## November 11, 2019 New Skilled Nursing and Domiciliary Project, Illinois Veterans' Home Quincy

Legend

ODD LI09600 140. 040-010-113
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USDVA - United States Department of Veterans' Affairs	IDNR-SHPO Historic Preservation Office (IL Dept of Nat. Resources)
IDVA - Illinois Department of Veterans' Affairs	LTC - New Long-Term Care building
IDPH - Illinois Department of Public Health	DOM - New Domiciliary building
DOIT - Illinois Department of Innovation and Technology	D-B - Design builder

S. No.	AREA	NO DEVIATIONS	REASONING BEHIND NO DEVIATIONS
	The systems and d	liscriptions below are not to be deviated from unless otherwise proposed in writing	g and approved by the CDB.
ND-1	LTC architecture	Resident centered design: Residential look and feel to the design and details within the resident units. The Using Agency wishes to avoid an institutional, hospital like setting in the design, details and materiality. While details and materials are of commercial grades, code compliant, and support long-term durability, they shall be designed with a home like environment as a design	Compliance with the intent behind the USDVA Small House Model Design Guide, and IDVA's pursuit of industry best practices for Small House design.
ND-2	LTC architecture	Overall household layout to support resident centered design - general sizing of spaces and strategies to break down the visual length of corridors using wall and ceiling geometries.	Non-institutional, residential and intimate interior spaces. Space guidelines from the USDVA and prior approvals from USDVA, IDVA, IDPH.
ND-3	LTC architecture	Size of household: 15 beds per household, 30 beds per neighborhood in the LTC building.	Effective and optimal staffing and operational efficiencies on all shifts. Prior approval for initial design from USDVA and IDPH.
ND-4	LTC architecture	Design strategies to support long-term care for veteran residents including increased wheel-chair turning radius per enlarged plans, designated space to park electric wheelchairs, provision of barn doors for bathroom access, ceiling coordination for integrated track for ceiling lift and barn door, nurse-server cabinets for supplies, 'picture/light shelf' providing a memory rail and lighting source on the head wall. Design to meet and exceed codes.	Input from USDVA guidelines, staffing meetings, industry best practices and Using Agency feedback.
ND-5	LTC architecture	Minimize the prominence of the nurse station within the household.	Small House design guidelines, USDVA requirement.
ND-6	LTC architecture	Construction type: Type 1A (IBC) with CMU back-up on exterior wall construction where indicated, interior non-combustible walls, partitions, ceilings, structure and general construction.	Longevity, durability and thermal mass. Fire and life safety advantages. Flexibility in future uses and operations. Avoid fire walls and construction, maintenance issues.
ND-7	LTC architecture	LTC Resident Rooms - Suspended ceilings.	Intent to allow for air distribution at windows for thermal comfort.
ND-8	LTC architecture	LTC resident rooms - Uniform high level of accessibility in all unit bathrooms.	Universal and accessible designs as adopted on campus.
ND-9	DOM architecture	Domiciliary - Type IIA (IBC) Construction type, non-combustible construction as a minimum standard.	Future flexibility in uses and operations; required to accommodate changes to Domiciliary reimbursements per USDVA. Increased fire and life-safety for residents.
ND-10	DOM architecture	Domiciliary - Uniform high level of accessibility in all unit bathrooms.	Universal and accessible designs as adopted on campus.
ND-11	DOM architecture	Minimum of two smoke compartments on each floor of the Domiciliary (actual location of smoke-barrier wall and its geometry and location are flexible per D-B).	Increased fire and life safety.
ND-12	Site, geometry	General site and building layout geometries, LTC major building axes and gridline geometries.	Provide some open space and landscaped areas around the historic core of the campus. Provide for open space balance and respect for historic context per input from SHPO.
ND-13	Site, geometry	Wide fire lane pedestrian path (per site plan drawings) around campus historic core, to the south and west of LTC.	Fire access to campus core and older buildings, easier circulation for residents, prior discussion and approvals from Quincy Fire Department.
ND-14	Site, geometry	Delayed egress hardware and access control at doors to household, gate at memory care courtyard, and access control at utility and secure rooms at household.	Flexibility in current and future operations.
ND-15	Site, geometry	Tunnel connections to Nielson and Therapy and Fifer building - (Geometry and routing is flexible per D-B design).	Campus operational efficiency, food service and trash management.
ND-16	Sustainability	Building EUI targets. See architectural sustainability narrative.	Sustainable long-term campus operations. Helps target well insulated building envelope, shading stategies, right sizing of mechanical equipment.
ND-17	Sustainability	Sun shading strategies on building fenestration, window to wall ratios as indicated for each façade, and major material designation per each façade.	Minimize energy loss, aid resident comfort, correlation with mechanical design strategies, fit into site's historical and
ND-18	Sustainability	LEED Checklist - All IEQC points (Indoor Environmental Quality).	Indoor environmental quality is a long term focus of the project.
ND-19	Sustainability	WELL rating system - Legionella Prerequisite #W03, also as supported by water quality requirements in plumbing narratives.	Indoor environmental quality is a long term focus of the project.
ND-20	Structural	Concrete structural frame on LTC building.	Long term durability, fire resistance, ease of installation of connections between rated members.
ND-21	Structural	Slope the roof deck structure on the flat roofs to achieve the flat-roof minimum drainage slopes required.	Cost saving, sustainability. Helps prevent excessive use of tapered insulation.
ND-22	Civil	Provide a proportion of parking area to planting/landscape area - 85:15 or better to ensure the landscape islands are big enough for achieving the LEED points related to on site water management.	Campus sustainability and LEED credits.
ND-23	Civil	Concrete roadway surface on all new campus roads and immediate access	Longevity, durability, low life-cycle costs, ease of maintenance.

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ND-34         Plumbing         All domestic water coid, hot and hot water recirculation piping shall be corper with soldered fittings.         Best combination of attaining useful life and resistance to development of biofilm.           ND-35         Plumbing         No brass materials allowed, unless de-zincified rated.         Brass is very susceptible to certain water treatment strategies.           ND-36         Plumbing         Domestic hot water delivery temperature to each future requiring same shall be to account for 160 degree F. nimimum; hot water generation temperature must be increased to account for 160 degree F. delivery temperature.         Water quality management.           ND-37         Plumbing         Provide isolation wates as directed on drawings.         Facilitate maintenance and flexibility in operation.           ND-38         Electrical         All electrical lines/wiring is to be copper.         Solar Photovolatic arrays and productions systems shall be provided as for both buildings.         Campus sustanability. Campus resilience in weather emergencies. Indicate on the roots of the LTC and DOM buildings per plans and narratives.         Redundancy and campus emergency management. Size increased to cover for chiller and pump loads. Also see BETTERMENT section.           ND-40         Electrical         Interior and exterior illumination levels and follow ANSI-IES standards in documents. Ing the desire to meet the NASI-IES standards in documents.         Redundancy and campus emergency management. Size increased to cover for chiller and pump loads. Also see BETTERMENT section.           ND-41         Electrical			branch fixture lengths and non-recirculated hot water piping.	
ND-34         Plumbing         Introduction of the land net land net of the land net land net of the land net land ne			All domestic water cold, bot and bot water recirculation nining shall be conner	Best combination of attaining useful life and resistance to
ND-35         Plumbing         No brass materials allowed, unless de zincified rated.         Brass is very susceptible to certain water treatment strategies.           ND-36         Plumbing         Domestic hot water delivery temperature to each fixture requiring same shall be to certain water quality management.         Water quality management.           ND-36         Plumbing         160 degrees F. minimum; hot water generation temperature must be increased to account for 160 degree F. delivery temperature.         Facilitate maintenance and flexibility in operation.           ND-37         Plumbing         Provide isolation valves as directed on drawings.         Facilitate maintenance and flexibility in operation.           ND-38         Electrical         All electrical arrays and productions systems shall be provided as indicated on the roofs of the LTC and DOM buildings. These have been sized to assist in the desire to meet the Net-zero target for DOM buildings and LEED goals for both buildings.         Campus sustainability. Campus resilience in weather emergencies.           ND-40         Electrical         Generator minimum capacity as provided for in buildings per plans and narratives.         Redundancy and campus emergency management. Size increased to cover for chiller and pump loads. Also see BETTERMENT section.           ND-41         Electrical         Interior and exterior illumination levels and lighting fixture types in electrical temperatures for circadian rhytm assistance, glare control, quality of life for veterans. Levels exceed code and follow ANSi-IES standards in documents.           ND-42	ND-34	Plumbing	with coldered fittings	development of hiefilm
ND-35         Plumbing         No biass indictions anowel, biass definition date:         Diass is very susceptible to definit where deaments and eges.           ND-36         Plumbing         Domestic hot water delivery temperature to each fixture requiring same shall be to account for 160 degrees F. delivery temperature.         Water quality management.           ND-37         Plumbing         Provide isolation valves as directed on drawings.         Facilitate maintenance and flexibility in operation.           ND-38         Electrical         All electrical incerving same productions systems shall be provided as indicated on the roos of the LTC and DOM buildings. These have been sized to assist in the desire to meet the Net-zero target for DOM buildings and LEED goals for both buildings.         Campus sustainability. Campus resilience in weather mergencies.           ND-40         Electrical         Generator minimum capacity as provided for in buildings per plans and narratives.         Redundancy and campus emergency management. Size increased to cover for chiller and pump loads. Also see BETTERMENT section.           ND-41         Electrical         Interior and exterior illumination levels and lighting fixture types in electrical illumination levels and color         Health and wellness related illumination levels and color           ND-42         Electrical         All 120V and above wiring to be in metal conduit except where shown otherwise dearrow of the for complex balance of current existing systems and proposed campus upgrades for the future.         Support for complex balance of current existing systems and proposed campus upgrades			No brass materials allowed unless do zincified rated	Brass is yony suscentible to cortain water treatment strategies
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ND-44       Technology       Technology distribution design within campus buildings.       Discussions and approval of design direction by DOIT.         ND-45       Mechanical.       Provide industry standard color-based labeling scheme adhered to ceilings in an inconspicuous manner to identify mechanical, plumbing, fire protection, and electrical items requiring knowledge of the device location. Develop a scheme protection and electrical items requiring knowledge of the device location. Develop a scheme protection       The appropriate labeling and tagging of concealed services allows. for life-time ease of maintenance, ease of access for inspections, and repair or replacement.         ND-46       Plumbing       Provide 0.2 micron-absolute filtration for all water required for demolition and new construction work.       Campus air and water quality management.         ND-47       Plumbing.       Flushing, disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.       Campus air and water quality management.	ND-43	electrical		proposed campus upgrades for the future.
ND-45       Provide industry standard color-based labeling scheme adhered to ceilings in an inconspicuous manner to identify mechanical, plumbing, fire protection, and electrical items requiring knowledge of the device location. Develop a scheme for presentation to the Using Agency and seek approval for all devices and the color-based scheme prior to conducting work.       The appropriate labeling and tagging of conceled services allows. for life-time ease of maintenance, ease of access for inspections, and repair or replacement.         ND-46       Plumbing       Provide 0.2 micron-absolute filtration for all water required for demolition and new construction work.       Campus air and water quality management.         ND-47       Plumbing       Flushing, disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.       Campus air and water quality management.	ND-44	Technology	Technology distribution design within campus buildings.	Discussions and approval of design direction by DOIT.
Mechanical.       Introduct y database of the device location. Develop a scheme protection.       Interaction device location. Develop a scheme protection.         ND-45       Electrical.       Plumbing. Fire- Protection       for presentation to the Using Agency and seek approval for all devices and the color-based scheme prior to conducting work.       for life-time ease of maintenance, ease of access for inspections, and repair or replacement.         ND-46       Plumbing.       Provide 0.2 micron-absolute filtration for all water required for demolition and new construction work.       Campus air and water quality management.         ND-47       Plumbing.       Flushing. disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.       Campus air and water quality management.		. connorogy	Provide industry standard color-based labeling scheme adhered to ceilings in an	The appropriate labeling and tagging of concealed services allows
ND-45         Electrical. Plumbing. Fire- Protection         Interference of the device location. Develop a scheme for presentation to the Using Agency and seek approval for all devices and the color-based scheme prior to conducting work.         and repair or replacement.           ND-46         Plumbing         Provide 0.2 micron-absolute filtration for all water required for demolition and new construction work.         Campus air and water quality management.           ND-47         Plumbing.         Flushing, disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.         Campus air and water quality management.		Mechanical.	inconspicuous manner to identify mechanical nlumbing fire protection and	for life-time ease of maintenance, ease of access for inspections
ND-45         Plumbing_Fire- Protection         Interpretention to the Using Agency and seek approval for all devices and the color-based scheme prior to conducting work.         Interpretention           ND-46         Plumbing         Provide 0.2 micron-absolute filtration for all water required for demolition and new construction work.         Campus air and water quality management.           ND-47         Plumbing         Flushing, disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.         Campus air and water quality management.		Electrical.	electrical items requiring knowledge of the device location. Develop a scheme	and renair or replacement
ND-47         Plumbing         Flushing, disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.         Campus air and water quality management.	<u>ND-45</u>	Plumbing, Fire-	for procentation to the Using Agoney and cook approval for all devices and the	
ND-46         Plumbing         Provide 0.2 micron-absolute filtration for all water required for demolition and new construction work.         Campus air and water quality management.           ND-47         Plumbing         Flushing, disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.         Campus air and water quality management.		Protection	rolor-based scheme prior to conducting work	
ND-46         Plumbing         Provide 0.2 micron-absolute filtration for all water required for demolition and new construction work.         Campus air and water quality management.           ND-47         Plumbing         Flushing, disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.         Campus air and water quality management.			Select Selection prior to conducting WOR.	
ND-47         Plumbing         Flushing, disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.         Campus air and water quality management.	ND 46	Dlumbing	Provide 0.2 micron-absolute filtration for all water required for demolition and	Campus air and water quality management.
ND-47 Plumbing Flushing, disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.	<u>IND-46</u>	<u>Fiumbing</u>	new construction work.	
ND-47 Plumbing. Mechanical and Plumbing narratives.			Flushing, disinfecting and testing of domestic water systems per the	Campus air and water quality management.
	<u>NU-47</u>	Plumbing	Mechanical and Plumbing narratives.	

S. No.	AREA	BETTERMENTS							REASONING BEHIND BETTERMENTS
		Upgrade existing address	sable fire	alarm sys	stem pane	els to new	panels aci	ross	Support for complex balance of current existing systems and
		whole campus. Install fit	er optic s	ite infrasi	ructure b	ackbone a	Ind replace	е	proposed campus upgrades for the future.
B-1	Electrical	existing copper loop as p	art of this	s betterm	ent. Refer	to the 'Be	tterment':	section	
		of the electrical narrative	e for infor	mation.					
		Meet and exceed Net-Ze	ro buildir	g target f	or the Dor	niciliary, M	laximize		Upgraded campus sustainability, upgraded campus resiliency during
		production of solar energy	v on site	with a co	mbination	of roof-m	ounted		extreme weather events
		(Lippincott and or Nielson Building) or remote parking lot and remote grounds							
B-2	Electrical	mounted panel arrays ar	nd distrib	ution. Ref	er to the 'l	Bettermen	t' section	of the	
		electrical narrative for in	formation	. Provide	roofing m	odification	s and ele	ctrical	
		distribution as required.	Coordina	te ground	s location	s with Usi	ng Agency		
		Provide whole campus-w	ide gene	rator in ad	dition to	new buildi	ng genera	tors.	Supplementary power to rest of campus in case of extended power
B-3	Electrical	Refer to the 'Betterment	section	of the elec	ctrical nar	rative for i	nformatio	n and	loss emergencies.
		sizing.							
B-4	Electrical	Added generator capacit	y for chill	er loads c	n LTC and	DOM.			Campus resiliency.
	Electrical	Copper wiring campus lo	op for tel	ecom and	l fire alarn	n. Refer to	the 'Bette	erment'	Support for complex balance of current existing systems and
B-5		section of the electrical i	narrative	for inform	ation. Also	o refer to T	rechnolog	у	proposed campus upgrades for the future.
-		Provide copper wiring ca	mpus loo	p for exist	ing telecc	m suppor	t. Refer to	the	Support for complex balance of current existing systems and
B-6	Technology	Technology narrative		p 101 0/00		mouppor			proposed campus upgrades for the future
-		Provide for an upgrade to	h window	systems	in the I TC	and DOM	to triple g	lazed	Multiple manufacturers are able to provide this feature. Advantages
D 7	Arobitooturo	(IGU) Insulated Glazing I	Inits acro	ss new bi	ildings to	target a "I	I value" o	of 0 16	include ungraded sustainability standard, better thermal comfort at
D-1	Architecture	(rae) modiatoù diazing e				ungot u	5 14.40 0	. 0.120	resident units in long-term care
B-8	Architecture	Provide for remote comp	ressors o	on refriger	ation equi	pment in	each of th	e .	Resident comfort from lower noise levels for hearing-impaired
-		household kitchen areas. Move compressors to the ceiling space in the pantry					population within household dining and kitchen commons areas		
B-9	B.9 Architecture Provide for enclosing the open terraces at ends of the DOM building and conver					convert	3-season usability, winter time sun-room use		
	the space into enclosed den areas.								
	Architecture	At Design-Builder's optio	n, provide	e demoun	table part	ition syste	ms at the	head	Improved life-time ease of access for repair, maintenance and
		wall of resident rooms w	ithin the l	TC buildi	ng. These	shall be p	rovided in	-front of	replacement is achieved from well-engineered, robust, pre-
B-10		and not in-lieu of regularly scheduled demising walls. Alternate solutions would						engineered, possibly off-site fabricated demountable wall systems	
<u> </u>	<u>na onneo ocuro</u>	be acceptable if sufficient information can be provided to prove that the						meeting building wall separation requirements.	
		provision of demountabl	e system	s shall no	t compron	nise fire, s	moke or s	ound	
	ratings as scheduled.								
	Architecture	Add electric hard-wired A	uto-Oper	ators to d	oor hardw	are sched	ules and i	nstall at	Ease of movement for residents and staff in a long term care setting.
		locations as coordinated	with the	Using Age	ency. Follo	w the sch	edule belc	ow for	High priority doors are at main entries and exits and household
		the numbers and genera	I location	s of high	and regula	ar priority	doors to b	<u>e</u>	entries on upper floors.
		installed with Auto-Opera	ators.						
		Provide hardware and so	oftware to	allow inte	erface of o	loor opera	itions with	motion	
		detection and or access	control a	s required	l				
							Double	Double	
			Single	Single	Double	Double	Egress	Egress	
			Door	Door	Door	Door	Door	Door	
B-11		Long Term Care	Priority	Priority	Priority	Priority	Priority	Priority	
<u>0-11</u>		Basement			5	1			
		1st floor		7	. 4	5	4		
		2nd floor		6			4		
		4th floor		1	-	2	4		
		Domiciliary		-					
		1st floor		3	-	4			
		2nd floor		1					
		3rd floor		1					
		TOTAL	0	29	9	12	14	0	
1									

S. No.	AREA	SOLE SOURCE	REASONING BEHIND SOURCE REQUESTS
SS-1	Electrical	Use Fire Alarm systems as manufactured by Simplex	Campus wide ease of reporting, maintenance, management. Using other manufacturers would necessitate significant costs from device replacement across multiple older buildings
SS-2	Technology	The nurse-call, care team collaboration, resident Wandering Management, and the owner's Electronic Healthcare Records (EHR) systems need to be seamlessly integrated with each other and with nursing and care staff mobile and wired interface devices Nurse Call product solution : Hill-Rom 'Voalte' integrated Nurse-call and patient/resident monitoring, care staff collaboration and communication - Patient Wandering Management product solution : ACCUTECH Resident Guard systems – as a Basis of Design for seamless integration with nurse-call and care team collaboration system - EHR product solution : IDVA and IVHQ current use EHR product POINTCLICKCARE for Electronic Health Records software (owner provided and managed). The above systems are to be considered sole-source unless otherwise proposed and approved by the Owner	IDVA and IVHQ use POINTCLICKCARE for Electronic Health Records software. Seamless integration is required with IDVA's care systems across multiple campuses distributed across the state of Illinois, and across IVHQ's existing and future buildings on the Quincy campus.
SS-3	Plumbing	Water monitoring language (will be added/edited by Bric by 11/06)	Water quality management and wellness is a campus priority
SS-4	Plumbing	Rane Corporation bathing and spa tub solutions and products are to not be considered for the project	Prior history of technical and service issues on campus related to quality assurance, maintenance and support
<u>SS-5</u>	Technology	AiPhone Intercom units at primary entrances and control points as indicated on Technology drawings to allow for door release functionality. The AiPhone allows for IP integration and/or hard wire to the access control system.	Allows for campus wide consistency and continued ability to control multiple control points from current existing control hub on campus