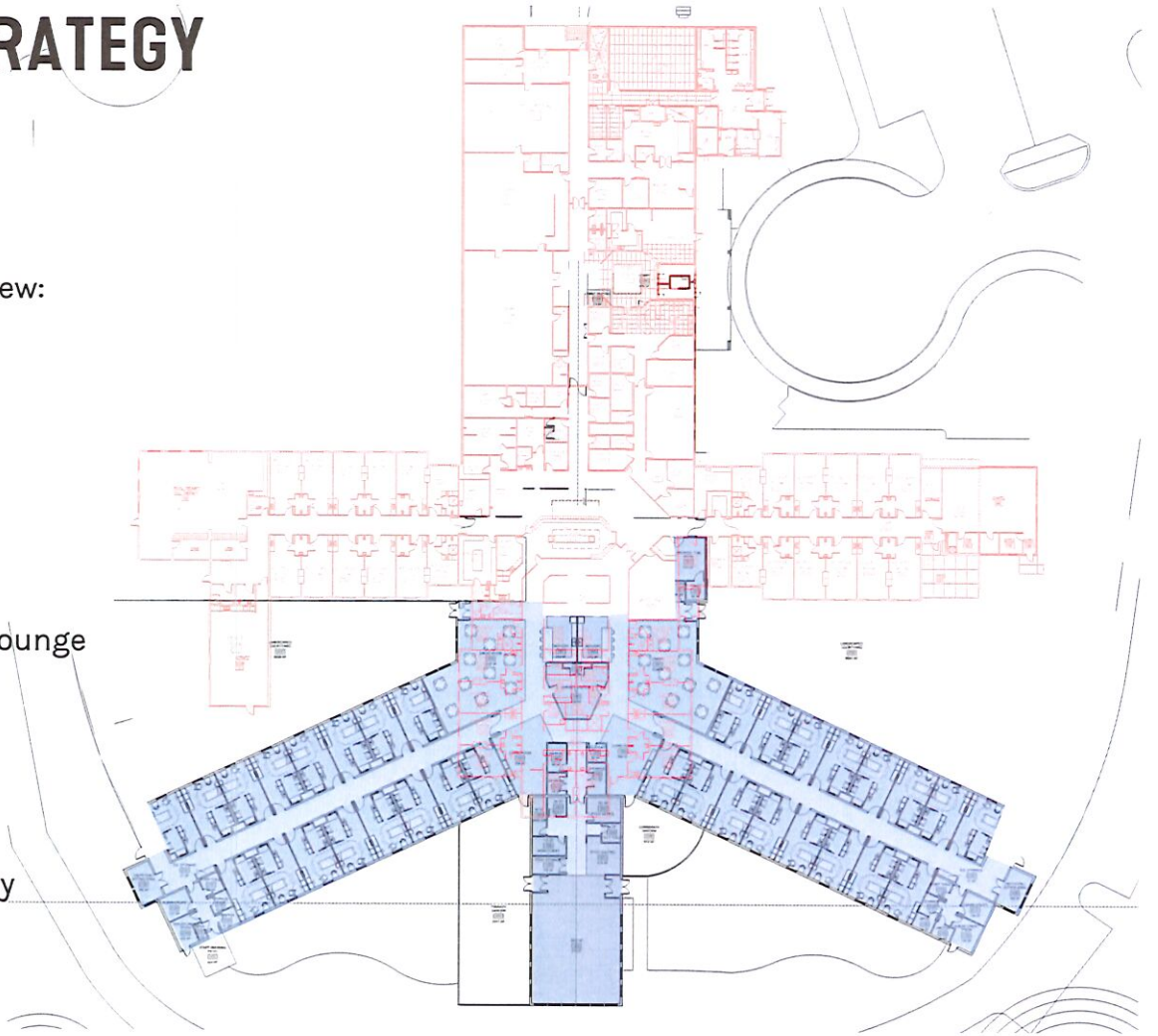
- (5) Proposed Phases
- Goals:
  - Create an "empty chair" for subsequent phases.
  - Minimize # of phases.
  - Maintain available Staff & Resident Support Spaces throughout construction.
  - Maximize available bed capacity. In order to do so, IDVS may seek authorization from DHW to temporarily utilize new single occupancy rooms as double occupancy.



PRELIMINARY PHASING STRATEGY

PHASE 1

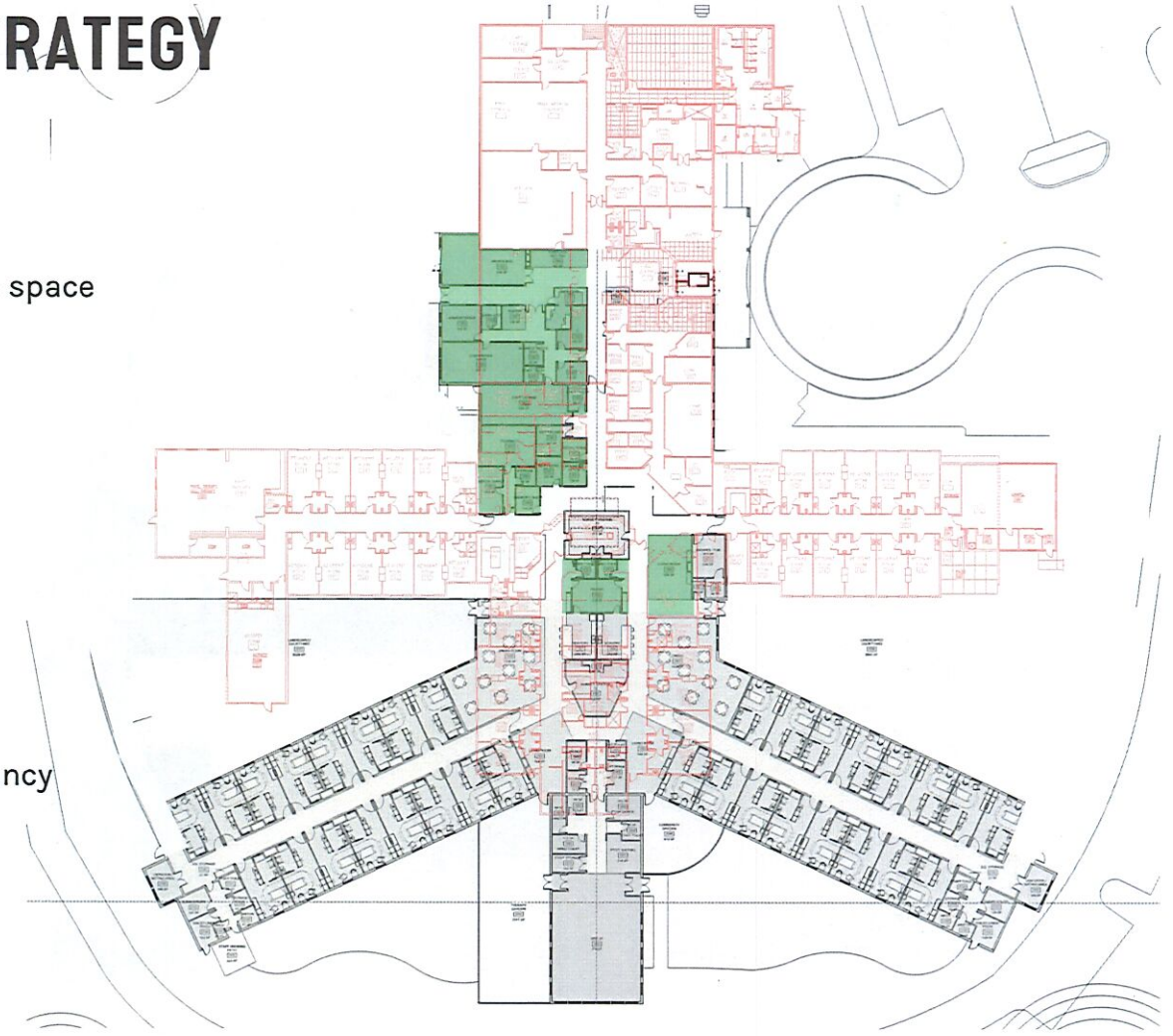
- Demolition of south resident household to create new:
  - Decentralized Dining, Servery, and Pantry
  - (2) 16-bed resident households
  - PT/OT
  - Neighborhood Living Rooms
  - Shower/ Tub Room
- Maintains existing:
  - Central Nurse Station & Staff Support (Report Lounge & Breakroom)
  - Pharmacy
- Bed Counts:
  - During Phase 1 Construction: 44 (-22)
    - (4) Single Occupancy/ (20) Double Occupancy



PRELIMINARY PHASING STRATEGY

PHASE 2

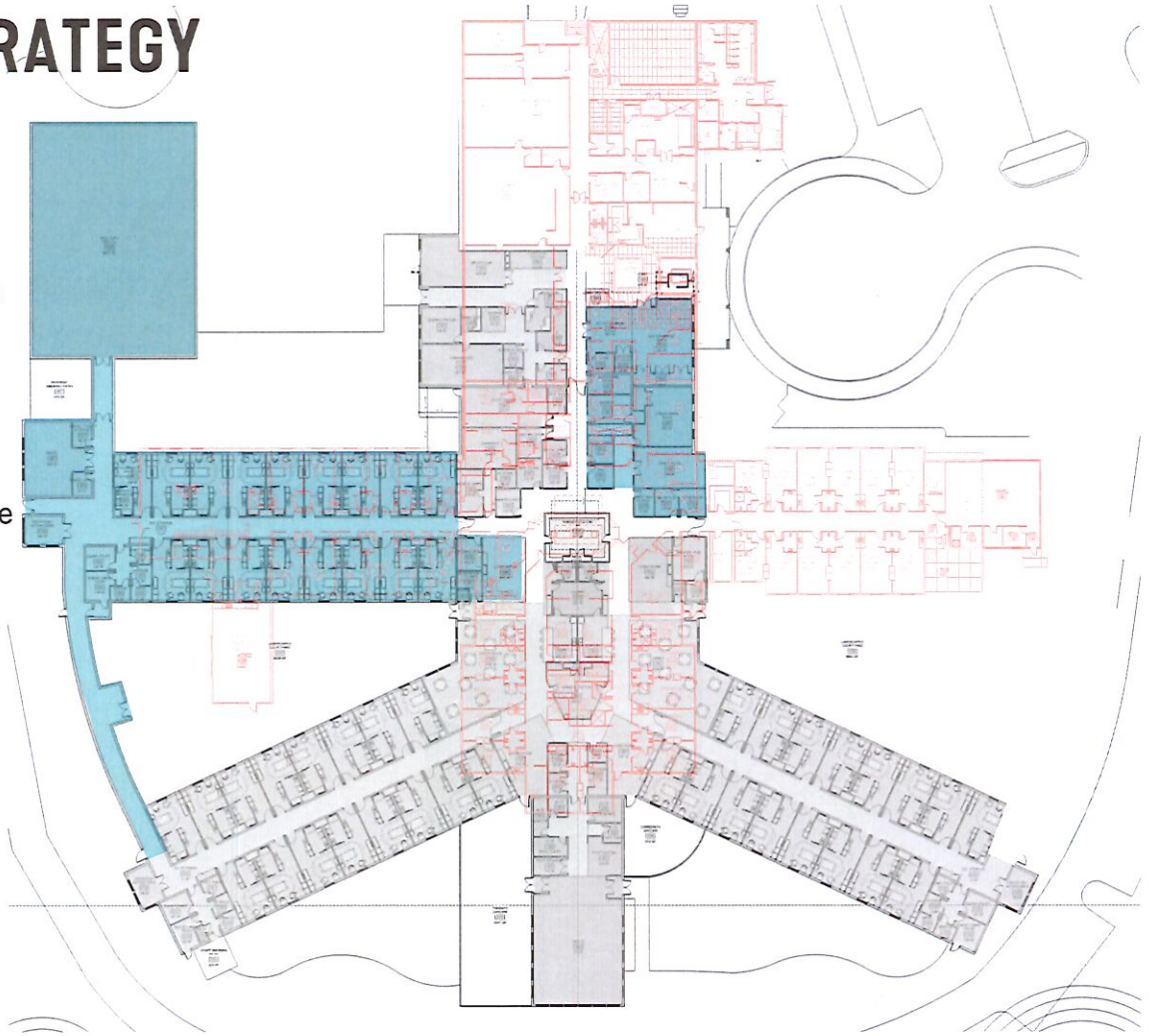
- Relocated Dining and Shower/ Tub Room provides space to create new:
  - Administration Area
  - Main Street Sports Bar & Fireplace Seating
  - Staff Lounge
  - Pharmacy
  - Med Records
  - Offices
- Bed Counts:
  - During Phase 2 Construction: 76 (+10)
    - (36) Single Occupancy/ (40) Double Occupancy



PRELIMINARY PHASING STRATEGY

PHASE 3

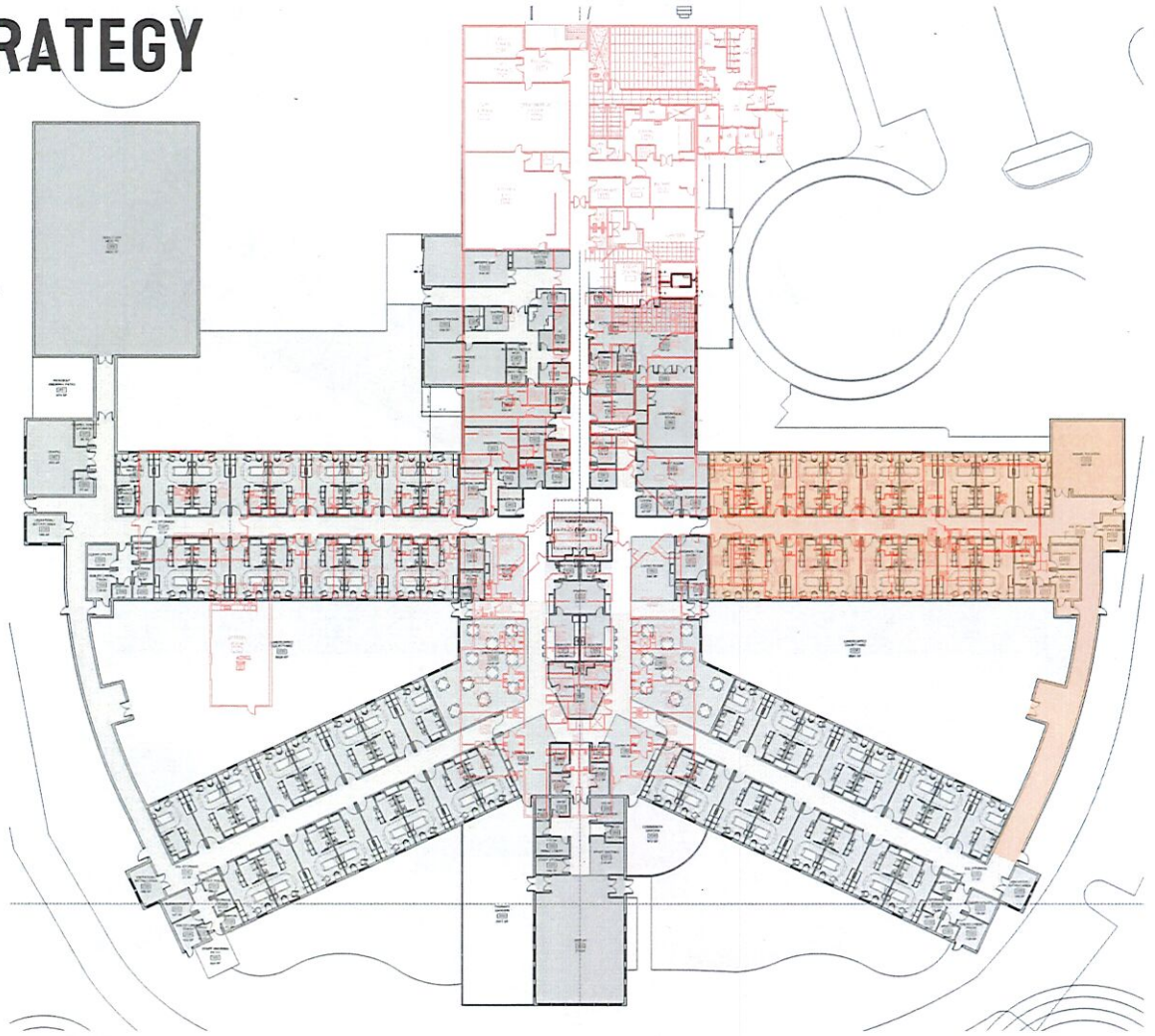
- Demolition of west resident household and capture former PT/OT, Pharmacy, Administration, and Report/ Staff Lounge to create new:
  - Adult Day Health Care
  - Chapel
  - 17-bed resident household w/ connector to Phase 1 resident household
  - Neighborhood Living Room
  - Offices, Conference, Multipurpose, Craft, and Activity Rooms
- Bed Counts:
  - During Phase 3 Construction: 54 (-12)
    - (34) Single Occupancy/ (10) Double Occupancy



PRELIMINARY PHASING STRATEGY

PHASE 4

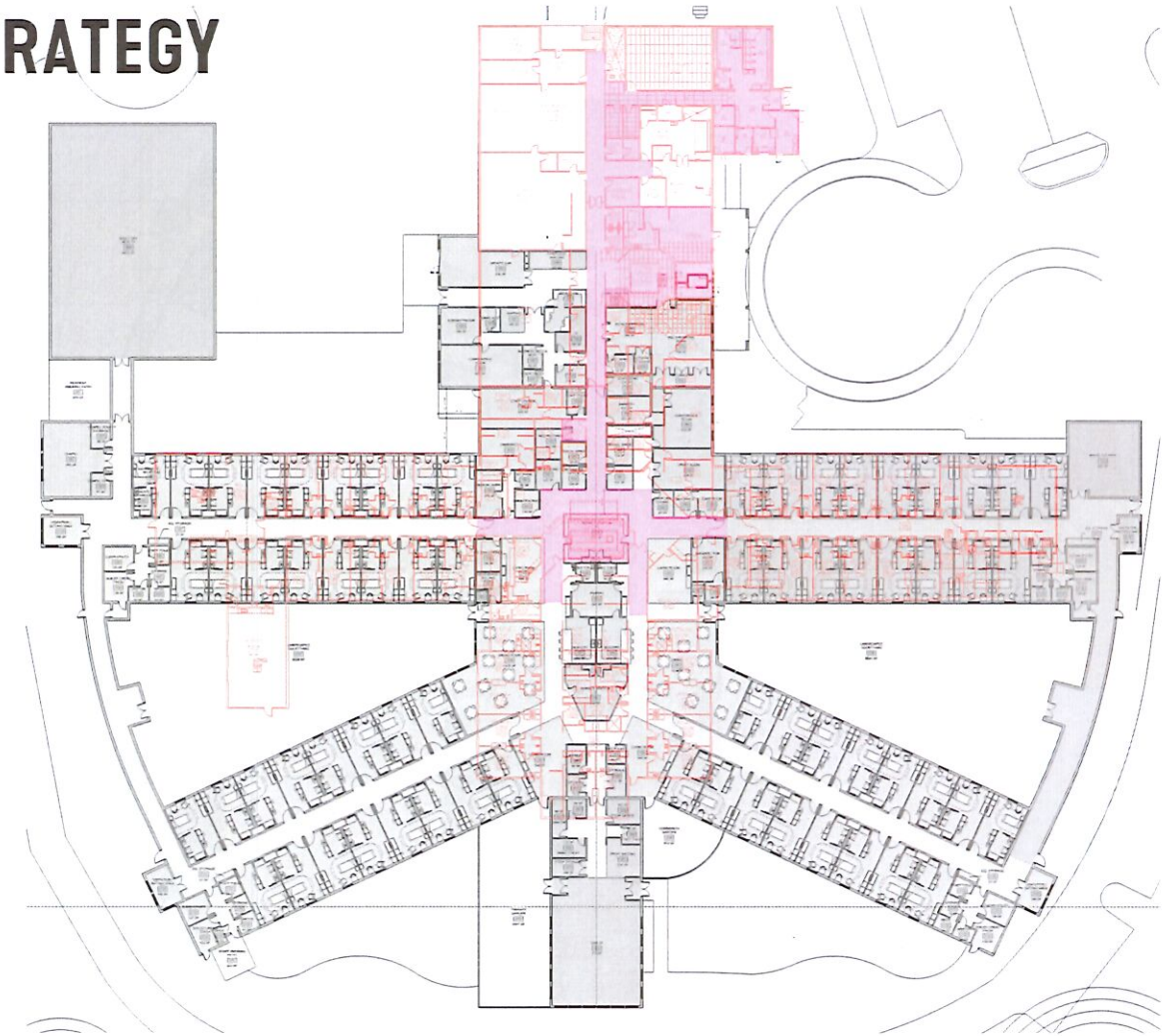
- Demolition of east resident household and capture of former Chapel to create new:
  - Movie Theater
  - 17-bed resident household w/ connector to Phase 1 household
- Bed Counts:
  - During Phase 4 Construction: 49 (-17)
    - All Single Occupancy



PRELIMINARY PHASING STRATEGY

PHASE 5

- Minor renovations and finish refresh, noting that portions of this phase may be combined with the preceding Phases.
- Bed Counts:
  - During Phase 5 Construction: 66
    - All Single Occupancy

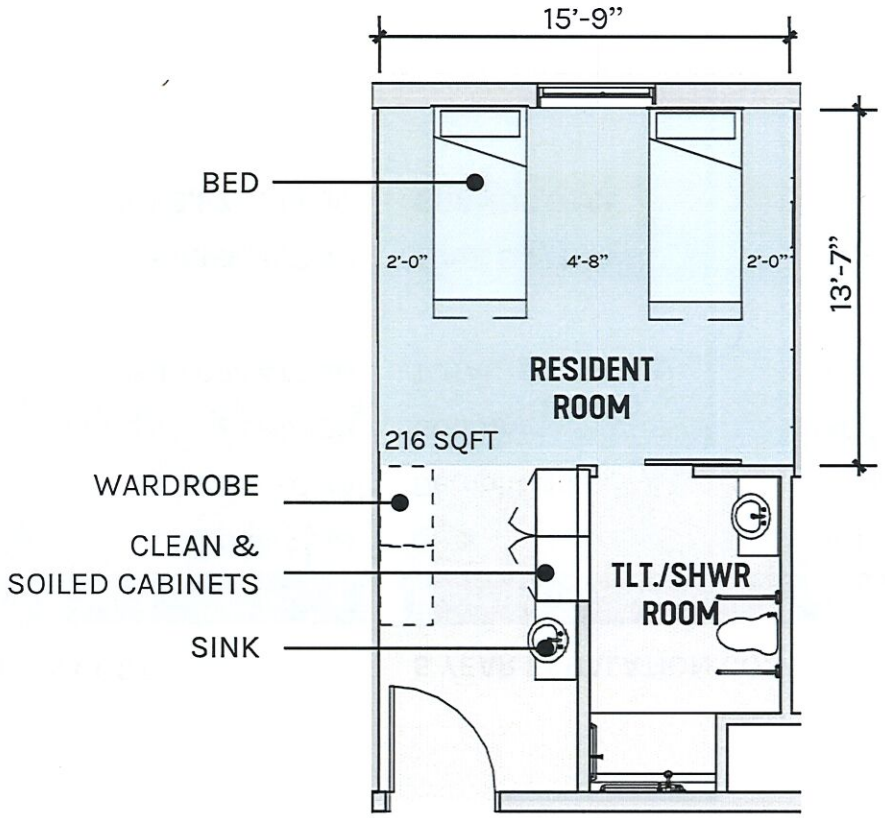


LOMBARD / CONRAD ARCHITECTS + SMITHGROUP

TEMPORARY DOUBLE OCCUPANCY ROOM

PHASES 3 & 4

- Idaho Administrative Code IDAPA 16.03.02
  - Resident rooms sized to allow no less than 80 sqft in multiple-bed rooms.
  - Rooms shall have no less than 3' between beds and 2' between bed and side wall.
  - Window located to permit resident view from seated position.



OPINION OF PROBABLE COST

CURRENT / 2.5 YEAR / 5 YEAR COST MODEL

CURRENT COST

Description	Cost
Site	$ 3,368,286.00
Demolition	$ 1,155,301.00
Building	$38,568,871.00
TOTAL	$43,092,458.00
Adult Day Health	$ 3,701,467.00
GRAND TOTAL	**$ 46,793,925.00**

2.5 YEAR ESCALATION COST

Description	Cost
Site	$ 3,806,163.00
Demolition	$ 1,305,490.00
Building	$43,582,824.00
TOTAL	$48,694,478.00
Adult Day Health	$ 4,182,658.00
GRAND TOTAL	**$ 52,877,136.00**

5 YEAR ESCALATION COST

Description	Cost
Site	$ 4,041,943.00
Demolition	$ 1,386,362.00
Building	$46,282,645.00
TOTAL	$ 51,710,950.00
Adult Day Health	$ 4,441,761.00
GRAND TOTAL	**$ 56,152,711.00**