

Legend

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
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The systems and descriptions below are not to be deviated from unless otherwise proposed in writing 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 strategies, 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 parking lots as indicated on site plans.	Longevity, durability, low life-cycle costs, ease of maintenance.

ND-24	Mechanical, Electrical, and Plumbing	Redundancy - (N+1) of mechanical equipment, electrical points of supply, utilities per drawings and narratives. N+1 Redundancy for chillers, boilers and related distribution pumps.	Redundancy and campus emergency management; adherence to guidance from ILDVA and federal documents
ND-25	Mechanical	Mix of water-based and all-air HVAC system as per Mechanical narrative and drawings.	Redundancy and campus emergency management; flexibility during extreme weather emergencies; adherence to guidance from ILDVA and federal documents.
ND-26	Mechanical	Existing water-based cooling tower at Multi-Therapy must be removed.	Eliminate a common source for bacterial development.
ND-27	Mechanical	Water based heat rejection is not allowed.	Eliminate a common source for bacterial development.
ND-28	Mechanical	The steam distribution phasing plan depicted in the narrative is not meant to dictate the sequence of demolition, new construction, or renovation; it is a preliminary plan, although it has been discussed with and approved by the Using Agency. The final sequencing plan is the responsibility of the Design Build Entity; it also must be discussed with and approved by the Using Agency; No deviation allowed.	Maintain campus operations during construction and ensuring utility connectivity is maintained during the construction period.
ND-29	Mechanical, plumbing	Ohmeda-style gas outlets at resident room headwalls to assist in the consistency of type of fittings across campus. Multiple manufacturers are available.	This matches existing systems on campus. Recessed fittings are preferred. Expected to ease staff operations during emergencies.
ND-30	Plumbing, Dietary	General layout of household kitchens, plumbing distribution and kitchen equipment quality.	Prior approvals with IDPH Health and Water Quality program, review of operations with USDVA and IDVA staff for operational efficiency.
ND-31	Plumbing	Domestic water, service entrance, in-Line filtration system in LTC Nursing Home and Domiciliary.	Proven effectiveness of filtration.
ND-32	Plumbing	Water monitoring system in LTC Nursing Home and Domiciliary	Maintain consistency with existing water management.
ND-33	Plumbing	Domestic water piping approach in resident rooms in Nursing Home, Domiciliary and renovated Nielson buildings; refer Sheets L-P201 Typical Resident Room Unit Domestic Water Plan (Nursing Home) and D-P201 Typical Resident Room Unit Domestic Water Plan (Domiciliary). Piping for Nielson shall follow same approach. Utilize identical approach for all plumbing fixtures with regard to branch fixture lengths and non-recirculated hot water piping.	Compliance with federal guidelines.
ND-34	Plumbing	All domestic water cold, hot and hot water recirculation piping shall be copper 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 fixture requiring same shall be 160 degrees F. minimum; hot water generation temperature must be increased to account for 160 degree 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 lines/wiring is to be copper.	State and campus standards.
ND-39	Electrical	Solar Photo-voltaic 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 building 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 lighting plans. Levels exceed code and follow ANSI-IES standards in documents.	Health and wellness related illumination levels and color temperatures for circadian rhythm assistance, glare control, quality of life for veterans. Levels exceed code and follow ANSI-IES standards in documents.
ND-42	Electrical	All 120V and above wiring to be in metal conduit except where shown otherwise on the documents.	Campus quality standards for long term performance.
ND-43	Technology and electrical	Site infrastructure electrical and technology distribution.	Support for complex balance of current existing systems and proposed campus upgrades for the future.
ND-44	Technology	Technology distribution design within campus buildings.	Discussions and approval of design direction by DOIT.
ND-45	<u>Mechanical. Electrical. Plumbing. Fire-Protection</u>	<u>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.</u>	<u>The appropriate labeling and tagging of concealed services allows for life-time ease of maintenance, ease of access for inspections, and repair or replacement.</u>
ND-46	<u>Plumbing</u>	<u>Provide 0.2 micron-absolute filtration for all water required for demolition and new construction work.</u>	<u>Campus air and water quality management.</u>
ND-47	<u>Plumbing</u>	<u>Flushing, disinfecting and testing of domestic water systems per the Mechanical and Plumbing narratives.</u>	<u>Campus air and water quality management.</u>

S. No.	AREA	BETTERMENTS	REASONING BEHIND BETTERMENTS																																																																																											
B-1	Electrical	Upgrade existing addressable fire alarm system panels to new panels across whole campus. Install fiber optic site infrastructure backbone and replace existing copper loop as part of this betterment. Refer to the 'Betterment' section of the electrical narrative for information.	Support for complex balance of current existing systems and proposed campus upgrades for the future.																																																																																											
B-2	Electrical	Meet and exceed Net-Zero building target for the Domiciliary. Maximize production of solar energy on site with a combination of roof-mounted (Lippincott and or Nielson Building) or remote parking lot and remote grounds mounted panel arrays and distribution. Refer to the 'Betterment' section of the electrical narrative for information. Provide roofing modifications and electrical distribution as required. Coordinate grounds locations with Using Agency.	Upgraded campus sustainability, upgraded campus resiliency during extreme weather events.																																																																																											
B-3	Electrical	Provide whole campus-wide generator in addition to new building generators. Refer to the 'Betterment' section of the electrical narrative for information and sizing.	Supplementary power to rest of campus in case of extended power loss emergencies.																																																																																											
B-4	Electrical	Added generator capacity for chiller loads on LTC and DOM.	Campus resiliency.																																																																																											
B-5	Electrical	Copper wiring campus loop for telecom and fire alarm. Refer to the 'Betterment' section of the electrical narrative for information. Also refer to Technology	Support for complex balance of current existing systems and proposed campus upgrades for the future.																																																																																											
B-6	Technology	Provide copper wiring campus loop for existing telecom support. Refer to the Technology narrative.	Support for complex balance of current existing systems and proposed campus upgrades for the future.																																																																																											
B-7	Architecture	Provide for an upgrade to window systems in the LTC and DOM to triple glazed (IGU) Insulated Glazing Units across new buildings to target a "U value" of 0.16	Multiple manufacturers are able to provide this feature. Advantages include upgraded sustainability standard, better thermal comfort at resident units in long-term care.																																																																																											
B-8	Architecture	Provide for remote compressors on refrigeration equipment in each of the household kitchen areas. Move compressors to the ceiling space in the pantry	Resident comfort from lower noise levels for hearing-impaired population within household dining and kitchen commons areas																																																																																											
B-9	Architecture	Provide for enclosing the open terraces at ends of the DOM building and convert the space into enclosed den areas.	3-season usability, winter time sun-room use																																																																																											
B-10	Architecture	<u>At Design-Builder's option, provide demountable partition systems at the head wall of resident rooms within the LTC building. These shall be provided in-front of and not in-lieu of regularly scheduled demising walls. Alternate solutions would be acceptable if sufficient information can be provided to prove that the provision of demountable systems shall not compromise fire, smoke or sound ratings as scheduled.</u>	<u>Improved life-time ease of access for repair, maintenance and replacement is achieved from well-engineered, robust, pre-engineered, possibly off-site fabricated demountable wall systems meeting building wall separation requirements.</u>																																																																																											
B-11	Architecture	Add electric hard-wired Auto-Operators to door hardware schedules and install at locations as coordinated with the Using Agency. Follow the schedule below for the numbers and general locations of high and regular priority doors to be installed with Auto-Operators. Provide hardware and software to allow interface of door operations with motion detection and or access control as required. <table><thead><tr><th></th><th>Single Door High Priority</th><th>Single Door Low Priority</th><th>Double Door High Priority</th><th>Double Door Low Priority</th><th>Double Egress Door High Priority</th><th>Double Egress Door Low Priority</th></tr></thead><tbody><tr><td>Long Term Care</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Basement</td><td></td><td></td><td>5</td><td>1</td><td></td><td></td></tr><tr><td>1st floor</td><td></td><td>7</td><td>4</td><td>5</td><td>4</td><td></td></tr><tr><td>2nd floor</td><td></td><td>6</td><td></td><td></td><td>4</td><td></td></tr><tr><td>3rd floor</td><td></td><td>4</td><td></td><td></td><td>4</td><td></td></tr><tr><td>4th floor</td><td></td><td>1</td><td></td><td>2</td><td>2</td><td></td></tr><tr><td>Domiciliary</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Lower Level</td><td></td><td>3</td><td></td><td></td><td></td><td></td></tr><tr><td>1st floor</td><td></td><td>6</td><td></td><td>4</td><td></td><td></td></tr><tr><td>2nd floor</td><td></td><td>1</td><td></td><td></td><td></td><td></td></tr><tr><td>3rd floor</td><td></td><td>1</td><td></td><td></td><td></td><td></td></tr><tr><td>TOTAL</td><td>0</td><td>29</td><td>9</td><td>12</td><td>14</td><td>0</td></tr></tbody></table>		Single Door High Priority	Single Door Low Priority	Double Door High Priority	Double Door Low Priority	Double Egress Door High Priority	Double Egress Door Low Priority	Long Term Care							Basement			5	1			1st floor		7	4	5	4		2nd floor		6			4		3rd floor		4			4		4th floor		1		2	2		Domiciliary							Lower Level		3					1st floor		6		4			2nd floor		1					3rd floor		1					TOTAL	0	29	9	12	14	0	Ease of movement for residents and staff in a long term care setting. High priority doors are at main entries and exits and household entries on upper floors.
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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
SS-5	Technology	<u>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.</u>	<u>Allows for campus wide consistency and continued ability to control multiple control points from current existing control hub on campus..</u>