

Concept Furniture, Fixtures and Equipment ('FF&E') package narrative for Bridging Documents

Inclusions and Exclusions

- The following is a general summary of the types of items that have been included in the FF&E budget: Interior furniture, exterior furniture, equipment (as noted on equipment tabs), contingency, delivery, installation, assembly, accessories, artwork (printed art and some originals only), decorative window treatments and accent pillows.
- The FF&E spreadsheet includes 'EQUIPMENT' tabs that list items that will be specified and purchased by the IDVA as the Using Agency or Design Build Entity. This narrative describes responsibilities to receive, coordinate and install these items.
- The following are items are excluded from the FF&E package:
 - Monumental artwork that would be included in Art-in-Architecture program.
 - Kitchen equipment that is carried in food service / culinary project specifications.
 - Building signage, exterior signage, and donor signage, apart from interior room and directional signage, specialty dining signage that are described in the architectural specifications. Notwithstanding any information provided at any other location in the Bridging Documents, The signage items are to be designed, supplied and installed by the DBE in coordination with the Using Agency and are to meet all applicable codes.
 - The FF&E package identifies shelving for coordination purposes. However, any shelving that is fastened to and supported off walls shall be supplied and installed by the D-B.

Approval protocol:

The following shall be presented to the CDB and Using Agency to gain written approvals prior to purchase.

- All fabric and treatment material finish samples.
- All furniture styles and selected sample pieces per the narrative below
- A binder including the product data, manufacturer and vendor contact information, and physical samples of all materials and fabrics, such as that required by the IDPH, shall be created and stored on site for use during the final inspections by IDPH and the USDVA.
- An electronic version of the same shall be presented to the CDB as part of close-out documentation.

Narrative requirements and performance specifications

The following narrative describes the quality and performance standards required of the items in the FF&E package.

1. All furniture, fabrics, and window treatments to be commercial healthcare / senior living quality.

2. All furniture styles and design shall be coordinated with the interior design aesthetic and palette, and shall be presented for approval.
3. All artwork to be installed with security mount hardware.
4. All lounge chairs, sofas, benches, dining chairs, outdoor chairs, stacking chairs, task chairs, and bar stools to have arms. The arms must extend to the front of the seat so that they will support the weight of residents who lean on them in order to stand or sit unassisted.
5. Lounge Seating to meet the safety and performance requirements for ANSI/BIFMA X5.4.
6. Office chairs to meet the safety and performance requirements for ANSI/BIFMA X5.1.
7. All drapery to meet NFPA 701.
8. All seating and office furniture to meet:
 - a. The industry-approved emissions requirements for low-emitting seating and office furniture products for ANSI/BIFMA X7.1.
 - b. The standard test method for determining VOC emissions for ANSI/BIFMA M7.1.
9. All furniture to be able to be cleaned per the BIFMA HCF 8.1 healthcare furniture design guidelines for cleanability.
10. All lounge seating to fall within the following dimensions: 18-19" seat height, 20-22" maximum seat depth, 25-26" arm height. All dining seating to fall within the following dimensions: 18-19" seat height, 20" maximum seat depth, 25-26" arm height. All dining tables to fall within the following dimensions: 36" for a 2-top, 42" for a 4-top, 60" round for a 6-top.
11. All fabric will be treated with a moisture barrier backing and a stain resistant finish.
12. All office furniture to be 3rd party Level certified (environmentally preferable and socially responsible).
13. The density and firmness of the cushions on the upholstered furniture, must be supportive so that the bottom of the seat will not sink much lower than the height of the occupant's knees.
14. Furniture to be placed in rooms with multiple functions and flexibility, such as stackable chairs, need to be light enough for the occupant to move while still providing a safe stable frame with arms that will not tip over when the seated person tries to rise. Tables that fold need to have mechanisms that lock in place for stability without any sharp edges or moveable parts that can cut and pinch when set in place.
15. It is assumed that all interior design, coordination, and installation fees are included by the Design-Builder as part of the larger Design-Build fee.
16. All residential style appliances/equipment shall be heavy duty, light commercial grade, robust and durable. The DBE will supply and install these units at the following locations
 - a. Domiciliary Dining Room & Open Kitchen
 - b. Domiciliary Laundry Rooms
 - c. Long Term Care Household Laundry Rooms
 - d. Nielson Staff Break Room
17. Sit Tub roughly with a height adjustable chair

Basis of Design: Penner Cascade Wide Style fiberglass 100 gallon still bath (Soaker Tub) Without Jets/Reservoir. Model No. Basis of Design: PT360010-W

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that do not affect the suitability of the product for its intended use. The burden of proof that the product is equal is on the bidder.

General specifications for the tub:

- At least 100 Gal. capacity, and roughly 65” long and 35” wide. Seat with minimum 400lb capacity.
- As a betterment, 600 lb. capacity and related features are preferred to support bariatric needs. Confirm larger tub and features with the Using Agency prior to ordering.
- Easily cleanable and disinfectable. There shall be no elements other than a shower spray that aerosolizes water.
- Unit must sit on legs that raises it far enough off floor to clean under. Designed so resident can be transferred into tub by means of a transfer chair with integrated weighing scale or enter through door.
- Capable to resisting applied loads in the 250 to 300 lbs. Range. Coordinate door swings with interior designer.
- Controls to include shower sprayer, water temperature indicators, safety belt, and thermostatic mixing valve meeting local codes and regulations.
- Water holding reservoirs are not acceptable, unless specifically authorized by Using Agency and unless the bidder and manufacturer can demonstrate that there are no hidden or concealed water passages and all disinfectable surfaces are easy to reach and clean.
- Minimum 5 year warranty on parts.

18. Resident transfer chair system with integrated weighing scale.

- Transfer chair shall be from the same manufacturer as the tub for ease of operations and consistency of finishes.
- The transfer chair shall be integrated with a weighting scale, and be height adjustable.
- The transfer shall be rated at a minimum 600lbs lifting capacity, to be bariatric friendly and be powered by rechargeable battery, with a wall mounted charger, AC adapter, emergency stop button, and emergency lowering button at a minimum and similar or better safety features.
- The size and features shall be verified with the Using Agency prior to ordering.
- The seat shall be removable for easy disinfecting, swing away and with removable arms, optional commode attachment, safety belts. The castors shall allow lockability.
- All metal parts must be corrosion resistant, steel may be powder coated (preferred for a homelike feel) or stainless.
- The transfer must be equipped with two batteries and one charger.
- The scale must have a digital readout and be moisture sealed.
- This lift and scale must be compatible with the wide style still bath tub.
- Minimum 2 year warranty and the length of the warranty shall be an important factor in the final choice.

19. Ceiling lift systems for Long Term Care

Basis of Design: Handicare A, C and P Series lifts or Vancare G Series

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- The lift and transfer systems provide dignity for mobility impaired residents and are also helpful in reducing staff injuries. System shall be heavy duty, comfortable, durable, flexible and modular ceiling lift systems for use in resident rooms and bathing and special use areas.
- Lift tracks and motors shall be installed in each resident room.
- Low-profile, powder coated painted tracks are preferred.
- The elegant integration of the tracks for the ceiling lifts and the barn door in the resident bathroom entry is an important factor in system choice.
- Weight capacity for resident rooms – 600 lbs.
- Weight capacity for bariatric room and spa or common use rooms – 900 to 1000 lbs.
- The carry bar shall be designed for the comfort of the resident in the swing - either in the form of a four-point carrying system or a contoured shape to prevent pinching.
- Safety mechanisms shall be integrated for limit stops, slack sensors, emergency stop and lowering. Allow positive latching and locking for resident safety.
- Quick charge batteries shall be provided. Discrete wall charging unit and ergonomic hand held control units.
- Portable lift motor arrangements are preferred for flexibility and budget controls. Durable metal gears, solid construction of motors, tracks and turntable components is referred.
- Low to medium unit weight for portable motors is preferred.
- Anti-microbial slings and straps and easy to clean arrangements are preferred.
- Slings that are easy to customize for size and shape of residents are preferred.

Mock-up and physical samples

1. All dining chair, multipurpose room chair, and office chair options to be provided to the Using Agency as sample chairs for testing prior to selection. A variety of 3-4 samples per area noted will be provided for a sit test.
2. Physical samples of other items may be requested by the Using Agency to assure themselves of long-term performance, for example, dining tables.
3. All furniture items within a resident room shall be presented for inspection and approval prior to purchase. This is intended to ensure that the veteran resident comfort, staff operations and long term durability of the pieces is at the forefront of the design and installation process.

Design and Installation Responsibility Assignments

The following are general requirements for the design, specification, purchase and installation of FF&E items. The responsibility assignments are included in the spreadsheet.

- **Design:** The Design-Builder (D-B) shall be responsible for the design and specification of the elements that comprise the FF&E Package. These shall meet or exceed the narrative standards.
- The D-B will coordinate the design with the Illinois Department of Veterans' Affairs (DVA) which is the Using Agency and Capital Development Board (CDB).
- The D-B shall create a spreadsheet of items and costs and assist the CDB in creating the purchase orders for the FF&E package.
- The D-B shall indicate on drawings all items that shall be fastened or attached to walls for coordination purposes and to assist the D-B in providing blocking and reinforcement as required in the structure.
- **Purchase by Using Agency:** The final order for purchase of all DOM and LTC FF&E, Equipment and Movables shall be placed by the Using Agency.
- **Install:** It shall be the Design-Builder's (D-B) responsibility to receive, store and install the FF&E and Equipment package in its entirety. The D-B shall be responsible for the reinforcing or blocking required in walls and ceilings or structure to receive the same.
 - Clarification on shelving: While all shelving is indicated for coordination, any shelving that is fastened to and supported off walls shall be supplied and installed by the D-B.

Storage Requirements:

The D-B shall make arrangements to receive, inspect, store, protect, and install the material.

- The material thus stored shall be protected from extreme temperature and humidity variations and shall be held in conditioned storage areas to ensure long term durability in compliance with CDB requirements and manufacturers' storage recommendations.
- The materials if held in storage prior to delivery and installation, shall be inspected on delivery to ensure they are in good condition to avoid delays during the actual installation at a later date.
- The items shall be packaged during storage to protect them from dust, moisture and such damage.
- The D-B shall follow all CDB requirements for the protection, proper-storage, insurance and documentation of stored materials.