Romanyk Consulting
Focusing on what matters

Narrative:

VISN 23 New Outpatient Mental Health Building

Bridging Documents

OMAHA VA MEDICAL CENTER

Omaha, Nebraska

November 4, 2020

Project Number: 636-507
IDIQ Contract Number: 36C26319D0059
Task Order: 36C26320N0697
PO Number: 636C01186

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

Romanyk Consulting Corp. Copyright © 2016
PRIVILEGED AND CONFIDENTIAL PROPRIETARY INFORMATION

Project Team

Civil: IMEG

Architecture: Romanyk Consulting

Interior Design: Romanyk Consulting

Structural: IMEG

Mechanical/ Plumbing: Romanyk Consulting

HVAC: Romanyk Consulting

Electrical: Romanyk Consulting

Fire Protection: Romanyk Consulting

Cost Estimating: Romanyk Consulting

Geotechnical: Terracon

NEPA Report: Terracon

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

Table of Contents

A. INTRODUCTION
B. EXECUTIVE SUMMARY
C. CIVIL REQUIREMENTS
D. ARCHITECTURAL REQUIREMENTS
E. INTERIOR DESIGN REQUIREMENTS
F. SPACE PLANNING REQUIREMENTS
G. AUTOMATIC TRANSPORT REQUIREMENTS
H. EQUIPMENT
I. STRUCTURAL
J. MECHANICAL/ HVAC/ FIRE PROTECTION REQUIREMENTS
K. ELECTRICAL AND TECHNOLOGY REQUIREMENTS
L. SPECIFICATIONS
M. CRITICAL PATH METHOD (CPM) REQUIREMENTS
N. ESTIMATING (Section not included)
O. APPENDIX 1 – MEETING MINUTES
P. APPENDIX 2 – GEOTECHNICAL REPORT
Q. APPENDIX 3 – NEPA CHECKLIST AND REPORT
R. APPENDIX 4 – STORMWATER RUNOFF REPORT

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

A. Introduction:

The project will construct an approximately 22,393 sf, 1-story Outpatient Mental Health (OMH) building on the VA Omaha campus. Nebraska Western Iowa VA Health Care System has been approved under the "Minor Project" authority for funding to design and construct an Outpatient Mental Health Building. This building will include group rooms; administrative offices; clinical offices which double as counseling rooms, exam rooms; public restrooms, a central check-in/waiting room, staff work areas, staff work rooms and staff break rooms. The Outpatient Mental Health (OMH) Building will provide general and specialty mental health services for Veterans being evaluated, diagnosed, and treated on an outpatient basis.

Services include:

- Diagnostic and treatment planning evaluations for the full range of mental health problems
- Treatment services, including individual, group, and family psychotherapy and pharmacotherapy
- Cognitive and psychological assessment services
- Patient education and group therapy rooms
- Consultation services

Note: The contractors on the project team are ineligible to participate in this project. Refer to VA prepared Conflict of Interest Memo stating as such.

B. Executive Summary:

The scope of the Outpatient Mental Health (OMH) Building project at the Veteran's Administration Omaha campus in Omaha, Nebraska is to build a new 1-story building of approximately 22,393 sf.

The design will address the need for good patient and staff flow and need for an overall improved patient experience.

Phasing: This design will be constructed in one phase.

Estimating: The Cost Estimate section of the report includes a description of the base bid cost. It is anticipated the current design will be within the VA budget.

Sitework: The design will allow an increase of 20 parking spaces on the north side of the building between this OMH building and the new Fisher House.

MEP: The design will address the need for energy efficient lighting and mechanical systems.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

Attachments:

1. Memorandum - Seasonal Influenza Vaccination Requirement for Visits to Medical Centers, dated 11/17/2020. (1 page)
2. VHA Directive 1013, Prevention and Control of Seasonal Influenza with Vaccines, dated 8/12/2020 and amended 10/2/2020. (21 pages)

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

Department of Veterans Affairs

Memorandum

Date: November 17, 2020

From: Assistant Under Secretary for Health for Operations (15)

Subj: Seasonal Influenza Vaccination Requirement for Visits to Medical Centers

To: Veterans Health Administration Executive Leaders

1. The purpose of this memorandum is to provide guidance for site visits to Department of Veterans Affairs (VA) Medical Centers during the 2020-2021 Influenza Season, from December 1, 2020 – March 31, 2021. The 2020-2021 Influenza Season will coincide with the Coronavirus (COVID 19) pandemic. Efforts to reduce the spread of influenza and other respiratory illnesses this year are critical due to COVID 19.

2. Veterans Health Administration (VHA) Directive 1013, Prevention and Control of Seasonal Influenza with Vaccines provides policy for the prevention and control of seasonal influenza by the use of influenza vaccines. Influenza vaccination is recommended to reduce the prevalence of influenza illness and reduce illnesses that may be confused with COVID 19. Vaccinations reduce the risk of transmitting influenza to our Veterans, visitors and VA staff.

3. VHA Senior Leaders are requested to ensure all staff that conduct site visits to medical centers receive the annual seasonal influenza vaccination. Senior Leaders and Program Office Directors should verify influenza vaccination is completed prior to scheduling a site visit.

4. Should you have questions or concerns regarding the influenza requirements for site visits, please contact the Office of Assistant Under Secretary for Health for Operations at: VHA15OperationsSS@va.gov .

for
Renee Oshinski

Department of Veterans Affairs
Veterans Health Administration
Washington, DC 20420

AMENDED
October 2, 2020

VHA DIRECTIVE 1013(1)
Transmittal Sheet
August 12, 2020

PREVENTION AND CONTROL OF SEASONAL INFLUENZA WITH VACCINES

1. REASON FOR ISSUE: This Veterans Health Administration (VHA) directive provides policy for the prevention and control of seasonal influenza through the use of influenza vaccines.

2. SUMMARY OF MAJOR CHANGES:

a. Amendment, dated October 2, 2020, updates the following information:

(1) Updated link to the Vaccine Information System from the CDC website.

(2) Paragraph 3: Updated definition of a Health Care Personnel.

(3) Paragraph 5: Updated guidance for recording the administration of influenza vaccines, documentation requirements for the administration of the influenza vaccine to HCP, and management adverse event in an employee annual influenza vaccination program.

(4) Paragraph 8: Updated References.

(5) Appendix A: Updated guidance regarding Influenza Vaccine and Antiviral Medications with Activity Against Seasonal Influenza Viruses.

(6) Appendix B: Updated guidance regarding Delay or Shortage of Seasonal Influenza Vaccine.

b. This VHA directive provides updated and detailed requirements for the prevention and control of seasonal influenza with vaccines. Major changes include updated responsibilities in paragraph 5 and updated reference listing in paragraph 8.

3. RELATED ISSUES: VHA Directive 1192.01, Seasonal Influenza Prevention Program for VHA Health Care Personnel, August 10, 2020.

4. RESPONSIBLE OFFICE: The Assistant Under Secretary for Health for Clinical Services (11SPEC12), is responsible for the contents of this directive. Questions relating to this directive may be referred to the National Infectious Diseases Service at 513-246-0270.

5. RESCISSIONS: VHA Directive1013(3), Prevention and Control of Seasonal Influenza with Vaccines, dated February 5, 2015, is rescinded.

6. RECERTIFICATION: This VHA directive is scheduled for recertification on or before the last working day of August 2025. This VHA directive will continue to serve as national VHA policy until it is recertified or rescinded.

BY DIRECTION OF THE OFFICE OF THE UNDER SECRETARY FOR HEALTH:

/s/ Lucille B. Beck, PhD.
Senior Advisor to the Under Secretary for Health

NOTE: *All references herein to Department of Veterans Affairs (VA) and VHA documents incorporate by reference subsequent VA and VHA documents on the same or similar subject matter.*

DISTRIBUTION: Emailed to the VHA Publication Distribution List August 14, 2020.

CONTENTS

PREVENTION AND CONTROL OF SEASONAL INFLUENZA WITH VACCINES

1. PURPOSE 1

2. BACKGROUND 1

3. DEFINITION 3

4. POLICY 3

5. RESPONSIBILITIES 3

6. TRAINING 7

7. RECORDS MANAGEMENT 7

8. REFERENCES 7

APPENDIX A

INFLUENZA VACCINE AND ANTIVIRAL MEDICATIONS WITH ACTIVITY AGAINST SEASONAL INFLUENZA VIRUSES A-1

APPENDIX B

DELAY OR SHORTAGE OF SEASONAL INFLUENZA VACCINE B-1

PREVENTION AND CONTROL OF SEASONAL INFLUENZA WITH VACCINES

1. PURPOSE

This Veterans Health Administration (VHA) directive provides policy for the prevention and control of seasonal influenza through the use of influenza vaccines. **AUTHORITY:** Title 38 United States Code (U.S.C.) §§ 1701(6)(D), (9)(G), and (10), 1704, and 1712(e). ***NOTE:*** *Refer to VHA Directive 1192.01, Seasonal Influenza Prevention Program for VHA Health Care Personnel, August 10, 2020, for detailed information regarding policy for influenza vaccination of health care personnel (HCP).*

2. BACKGROUND

a. The influenza vaccination program is an essential component of the Department of Veterans Affairs (VA) health promotion and disease prevention programs. Influenza is a cause of substantial morbidity and mortality in the United States (U.S.). Influenza vaccination is the most effective way to primarily protect against the disease and resultant complications. Vaccination also reduces the risk of transmitting influenza to family members, visitors, other patients, coworkers and health care personnel. VHA has made influenza vaccination a priority. The influenza vaccine for seasonal influenza is a safe and cost-effective means for preventing and controlling influenza.

b. The influenza vaccination program is based on annual recommendations of the Centers for Disease Control and Prevention (CDC) Advisory Committee on Immunization Practices (ACIP), as published in the Morbidity and Mortality Weekly Report (MMWR). The program is consistent with The Joint Commission accreditation standards and VHA National Center for Health Promotion and Disease Prevention Guidance Statements on Clinical Preventive Services-Immunizations.

c. Because influenza viruses are always changing, each year's influenza vaccine is formulated to protect from the influenza viruses most likely to cause disease that year. Influenza A and B are the two types of influenza viruses that cause seasonal influenza, typically during the fall and winter months. The trivalent influenza vaccine formulations contain two influenza A virus strains and one influenza B virus strain, while quadrivalent influenza vaccine formulations contain the same strains as trivalent vaccines, also contain a second B virus strain.

d. Each year the National Center for Health Promotion and Disease Prevention (NCP), VHA Office of Patient Care Services collaborates with appropriate offices and programs within VA Central Office as described in VHA Directive 1120.05, The National Center for Health Promotion and Disease Prevention and the Coordination and Development of Clinical Preventive Services Guidance, dated July 31, 2020, to produce and post a VHA Clinical Preventive Services Guidance Statement on Seasonal Influenza Immunization. This Guidance Statement is a clinical resource to VHA staff for the care of adult Veteran patients. It is available from the Guidance Statement home page at http://vaww.prevention.va.gov/Guidance_on_Clinical_Preventive_Services.asp

(navigate to current year's Influenza Immunization Guidance Statement from this page). ***NOTE:*** *This is an internal VA website that is not available to the public.*

e. Abbreviations and naming conventions for influenza vaccines from the Advisory Committee on Immunization Practices (ACIP) are defined as follows:

(1) Primary influenza vaccine types include: IIV=inactivated influenza vaccine, RIV=recombinant influenza vaccine, and LAIV=live attenuated influenza vaccine.

(2) Numerals following letter abbreviations indicate the number of influenza virus hemagglutinin antigens represented in the vaccine: "3" for trivalent vaccines which include two influenza A strains and one influenza B strain; "4" for quadrivalent vaccines which include two influenza A strains and two influenza B strains.

(3) Prefixes are used when necessary to refer to some specific vaccine types: "a" for adjuvanted vaccine (e.g., aIIV3); "cc" for cell culture-based vaccine (e.g., ccIIV4); "HD" for high-dose vaccine (e.g., HD-IIV3); and "SD" for standard-dose vaccine (e.g., SD-IIV4).

f. All vaccines against seasonal influenza are covered under the National Vaccine Injury Compensation Program (VICP) and have been added to the Vaccine Injury Table that lists the vaccines covered under VICP. As required by Federal law under the National Childhood Vaccine Injury Act (codified at 42 U.S.C. §§ 300aa-1 to 300aa-34), all health care providers who administer any vaccine covered by the VICP must provide a copy of the relevant current edition of vaccine information materials, specifically Vaccine Information Statements (VIS) prior to administration of each dose of the vaccine. ***NOTE:*** *For VHA policy for VIS, see paragraph 5.e.(5)(a) and (b).*

(1) Vaccine Information Statements (VISs) are developed by the CDC. The VIS for IIV, which covers influenza vaccines given by injection with a needle, and the VIS for LAIV are available in several languages. The VISs, in English, for influenza vaccines are available from the CDC website at https://www.cdc.gov/vaccines/hcp/vis/current-vis.html.

(2) The appropriate VIS must be provided to the parent or legal representative of any child to whom the provider intends to administer such vaccine, and to any adult or legal representative of any adult to whom the provider intends to administer such vaccine.

(3) The materials must be supplemented with visual presentations or oral explanations, as appropriate. ***NOTE:*** *If the Food and Drug Administration (FDA) approves any updated licensing for any of the influenza vaccine products, any new or interim VIS need to be used as soon as available from the CDC.*

g. The immunization standard for long-term care facilities from the Department of Health and Human Services, Centers for Medicare and Medicaid Services became effective October 7, 2005. Participating Medicare and Medicaid long-term care facilities are required to offer each resident immunization against influenza annually., as well as lifetime immunization against pneumococcal disease.

(1) For the influenza vaccine, the standard requires: education for the resident or legal representative regarding benefits and potential side effects prior to the annual offering of the vaccine; the right of the resident or legal guardian to refuse vaccination; and the pertinent documentation in the electronic health record (EHR). If further clarification is needed regarding informed consent for clinical treatments and procedures, see VHA Handbook 1004.01(2), Informed Consent for Clinical Treatments and Procedures, dated August 14, 2009.

(2) Documentation must show that specific education was provided, that the resident either received influenza vaccine or did not receive the vaccine, and if they did not receive the vaccine, the reason they did not receive it. ***NOTE:*** *See paragraph 5.e.(5)(a) 2.h. for VHA policy for long-term care residents.*

3. DEFINITION

Health Care Personnel. HCP are individuals who, during the influenza season, work in VHA locations or who come into contact with VA patients or other HCP as part of their duties. VHA locations include, but are not limited to, VA hospitals and associated clinics, community living centers (CLCs), community-based outpatient clinics (CBOCs), domiciliary units, Vet centers and VA-leased medical facilities. HCP include all VA licensed and unlicensed, clinical and administrative, remote and onsite, paid and without compensation, full- and part-time employees, intermittent employees, fee basis employees, VA contractors, researchers, volunteers and health professions trainees (HPTs) who are expected to perform any or all of their work at these facilities. HPTs may be paid or unpaid and include residents, interns, fellows and students. HCP also includes VHA personnel providing home-based care to Veterans and drivers and other personnel whose duties put them in contact with patients outside VA medical facilities.

NOTE: *This definition does not include visitors to the medical facility, including individuals who enter to conduct occasional or sporadic services, surveyors, inspectors, political representatives, or media personnel. Also excluded are non-VA personnel providing home services through contracts with VA and private facilities providing care under contract with VA. However, the exclusion of contracted non-VA personnel and facilities from this policy does not preclude VA from requiring influenza vaccination of these personnel in their respective contracts; in fact, this practice should be strongly supported and encouraged.*

4. POLICY

It is VHA policy to have an annual influenza vaccination program for the prevention and control of seasonal influenza. ***NOTE:*** *For information regarding policy for influenza vaccination of HCP, see VHA Directive 1192.01*.

5. RESPONSIBILITIES

a. **Under Secretary for Health.** The Under Secretary for Health is responsible for ensuring overall VHA compliance with this directive.

b. **Assistant Under Secretary for Health for Operations.** The Assistant Under Secretary for Health for Operations is responsible for:

(1) Communicating the contents of this directive to each of the Veterans Integrated Service Networks (VISNs).

(2) Ensuring that each VISN Director has the sufficient resources to implement this directive in all VA medical facilities within that VISN.

(3) Providing oversight of VISNs to assure compliance with this directive, relevant standards and applicable regulations.

c. **National Infectious Diseases Service Director.** The National Infectious Diseases Service (NIDS) Director is responsible for updating the content of this directive on a periodic basis.

d. **Veterans Integrated Service Network Director.** The VISN Director is responsible for ensuring that all VA medical facilities within the VISN comply with this directive and implement an Influenza Vaccination Program that adheres to The Joint Commission accreditation standard IC.02.04.01.

e. **VA Medical Facility Director.** The VA medical facility Director is responsible for:

(1) Ensuring an influenza vaccination program is implemented in accordance with The Joint Commission Standard IC.02.04.01 and related Elements of Performance, this directive, applicable updates from CDC and any Seasonal Influenza Vaccine Advisories from the Office of the Under Secretary for Health.

(2) Ensuring targeted populations are covered. The influenza vaccination program must cover all persons aged 6 months or greater in the patient population served by the VA medical facility and when appropriate in joint VA and DOD facilities with a sharing agreement.

(3) Ensuring appropriate influenza vaccines are used. Appropriate influenza vaccines and antiviral medications with activity against influenza viruses are to be used for those covered by the facility's influenza vaccination program (see Appendix A).

(4) Ensuring a Veteran is provided information concerning which community providers and/or pharmacies have contracts with VA to provide influenza vaccine to Veterans.

(5) Ensuring proper consent and documentation as follows.

(a) Patient/Resident Consent and Documentation.

1. All patients and residents receiving influenza vaccine from VA must receive information about the vaccine and be given a copy of the most current and appropriate Vaccine Information Statements (VIS), either the VIS for Inactivated Influenza Vaccine

(IIV) or the VIS for live-attenuated influenza vaccine (LAIV), prior to administration of the vaccine.

2. The practitioner who has primary responsibility for the patient and resident, or the person who will perform the vaccination, must communicate all of the following in a language that is understandable to the patient or personal representative:

a. The nature of the procedure.

b. Expected benefits of receiving the vaccine.

c. Reasonably foreseeable associated risks of receiving the vaccine..

d. Complications or side effects of the vaccine and vaccination.

e. Reasonable and available alternatives.

f. Potential risks to the patient if the vaccine is not given.

g. Ensure the patient has no allergies to the vaccine or components of the vaccine.

h. Documentation must include all of the following:

(1) Type of vaccine given (e.g., inactivated influenza vaccine-trivalent, inactivated influenza vaccine-quadrivalent, live attenuated influenza vaccine).

(2) Date of administration of the vaccine.

(3) Lot number and expiration date.

(4) Manufacturer.

(5) Vaccine dosage (volume and units); route and site of vaccine administration.

(6) Oral informed consent by the patient or resident to the vaccination.

(7) Name and title of the individual administering the vaccine.

(8) Specific CDC VIS provided, indicating the edition date of the material and the date the VIS was provided.

3. In order to obtain accurate data, it is critical that administration of influenza vaccine to patients be recorded correctly into the EHR. For recording the administration of influenza vaccine, use the CVX codes specified by the CDC located at https://www2a.cdc.gov/vaccines/iis/iisstandards/vaccines.asp?rpt=cpt, and Current Procedural Terminology (CPT) codes that are specified by CDC in their code set tables located at http://www2a.cdc.gov/vaccines/iis/iisstandards/vaccines.asp?rpt=cpt.

4. Consent for administration of seasonal influenza vaccine to Veteran patients is required. This consent can be oral; signature consent is not required.

(b) HCP Consent and Documentation.

1. All HCP receiving influenza vaccine from VA must receive information about the vaccine and be given a copy of the most current and appropriate Vaccine Information Statements (VIS) prior to administration of the vaccine. The information, explained in terms the HCP understands, must include:

a. The nature of the procedure.

b. Expected benefits of receiving the vaccine.

c. Reasonably foreseeable associated risks of receiving the vaccine.

d. Complications or side effects of the vaccine and vaccination.

e. Reasonable and available alternatives.

f. Potential risks to the HCP if the vaccine is not given.

g. Ensure the HCP has no allergies to the vaccine or components of the vaccine.

2. Occupational Health staff and other VHA staff administering the influenza vaccine on behalf of Occupational Health to HCP must document the vaccination administration per current CDC recommendations and this directive (See paragraph 5.e.(a) 2.h.). Maintenance of such documentation and HCP medical records concerning influenza vaccine must be in accordance with VA Handbook 5019, Employee Occupational Health Service, dated August 3, 2017.

3. Documentation (vaccination or exemption) requirements for VHA HCP related to VHA Seasonal Influenza Vaccination Program for VHA Health Care Personnel can be found in VHA Directive 1192.01, dated August 10, 2020.

4. Consent for administration of seasonal influenza vaccine to HCP is required. This consent can be oral; signature consent is not required.

(6) Ensuring adverse events are reported. Adverse events related to drug products and vaccines must be reported appropriately to the VA Adverse Drug Event Reporting System (VA ADERS) at https://vaww.cmop.med.va.gov/MedSafe_Portal. (select VA ADERS Launch). ***NOTE:*** *This is an internal VA website that is not available to the public. Procedures in VHA Directive 1004.08, Disclosure of Adverse Events to Patients, dated October 31, 2018 must be followed, as applicable*.

(a) All adverse events related to vaccines must be reported to the FDA and CDC Vaccine Adverse Event Reporting System (VAERS) program through VA ADERS. The

Vaccine Adverse Event Report submitted in VA ADERS will then be submitted directly to the FDA/CDC from VA ADERS.

(b) An adverse event in an employee annual influenza vaccination program may or may not constitute a work-related Occupational Safety and Health Administration (OSHA) recordable event This does not preclude the employee from filing a claim for benefits with the Office of Workers' Compensation Programs for eligibility. Occupational Health reports adverse events in VA ADERS. Reporting adverse events to an influenza vaccination should be done for all employees, including Veteran patient and non-Veteran patient employees.

(7) Ensuring necessary procedures are in place if there is an influenza vaccine delay or shortage. If an influenza vaccine delay or a shortage occurs, prioritization plans for influenza vaccine must be developed at the local VA medical facility level. Vaccination efforts are to focus on targeted Veteran patient and employee groups as identified in Appendix B. If there is a continued national influenza vaccine delay or shortage, the prioritization plans developed at the local VA medical facility level may need to be altered to be in alignment with applicable CDC updates and VHA communications from the Under Secretary for Health, Deputy Under Secretary for Health or Assistant Under Secretary for Health for Operations through Influenza Vaccine Advisories.

6. TRAINING

All Veterans and HCP are provided with the current edition of vaccine information materials, specifically Vaccine Information Statements (VIS) prior to administration of each dose of the vaccine. Education is provided for all HCP about, at a minimum, the influenza vaccine, non-vaccine control and prevention measures and the diagnosis, transmission and impact of influenza.

7. RECORDS MANAGEMENT

All records regardless of format (e.g., paper, electronic, electronic systems) created by this directive shall be managed per the National Archives and Records Administration (NARA) approved records schedules found in VA Records Control Schedule 10-1. Questions regarding any aspect of records management should be addressed to the appropriate Records Manager or Records Liaison.

8. REFERENCES

a. 38 U.S.C. §§ 1701(6)(D), (9)(G), and (10).

b. 38 U.S.C. § 1704.

c. 38 U.S.C. § 1712(e).

d. 42 U.S.C., Chapter 6A, Subchapter XIX, Part I.

e. 42 U.S.C. §§ 300aa-1 to 300aa-34.

f. 29 C.F.R. § 1904.5.

g. 42 C.F.R. § 483.

h. VA Handbook 5019, Employee Occupational Health Service, dated August 3, 2017.

i. VHA Directive 1004.08, Disclosure of Adverse Events to Patients, dated October 31, 2018.

j. VHA Directive 1192.01, Seasonal Influenza Prevention Program for VHA Health Care Personnel, August 10, 2020.

k. VHA Directive 1605.01, Privacy and Release of Information, dated August 31, 2016.

l. VHA Handbook 1004.01(3), Informed Consent for Clinical Treatments and Procedures, dated June 25, 2020.

m. VHA Directive 1120.05, The National Center for Health Promotion and Disease Prevention and The Coordination and Development of Clinical Preventive Services Guidance, dated July 31, 2020.

n. The Joint Commission Accreditation Standards Manual http://vaww.oqsv.med.va.gov/functions/integrity/accred/jointcommission.aspx. ***NOTE:*** *This is an internal VA website that is not available to the public.*

o. CDC. “Advisory Committee on Immunization Practices Recommended Immunization Schedule for Adults Aged 19 Years and Older — United States, 2020”, MMWR/February 7, 2020/69(5); 133-135. https://www.cdc.gov/mmwr/volumes/69/wr/mm6905a4.htm.

p. CDC. “Antiviral Agents for the Treatment and Chemoprophylaxis of Influenza Recommendations of the Advisory Committee on Immunization Practices (ACIP)”. MMWR. Vol. 60 RR-1; 1-28; January 21, 2011. http://www.cdc.gov/mmwr/pdf/rr/rr6001.pdf or CDC Influenza Antiviral Medications Summary for Clinicians at https://www.cdc.gov/flu/professionals/antivirals/summary-clinicians.htm.

q. CDC. “General Recommendations on Immunization Recommendations of the Advisory Committee on Immunization Practices (ACIP),” MMWR. Vol. 60 RR-2; 1-64: January 28, 2011. http://www.cdc.gov/mmwr/pdf/rr/rr6002.pdf.

r. CDC. Vaccine Information Statement at http://www.cdc.gov/vaccines/hcp/vis/vis-statements/flu.html.

s. CDC. Influenza (Flu) at http://www.cdc.gov/flu/.

t. CDC. “Influenza Vaccination Coverage Among Health-Care Personnel-United States, 2018–19 Influenza Season. https://www.cdc.gov/flu/fluvaxview/hcp-coverage_1819estimates.htm. http://www.cdc.gov/mmwr/preview/mmwrhtml/mm6238a2.htm?s_cid=mm6238a2_w.

u. CDC. Live Intranasal Influenza Vaccine, Vaccine Information Statement at http://www.cdc.gov/vaccines/hcp/vis/vis-statements/flulive.html.

v. CDC. “Prevention and Control of Seasonal Influenza with Vaccines: Recommendations of the Advisory Committee on Immunization Practices (ACIP)—United States, 2020-21 Influenza Season,” MMWR. August 21, 2020 / 69(8);1–24 https://www.cdc.gov/mmwr/volumes/69/rr/rr6908a1.htm?s_cid=rr6908a1_e&deliveryName=USCDC_921-DM35682

w. Summary: ‘Prevention and Control of Seasonal Influenza with Vaccines: Recommendations of the Advisory Committee on Immunization Practices (ACIP) – United States, 2020-21’. https://www.cdc.gov/flu/professionals/acip/summary/summary-recommendations.htm

x. Public Health Information from VA. Influenza (Flu) at https://www.publichealth.va.gov/flu/.

y. VHA Clinical Preventive Services Guidance Statements available at http://vaww.prevention.va.gov/Guidance_on_Clinical_Preventive_Services.asp. (navigate to current year’s Influenza Immunization Guidance Statement from this page). ***NOTE****: This is an internal VA website that is not available to the public.*

z. VHA Seasonal Influenza Manual. https://dvagov.sharepoint.com/sites/vhaseasonal-influenza-flu/Flu%20Manual%20Toolkit/Forms/AllItems.aspx?RootFolder=%2Fsites%2Fvhaseasonal%2Dinfluenza%2Dflu%2FFlu%20Manual%20Toolkit%2FFlu%20Manual%20Toolkit&FolderCTID=0x012000304A38DD6CE2664ABC7E0EE10A8A94A7 ***NOTE:*** *This is an internal VA website that is not available to the public.*

INFLUENZA VACCINE AND ANTIVIRAL MEDICATIONS WITH ACTIVITY AGAINST SEASONAL INFLUENZA VIRUSES

1. ANNUAL INFLUENZA VACCINATION

Annual influenza vaccination is recommended for all persons aged 6 months or older. For the 2020-21 season, quadrivalent and trivalent influenza vaccines will be available. Inactivated influenza vaccines (IIVs) will be available in trivalent (IIV3) and quadrivalent (IIV4) formulations. Recombinant influenza vaccine (RIV) will be available in quadrivalent (RIV4) formulation. Live attenuated influenza vaccine (LAIV) is available as a quadrivalent (LAIV4) formulation and may be used for healthy, non-pregnant persons 2 years to 49 years of age. These influenza vaccines are to be given in alignment with the package inserts provided by manufacturers, Center for Disease Control and Prevention (CDC) recommendations and any Veterans Health Administration (VHA) communications from the Under Secretary for Health pertinent to influenza vaccines for the current influenza season. ***NOTE:*** *Information pertinent to influenza vaccines can be found in the VHA Seasonal Influenza Manual at* https://dvagov.sharepoint.com/sites/vhaseasonal-influenza-flu/Flu%20Manual%20Toolkit/Forms/AllItems.aspx?RootFolder=%2Fsites%2Fvhaseasonal%2Dinfluenza%2Dflu%2FFlu%20Manual%20Toolkit%2FFlu%20Manual%20Toolkit&FolderCTID=0x012000304A38DD6CE2664ABC7E0EE10A8A94A7 *This is an internal VA website that is not available to the public.*

2. INACTIVATED INFLUENZA VACCINE

a. Inactivated influenza vaccines (IIVs) as a class include trivalent inactivated influenza vaccines and quadrivalent inactivated influenza vaccine. Trivalent influenza vaccine formulations contain two influenza A virus strains and one influenza B virus strain. Quadrivalent influenza vaccine formulations contain the same strains as trivalent vaccines, but also contain a second B virus strain. Each annual seasonal influenza vaccine is formulated to protect against influenza viruses most likely to cause disease during the season. 2020-2021 U.S. trivalent influenza vaccines will contain hemagglutinin (HA) derived from an A/Guangdong-Maonan/SWL1536/2019 (H1N1) pdm09–like virus, an A/Hong Kong/2671/2019 (H3N2)–like virus and an influenza B/Washington/02/2019–like virus (Victoria lineage). Quadrivalent vaccines will contain the same three HA antigens as trivalent vaccines, plus a B/Phuket/3073/2013–like virus (Yamagata lineage). U.S. cell culture-based inactivated vaccines (ccIIV4) and recombinant (RIV4) influenza vaccines will contain HA derived from an influenza A/Hawaii/70/2019 (H1N1) pdm09-like virus, an influenza A/Hong Kong/45/2019 (H3N2)-like virus, an influenza B/Washington/02/2019 (Victoria lineage)-like virus, and an influenza B/Phuket/3073/2013 (Yamagata lineage)-like virus.

b. For the 2020-21 annual vaccination program, there is no preference expressed for one influenza vaccine product over another for persons for whom more than one licensed recommendation product is available. ***NOTE:*** *Each influenza season there are multiple manufacturers of influenza vaccine available in the U.S. The U.S. Food and Drug Administration (FDA) maintains a list of all currently FDA approved influenza*

vaccines (with brand name, type of vaccine, presentation, age indications and presence of latex or mercury (from thimerosal) at https://www.fda.gov/vaccines-blood-biologics/safety-availability-biologics/influenza-virus-vaccine-safety-availability.

c. IIV is administered annually.

d. IIV has vaccine virus strains updated annually.

e. IIV contains noninfectious virus (i.e., inactivated, killed).

f. IIV is given by injection with a needle. ***NOTE:*** *Adults and older children need to be vaccinated in the deltoid muscle. Consideration needs to be given to using a needle length of at least one inch because shorter needles may not penetrate muscle tissue in certain adults and older children. Infants and young children less than 12 months should be vaccinated in the anterolateral aspect of the thigh using a needle length of 7/8 – 1 inch.*

g. IIV cannot cause influenza.

h. IIV can be co-administered with influenza antivirals.

i. IIV can be administered in the presence of minor illnesses with or without fever. ***NOTE:*** *Influenza vaccine can be administered in this situation. This is and has been so stated in CDC recommendations for administration of influenza vaccine.*

j. IIV usage for those who have experienced Guillain-Barré Syndrome (GBS) is an issue.

(1) Whether influenza vaccination specifically might increase the risk for recurrence of GBS is unknown. However, as a precaution, persons who are not at high risk for severe influenza complications and who are known to have experienced GBS within 6 weeks of receipt of an influenza vaccine generally should not be vaccinated. As an alternative, physicians might consider using influenza antiviral chemoprophylaxis for these persons.

(2) Although data are limited, the established benefits of influenza vaccination might outweigh the risks for many persons who have a history of GBS and who are also at high risk for severe complications from influenza.

k. CDC recommendations indicate that IIV can be simultaneously administered with other vaccines; however, co-administration with other vaccines has been evaluated systematically only among adults who received pneumococcal polysaccharide vaccine or zoster vaccine. Vaccines administered simultaneously should not be mixed together in the same syringe and different administration sites should be used.

l. Moderate or severe acute illness with or without fever is a precaution for IIV. This precaution avoids causing diagnostic confusion between manifestations of the underlying illness and possible adverse effects of superimposing adverse effects of the

vaccine on the underlying illness. ***NOTE:*** *If there is more than minor illness, then usually people are not vaccinated until their symptoms abate. However, individuals experiencing moderate or severe illness, need to be clinically evaluated to consider what effect the potential harms of not being vaccinated and potentially becoming ill with influenza would have on the individual. Concerns that the vaccine may not be effective in the presence of moderate or severe illness depends also on what the illness is and must be evaluated in light of any potential harms of not vaccinating. Therefore, it makes administration of influenza vaccine a precaution in these individuals calling for a clinical evaluation and decision making. This is and has been so stated in CDC recommendations. See https://www.cdc.gov/vaccines/hcp/acip-recs/general-recs/contraindications.html.*

m. While IIV can be used for any person aged 6 months or older, including those who are healthy and those with chronic medical conditions, live attenuated influenza vaccine (LAIV) currently is recommended only for healthy, non-pregnant persons aged 2 years to 49 years of age. This would be appropriate for those facilities that are in a joint VA/DoD facility with a sharing agreement to provide services to the pediatric population, Because of this difference, persons who should be vaccinated with IIV include:

(1) Persons aged 50 years and older. For the subset of persons 65 years of age or older, the FDA has approved an IIV4with a higher hemagglutinin (HA) antigen concentration (HD-IIV4, Fluzone® High-Dose Quadrivalent [Sanofi Pasteur]) and an IIV3 and an IIV4 with adjuvant (aIIV3,Fluad [Seqirus], and aIIV4, Fluad Quadrivalent [Seqirus]). Currently, there is no preferential recommendation to use these vaccines as opposed to other FDA-approved inactivated influenza vaccines for this age group. The decision to use this vaccine should be as the result of a discussion between the health care provider and vaccine recipient. For the subset of persons 50 years to 64 years of age; HD-IIV4,aIIV3, and aIIV4are not FDA indicated. Any other age-appropriate vaccine may be used without preferential recommendation among them.

(2) Children and adolescents (aged 6 months to 18 years) who are receiving long-term aspirin therapy and who, therefore, might be at risk for experiencing Reye's syndrome after influenza virus infection. ***NOTE:*** *The goal is to keep children and adolescents who are on long-term aspirin therapy from getting influenza because if they do get influenza, they run the risk of developing Reye's Syndrome. This is and has been so stated in CDC recommendations for administration of influenza vaccine.*

(3) Women who are pregnant during the influenza season.

(4) Adults and children who have chronic pulmonary (including asthma), cardiovascular (except hypertension), renal, hepatic, neurological or neuromuscular conditions, hematological or metabolic disorders (including diabetes mellitus).

(5) Adults and children who are immunosuppressed, including immunosuppression caused by medications or by human immunodeficiency virus.

(6) Residents of Community Living Centers, nursing homes and other long-term care facilities.

(7) Family members, health care personnel and others who have close contact with immunosuppressed persons requiring a protected environment (e.g., hematopoietic stem cell transplant recipients).

n. Persons who should not be vaccinated with IIV include:

(1) Persons with a previous severe allergic reaction to influenza vaccine, regardless of the component suspected of being responsible for the reaction. ***NOTE:*** *Hypersensitivity to eggs and egg proteins has been listed as a contraindication to receipt of influenza vaccine on many manufacturer's package inserts. However, several studies have documented safe receipt of IIV in persons with egg allergy and recent revisions of some IIV package inserts note that only a severe allergic reaction (e.g., anaphylaxis) to egg protein is a contraindication. With the exceptions of RIV4 and cell culture quadrivalent IIV (*ccIIV4*), currently available influenza vaccines are prepared by propagation of virus in embryonated eggs. For the 2020-21 season CDC has provided specific, detailed guidance on the administration of influenza vaccine to individuals who have egg allergies of various levels of severity. See "*Prevention and Control of Seasonal Influenza with Vaccines: Recommendations of the Advisory Committee on Immunization Practices—United States, 2020—21 Influenza Season" at https://www.cdc.gov/mmwr/volumes/69/rr/rr6908a1.htm?s_cid=rr6908a1_e&deliveryName=USCDC_921-DM35682. .

3. LIVE, ATTENUATED INFLUENZA VACCINE

a. Live, attenuated influenza vaccine (LAIV) may be used for healthy non-pregnant persons 2 years to 49 years of age. ***NOTE:*** *Since safety or effectiveness has not been established in persons with underlying medical conditions that confer a higher risk of influenza complications, it is generally stated for use in healthy, non-pregnant persons aged 2 years to 49 years of age (use of the term healthy in this recommendation refers to persons who do not have any of the underlying medical conditions that confer high risk for severe complications).* As of the 2020-21 influenza season, there is currently one LAIV available in the U.S.: LAIV4, FluMist Quadrivalent® [AstraZeneca].

b. LAIV is administered annually.

c. LAIV is updated annually with vaccine virus strains.

d. LAIV is administered intranasally by sprayer.

e. LAIV contains live attenuated influenza viruses that have the potential to cause mild signs or symptoms related to mild virus infection from the attenuated virus (e.g., rhinorrhea, nasal congestion, fever or sore throat).

f. LAIV can be administered to appropriate persons with minor acute illnesses

(e.g., diarrhea or mild upper respiratory tract infection with or without fever). However, if nasal congestion is present that might impede delivery of the vaccine to the nasopharyngeal mucosa, deferral of administration needs to be considered until resolution of the illness or other age-appropriate seasonal influenza vaccine formulations should be administered instead.

g. If the LAIV recipient sneezes after administration, the dose should not be repeated.

h. CDC recommendations indicate that LAIV can be simultaneously administered (on the same day) with other vaccines; however, co-administration has been evaluated systematically only among children aged 12 months to 15 months of age who received measles, mumps and rubella or varicella vaccine. CDC further suggests that it may be prudent to space non-simultaneous vaccinations of LAIV and other live vaccines at least 4 weeks apart.

i. As a precautionary measure, health care personnel who receive LAIV need to avoid providing care to severely immunosuppressed patients requiring a protective environment (e.g., hematopoietic stem cell transplant recipients) for 7 days after vaccination.

j. Hospital visitors who received LAIV need to avoid contact with severely immunosuppressed persons requiring a protective environment (e.g., hematopoietic stem cell transplant recipients) for 7 days after vaccination.

k. Medical personnel at higher risk for influenza complications (including persons with underlying medical conditions placing them at higher risk or who are likely to be at risk, including pregnant women, persons with asthma and persons aged 50 years or older) can administer LAIV.

l. LAIV should not be administered by severely immunosuppressed persons.

m. LAIV is an option for vaccination of healthy, non-pregnant persons aged 2 years to 49 years, including health care personnel and other close contacts of high-risk persons.

n. A moderate or severe illness with or without fever is a precaution for use of LAIV.

o. Development of GBS within 6 weeks following a previous dose of influenza vaccine is considered to be a precaution for the use of influenza vaccines.

p. Asthma in persons aged 5 years or older is a precaution for use of LAIV.

q. Other underlying medical conditions that might predispose to complications after wild-type influenza infection (e.g., chronic pulmonary, cardiovascular [except isolated hypertension], renal, hepatic, neurologic, hematologic, or metabolic disorders [including diabetes mellitus]) are precautions for the use of LAIV.

r. Persons who should not be vaccinated with LAIV include:

(1) Children less than 2 years of age.

(2) Persons aged 50 years or older.

(3) Persons with a previous severe allergic reaction to the vaccine or to a previous dose of any influenza vaccine.

(4) Children aged 2 through 4 years who have received a diagnosis of asthma or whose parents or caregivers report that a health care provider has told them during the preceding 12 months that their child had wheezing or asthma or whose medical record indicates a wheezing episode has occurred during the preceding 12 months.

(5) Adults and children who have immunosuppression due to any cause (including immunosuppression caused by medications, congenital or acquired immunodeficiency states, human immunodeficiency virus (HIV) infection, anatomic asplenia, or functional asplenia (e.g., sickle-cell anemia).

(6) Children or adolescents aged 6 months to 18 years receiving aspirin or other salicylates (because of the association of Reye's syndrome with wild-type influenza virus infection).

(7) Pregnant women.

(8) Close contacts and caregivers of severely immunosuppressed persons who require a protected

environment.

(9) Persons with active communication between the cerebrospinal fluid (CSF) and the oropharynx, nasopharynx, nose, or ear or any other cranial CSF leak

(10) Persons with cochlear implants

(11) Receipt of influenza antiviral medication within the previous 48 hours for oseltamivir and zanamivir, previous 5 days for peramivir, and previous 17 days for baloxavir

4. RECOMBINANT INFLUENZA VACCINE

a. As of the 2020-21 influenza season, FluBlok® (RIV4) is the only recombinant influenza vaccine (RIV) available for use in the U.S. RIV4 is manufactured without the use of eggs and does not carry a contraindication for egg allergy.

b. RIV4 can be administered to persons with egg allergy of any severity who are aged 18 years and older and do not have other contraindications.

c. RIV4 is administered by intramuscular injection.

d. Moderate or severe acute illness with or without fever is a general precaution for vaccination.

e. GBS within 6 weeks following a previous dose of influenza vaccine is considered a precaution for use of influenza vaccines.

f. RIV4 is currently not licensed for use in anyone younger than 18 years of age.

5. ANTIVIRAL MEDICATIONS WITH ACTIVITY AGAINST INFLUENZA VIRUSES

a. Antiviral medications with activity against influenza viruses are useful adjuncts in the prevention of influenza and effective when used early in the course of illness for treatment and for chemoprophylaxis after an exposure to the influenza virus. These agents are not a substitute for vaccination, although they are critical adjuncts in preventing and controlling influenza.

b. CDC publishes and regularly updates Antiviral Agents for the Treatment and Chemoprophylaxis of Influenza recommendations of the Advisory Committee on Immunization Practices (ACIP), available at http://www.cdc.gov/flu/professionals/antivirals/index.htm that includes the following recommendations for use of antivirals for the prevention and control of influenza:

(1) Antiviral treatment is recommended as soon as possible for patients with confirmed or suspected influenza who have severe, complicated or progressive illness or who require hospitalization.

(2) Antiviral treatment is recommended as soon as possible for outpatients with confirmed or suspected influenza who are at higher risk for influenza complications on the basis of their age or underlying medical conditions; clinical judgment should be an important component of outpatient treatment decisions.

(3) Currently, recommended antiviral medications include oseltamivir and zanamivir, on the basis of the most recent data indicating that greater than 99% of currently circulating influenza virus strains are sensitive to these medications. Additionally, peramivir and baloxavir are recommended. Amantadine and rimantadine should not be used because of the high levels of resistance to these drugs among circulating influenza A viruses. Because antiviral resistance patterns can change over time, clinicians should monitor local antiviral resistance surveillance data.

(4) CDC does not recommend widespread or routine use of antiviral medications for chemoprophylaxis except as one of multiple interventions to control institutional influenza outbreaks (e.g., long-term care).

(5) Antiviral treatment may be considered on the basis of clinical judgment for any outpatient with confirmed or suspected influenza who does not have known risk factors for severe illness if treatment can be initiated within 48 hours of illness onset.

(6) Antiviral treatment is recommended as early as possible for pregnant women or women who are up to 2 weeks postpartum (including following pregnancy loss) with suspected or confirmed influenza.

DELAY OR SHORTAGE OF SEASONAL INFLUENZA VACCINE

When vaccine supply is limited, vaccination efforts should focus on delivering vaccination to the following individuals (no hierarchy is implied by order of listing).
NOTE: *See this CDC link for the source for this listing*
https://www.cdc.gov/flu/professionals/acip/summary/summary-recommendations.htm

1. Persons aged 50 years and older.

2. Children aged 6 through 59 months.

3. Persons who have chronic pulmonary (including asthma), cardiovascular (excluding isolated hypertension), renal, hepatic, neurologic or metabolic disorders (including diabetes mellitus).

4. Persons who are immunocompromised due to any cause, including (but not limited to) medications or by human immunodeficiency virus (HIV) infection.

5. Women who are or will be pregnant during the influenza season.

6. Children and adolescents (aged 6 months – 18 years of age) who are receiving aspirin- or salicylate-containing medications who might be at risk for Reye syndrome associated with influenza .

7. Residents of nursing homes and long-term care facilities.

8. American Indians/ Alaska Natives.

9. Persons who are extremely obese (body-mass index of 40 or greater for adults).

10. Caregivers and contacts of those at risk:

(a) Health care personnel, including all paid and unpaid persons working in health-care settings who have potential for exposure to patients and/or to infectious materials, whether or not directly involved in patient care;

(b) Household contacts and caregivers of children aged ≤59 months (i.e., <5 years), particularly contacts of children aged <6 months, and adults aged ≥50 years;

(c) Household contacts and caregivers of persons with medical conditions associated with increased risk of severe complications from influenza.

C. Civil Requirements:

1. Existing Site:

a. The VA has removed buildings 4, 11, 12, 5 and C as part of a previous contract to clear the site for the Outpatient Mental Health (OMH) building. The buildings have been removed and all utilities were terminated to the structures. This completed demolition will have no impact on this project. The DB Team will need to review the site and the demolition scope to coordinate the extent of the removals and the terminated utilities to understand the status of the remaining utilities and for any potential connection points for new services. Building 4 was the Union Office, Resident Engineer Building. Building 5 was the Mental Hygiene Building. Buildings 11 and 12 were storage buildings and Building C was a Contracting and Finance Office. The sidewalks around the building will be removed off-site and disposed of. The access road south of the proposed OMH building will need to remain usable for maintenance of two electrical transformers behind Building 24. The existing asphalt parking lot in the middle of the site will remain in place for future project staging.

2. Earthwork:

a. Grading - The proposed OMH building should be slightly higher than the existing grade to ensure positive drainage away from the building. The finished floor should be close to existing grade to minimize the differential for sidewalks to ensure with ABAAS compliance. The excess excavation and objectionable fill material will need to be removed off site in an acceptable manner. The site under the building/pavement footprint will need to be compacted to 95% Modified Proctor.
    i. SWPPP - A formal Storm Water Pollution Prevention Plan (SWPPP) will not be required for this project based on being less than an acre of disturbance, however, Best Management Practices will require many of same requirements of a SWPPP.
    ii. Limits of Disturbance – This project will require less than one acre of disturbance; therefore, a Grading Permit (from the City of Omaha - Public Works) permit will not be required.
    iii. Erosion Control - Phased Erosion Control Plans will be required to meet Best Management Practices and should include silt fence and sediment ponds to prevent sediment from leaving the site. This project shall be in conformance with the current Omaha Regional Storm Water Design Manual – Chapter 9 Erosion and Sediment Control.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

3. Stormwater Drainage:

a. Stormwater System Design – This project shall be in conformance with the current Omaha Regional Storm Water Design Manual for stormwater system design. Any connection of the storm sewers to the sanitary sewers shall be trapped to prevent sanitary gasses from backing into the storm sewer system.
b. Detention – The project shall be in conformance with the current Omaha Regional Storm Water Design Manual – Chapter 6 Facilities. The 2, 10, and 100 year design storms should not increase the runoff on this site. There is limited area on-site of this project to provide an open air (above ground) style detention system and we would anticipate an underground detention system. The building site drains to the watershed (drainage system) along 42nd Street to the west. The campus access road (Eisenhower Dr.) drains to the watershed within the campus to the east.
c. Water Quality – This project shall be in conformance with the current Omaha Regional Stormwater Design Manual - Chapter 8 Stormwater Best Management Practices and the Papillion Creek Watershed Partnership - Post Construction Stormwater Management Planning Guidance Document. The Water Quality system implemented will require a Post Construction Stormwater Management Plan (PCSMP) Maintenance and Easement Agreement with the VA that requires the submittal of maintenance records to the City of Omaha (or its designee) to ensure that the Water Quality system is operating properly.

4. Utilities:

a. General – There is a significant amount of utilities under and adjacent to the proposed OMH building footprint. The contractor shall verify and positively locate all utilities to ensure that no additional conflicts exist within the building footprint prior to construction.
b. Water (Metropolitan Utilities District) – The Metropolitan Utilities District has a 10" Water Main for fire and for potable water immediately east of the proposed OMH building, adjacent to the internal roadway. The new building as currently shown requires a 4" service line into the new OMH building. The water system within the VA campus is distributed from a master meter and does not need individual meters for billing purposes. There is a Fire Hydrant approximately 35' from the southeast corner of the proposed OMH building that should remain in place.
c. Sanitary Sewer (City of Omaha Public Works) – The 6" sanitary sewer system pipe runs parallel to 42nd street and will need to be rerouted around the proposed OMH building. The proposed OMH building will connect to this system that will

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

eventually discharge into the system at the intersection of 42nd Street and Pine. There are three sanitary laterals in the bridging documents and are estimated to each be 4" diameter but will need to be verified by the engineer of record. The sanitary sewer system is separated from the storm sewer system but will eventually be a combined system downstream of this project.

d. Storm Sewer/Drainage System (City of Omaha Public Works) – A 10" storm sewer line extends through the proposed building site from Building 6 and will need to be rerouted around the proposed OMH building. The proposed OMH building will connect to this system and will need to be appropriately sized. This storm sewer line will eventually discharge into the system at the intersection of 42nd Street and Pine. The storm sewer system is separated from the sanitary sewer system but will eventually be a combined system downstream of this project. When the storm sewer system makes the connection to the combined sewer system there shall be a trapped connection to prevent sanitary gasses from traveling into the storm sewer system. One grate inlet is proposed in parking lot north of the proposed OMH building.
e. Natural Gas (Metropolitan Utilities District) – A 2" Natural Gas line is located parallel to the building site adjacent to 42nd Street. The natural gas system within the VA campus is distributed from a master meter and does not need individual meters for billing purposes. Site natural gas mains do not appear to need relocation. Reuse or relocation of service branch lines may be required to provide service to new building. See Mechanical Section for natural gas load requirements.
f. Electric (Omaha Public Power District) – Underground electric lines extend throughout the site including near the proposed building footprint. There is a large transformer that is owned by the VA that is near the proposed parking lot, that services the recently constructed Fisher House, that will need to remain in place. Underground electric lines do not appear to need relocation. A new transformer is proposed for this project that will be located south of the new parking lot and will be sized by the Electrical Engineer. The new transformer shall be placed near the front of the building but still allow for maintenance access. Overhead lines do exist within the 42nd Street right-of-way, but do not appear to be a conflict with the proposed OMH building location. Overhead lines do not exist within the VA campus near the project site.
g. Communications/Fiber Optic – There are existing Century link data lines running parallel and adjacent to 42nd Street. The existing communication (data) system lines near the proposed OMH building footprint are private (VA owned) and, if relocated, would be at the expense of the VA. There is also a Fiber Optic data line that is south of the proposed OMH building and runs from the campus access road (Eisenhower Dr.) to 42nd Street and should be left in place.
h. Steam – Steam will not be provided to the new building. Mechanical design will include a natural gas boiler for the proposed OMH building.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

i. Chilled Water – Chilled Water will not be provided to the new building. Mechanical design will include electric cooling for the proposed OMH building.
j. Irrigation - Irrigation will need to be installed within the project area. It should be coordinated/connected to the existing system near the Fisher House, directly north of this project.

5. Site Improvements:

a. Parking Lot Pavement – The parking lot pavement will be installed along the internal campus adjacent to the campus access road (Eisenhower Dr.) in front of the proposed OMH building and within a small parking lot north of the proposed OMH building. We are proposing using a 5" concrete pavement over a 4" 1/2" Minus aggregate or a 3" asphalt over 8" Minus aggregate with a 6" vertical curb and gutter around the parking lot, per VA requirements and to provide more accurate grades to help ensure positive drainage. The bridging documents currently show the proposed OMH building having three 8" diameter roof drains extending from the building that will need to be routed through a detention system and drain into the adjacent rerouted storm sewer system. The new detention/water quality system will likely need to be under the parking lot pavement due to site availability restraints.
b. Curb and Gutter – Install 18" wide curb and gutter (6" vertical curb) around parking lot pavement.
c. Sidewalk – Sidewalks should be installed 6' wide in front of the building and connecting to parking areas. Sidewalk connections should be added for all adjacent sidewalks. All sidewalks shall be ABAAS and Barrier Free Design Guide (PG-18-13) compliant with accessible ramps as required.
d. Striping – Standard painted parking lot striping will be used for this project. Parking spaces should be 9' X 18'.
e. Lighting – Lighting along the campus access road (Eisenhower Dr.) is currently handled through cobra head style lighting immediately adjacent to the roadway pavement that should remain in place. Lighting of the building exterior (sidewalks) will be exterior building (wallpack) lighting. Lighting of the parking lots will be done in accordance with VA standards and will be done with individual light standards. Lighting will be in coordination with electrical engineers or the electrical contractor (design-build contractor) in accordance with VA parking lot lighting design standards for all parking areas provided.
f. Signage and Wayfinding – Signage and Wayfinding locations will be coordinated with the Architect and locations should be shown on the civil site plan. All signage

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

and wayfinding devices and signs shall be in accordance with the VA Signage Design Guide. An exterior building monument sign will not be included in this project.

g. Vegetation/Plantings – All areas that are disturbed as part of this construction project will be sodded or landscaped.
h. Landscaping - Landscaping locations will be coordinated with the Architect and locations are shown on the civil site plan.
i. Contractor's Staging Area - The contractors staging area will be immediately adjacent to the building and the area of the proposed parking lot North of the proposed building.
j. Site access - Contractor access (entry and exit) will be through the campus entrance off of Woolworth Ave. to the North.
k. Stockpile areas - Contractor shall use the area of the proposed parking lot area for earth stockpile during grading operations and excess material disposed of off-site.

6. Permits Required:

a. City of Omaha - Building and Planning Department (Bldg, Elec., Mech. and Plumbing Permit)
b. City of Omaha - Public Works (NDEQ - Air Pollution Emission and Construction Permit)
c. City of Omaha/Papillion Creek Partnership (Post Construction Stormwater Management Plan)
d. Nebraska Department of Environmental Quality [NDEQ] (Construction Stormwater General Discharge Permit)
e. Nebraska Department of Environmental Quality [NDEQ] (Construction Permit Plan Review)

Attachments:

Sheet C-100 Existing Topographic Plan
Sheet C-101 Site Layout and Paving Plan
Sheet C-102 Utility Plan

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

Know what's below. Call before you dig.

SCALE: 1" = 20 '

LEGEND

- STORM MANHOLE
- STORM INLET
- STORM INLET
- DOWNSPOUT
- SANITARY MANHOLE
- SANITARY/STORM CLEANOUT
- UNKNOWN MANHOLE
- WATER VALVE
- HYDRANT
- POWER POLE
- POWER POLE W/ LIGHT
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- UTILITY MANHOLE
- HANDHOLE
- GAS VALVE
- AIR CONDITIONING UNIT
- LIGHT POLE
- SIGN
- POST/BOLLARD
- ADA STALL
- CONIFER TREE
- DECIDUOUS TREE
- BUSH/SHRUB
- CONTROL POINT
- BENCHMARK
- LINE CONTINUATION
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- FIBER OPTIC CABLE
- STEAM LINE
- CHAIN LINK FENCE
- WOOD FENCE
- CONTOUR

RIM=1222.32

CP-100

RIM=1229.38
INV (NE)=1225.08
INV (S)=1225.48

CP-105

EISENHOWER DRIVE

RIM=1232.37
INV (N)=1228.42
INV (S)=1228.47

RIM=1234.12
INV (N)=1230.52
INV (W-TOP)=1230.77
INV (W-BOTTOM)=1231.37

BUILDING C
ONE STORY
SIDING

BUILDING #4
TWO-STORY
W/BASEMENT
BRICK

BUILDING #5
TWO-STORY
W/BASEMENT
BRICK

UTILITY BUILDING
ONE-STORY
BRICK

GARAGE
ONE-STORY
BRICK

GARAGE
ONE-STORY
BRICK

AREA UNDER CONSTRUCTION

ABANDONED STEAM LINE

RIM=1225.60
INV (N)=121.55
INV (E)=1219.15
INV (S)=1212.45
INV (W)=1211.07

RIM=1225.42
INV=1210.42

GRATE=1227.03
INVERT TO ELBOW=1212.03

GRATE=1228.78
INV=1225.08
INV TO RESTRICTOR=1225.21

GRATE=1230.12
SILTED

GRATE=1232.55
INV (E)=1228.65
INV (S 4")=1228.75
INV (S (8")=1228.55
INV TO ELBOW=1225.65

RIM=1231.71
INV (N)=1216.20
INV (SE)=1219.11

GRATE=1217.86

RIM=1211.11

GRATE=1209.88

GRATE=1214.13
SILTED IN

RIM=1216.95

RIM=1214.62

42ND STREET
BITUMINOUS

TBM-1 TBM-2 TBM-3 TBM-4 TBM-5 TBM-6 TBM-7

7/31/2020 3:28:19 PM

RIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com **# 17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP

NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title
EXISTING TOPO PLAN

Approved:

Phase
BRIDGING DOCUMENTS

Sprinklered
Sprinklerd

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM

Issue Date NOVEMBER 4, 2020 | **Checked** CEM | **Drawn** ABL

Project Number 636-507

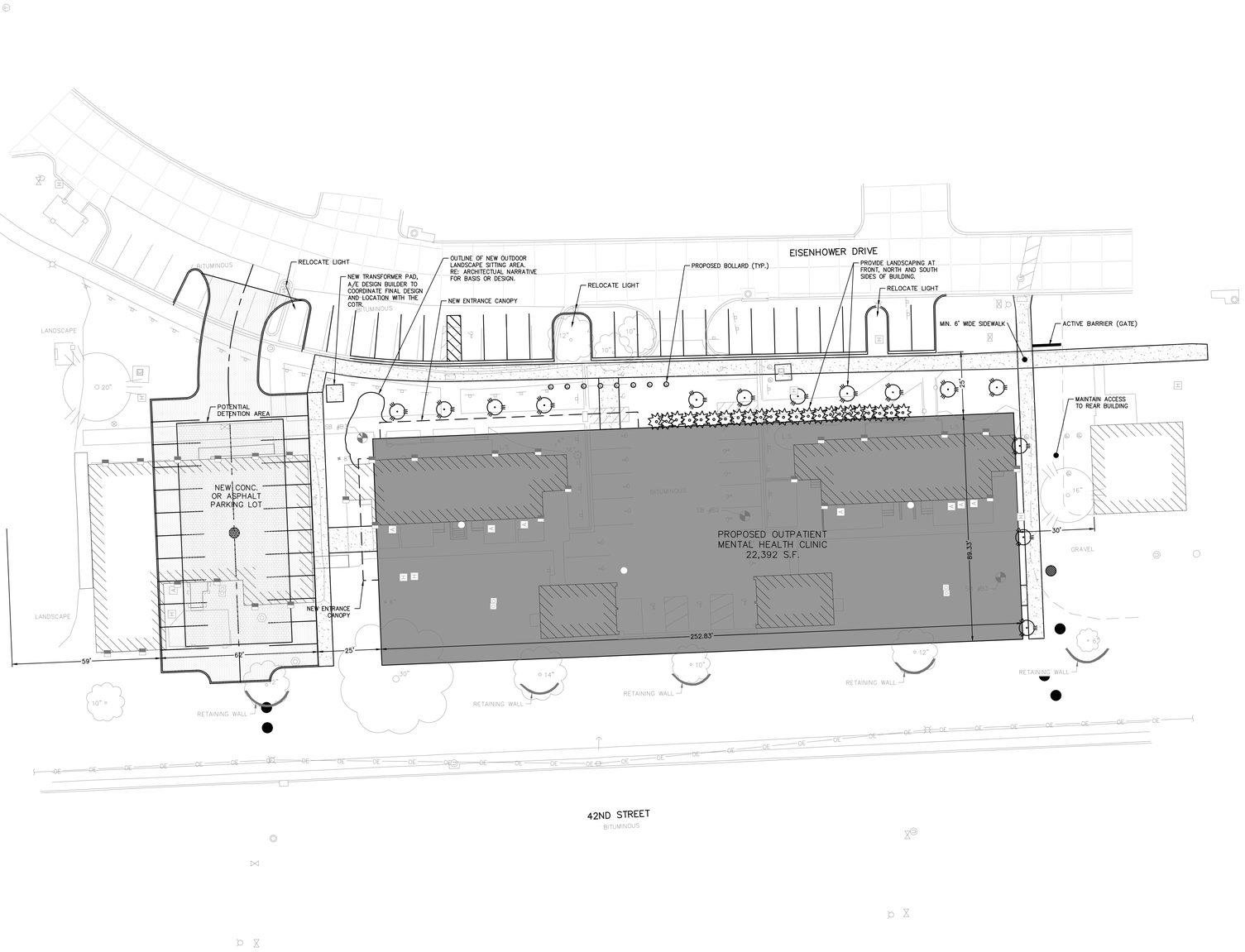
Building Number 100

Drawing Number 100-C100

VA FORM 08-6231

Know what's below. Call before you dig.

SCALE: 1" = 20 '



Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # 17002665.02

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP

NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management

VA | U.S. Department of Veterans Affairs

Drawing Title
SITE LAYOUT AND PAVING PLAN

Approved:

Phase
BRIDGING DOCUMENTS

Sprinklered
Sprinklerd

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM

Issue Date NOVEMBER 4, 2020
Checked CEM
Drawn ABL

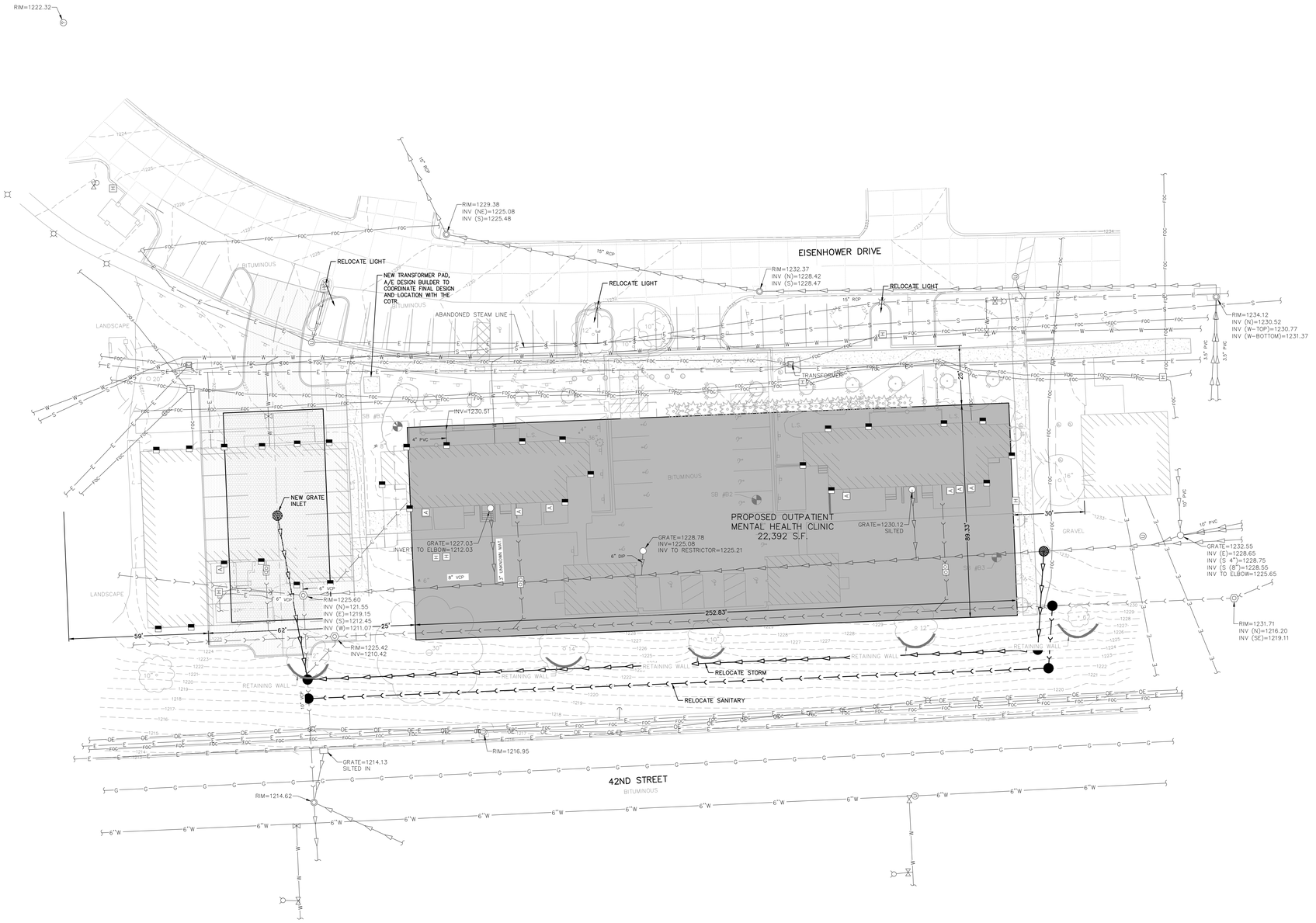
Project Number 636-507
Building Number 100
Drawing Number 100-C101

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
7/31/2020 3:26:19 PM

VA FORM 08 - 6231

811 Know what's below. Call before you dig.

SCALE: 1" = 20 '



Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # 17002665.02

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP

NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title UTILITY PLAN	**Phase** BRIDGING DOCUMENTS
Approved:	**Sprinklered** Sprinklerd

Project Title OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS
Location VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM
Issue Date NOVEMBER 4, 2020 | **Checked** CEM | **Drawn** ABL

Project Number 636-507
Building Number 100
Drawing Number 100-C102

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
7/31/2020 3:28:19 PM

VA FORM 08 - 6231

D. Architectural Requirements:

"Provide a facility that improves the quality of life and productivity as well as protects the health, safety and welfare of the veterans, visitors and staff." -VA's Mission

The project will construct an approximately 22,393 sf, 1-story state-of-the-art Outpatient Mental Health (OMH) building on the VA Omaha campus. Nebraska Western Iowa VA Health Care System has been approved under the "Minor Project" authority for funding to design and construct an Outpatient Mental Health Building. The design will allow future expansion of a second story with similar function to the first floor.

This building will include group rooms; administrative offices; clinical offices which double as counseling rooms, exam rooms; public restrooms, a central check-in/waiting room, staff work areas, staff work rooms and staff break rooms. The Outpatient Mental Health (OMH) Building will provide general and specialty mental health services for Veterans being evaluated, diagnosed, and treated on an outpatient basis.
The design will address the need for good patient and staff flow and need for an overall improved patient experience. As part of an improved patient experience checkout counters and patient discharge flow will allow for VA staff to engage every patient and schedule follow up care on the spot. This will aid in overall operations and reduce the strain on each patient in trying to call and schedule follow up care.

Services include:

- Diagnostic and treatment planning evaluations for the full range of mental health problems
- Treatment services, including individual, group, and family psychotherapy and pharmacotherapy
- Cognitive and psychological assessment services
- Patient education and group therapy rooms
- Consultation services

1. Project Objectives:

a. Create an attractive, non-institutional environment through careful attention to architectural features and interior design elements.
b. Patient spaces should have an attractive, therapeutic environment. Incorporate wall color, trim, accent colors, and securely anchored artwork in common areas and patient therapy rooms to enhance the environment.
c. The clinic planning and design should maintain patient privacy and dignity for a diverse Veteran population with different treatment protocols.
d. The circulation (corridors) in this clinic will be open, easily observed from reception desk.
e. There should be ample signage that is clear and has large letters that can be read from a distance by patients, some of whom have imperfect vision.
f. Therapy room areas should have appropriate acoustic control.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

g. Include an easily identifiable reception area, for greeting patients, family members, and other visitors that is adjacent to a comfortable waiting area. The waiting area should provide some privacy.
h. Separate sub-waiting areas should be provided for women patients and their families.
i. The overall reception/waiting area should be subdivided into smaller waiting areas easily observed from a central reception point.
j. All areas must be wheelchair accessible. Corridors should be a minimum of 6 feet clear to allow passage of two wheelchairs.
k. Ample light provided in common hallways.
l. Exposed devices should be fastened with tamper resistant fasteners. Laminated glass should be used in areas readily accessed by Veterans.
m. Group Therapy rooms, consult rooms, exam rooms and space for tele-mental health technology should have appropriate acoustic and light control.

2. References and Criteria:

a. VA Criteria
   i. Office of Construction and Facilities Management, Technical Information Library (TIL) - https://www.cfm.va.gov/til/
   ii. PG-18-01 VA Master Construction Specifications
   iii. PG-18-03 VA Design and Construction Procedures
   iv. PG-18-13 VA Barrier Free Design Standard, dated 1-1-17 rev 11-1-17
   v. PG-18-14, VA Room Finishes, Door and Hardware Schedule
   vi. PG-18-10, Architectural Design Manual, dated 8-1-14.
   vii. PG-18-10, Automatic Transport Design Manual
   viii. PG-18-10, CPM Design Manual
   ix. PG-18-10, Electrical Design Manual
   x. PG-18-10, Fire Protection Design Manual
   xi. PG-18-10, HVAC Design Manual
   xii. PG-18-10, Interior Design Manual
   xiii. PG-18-10, Plumbing Design Manual
   xiv. PG-18-10, Sanitary Design Manual
   xv. PG-18-10, Site Development Design Manual
   xvi. PG-18-10, Structural Design Manual.
   xvii. Department of Veterans Affairs Physical Security and Resiliency Design Manual, dated October 2020.
   xviii. Department of Veterans Affairs Mental Health Design Guide dated December 2010, revised December 1, 2017.
   xix. VA Mental Health Outpatient Services Design Guide, *July, 2018*
   xx. Design Alert DA-149, Design for Patient Privacy and Women Veterans' Health
   xxi. PG-18-10, Signage Design Manual
   xxii. Other required or updated VA reference documents noted in the Office of Construction and Facilities Management, Technical Information Library (TIL) - https://www.cfm.va.gov/til/

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

b. References:
   i. National CAD Standards and Details
   ii. VA Design Guides/Design Manuals
   iii. VA Master Specifications
   iv. VA Equipment Guide Lists
   v. VHA National CAD Standards and Details
   vi. VA BIM Guide
   vii. International Building Codes, State and Federal Regulations, ASHRAE Standards
   viii. VA Space Criteria
   ix. 2015 Bariatric Safe Patient Handling and Mobility Guidebook: A Resource Guide for Care of Persons of Size
c. NFPA 101 Life Safety Code (2018)
d. International Building Code (2018)
e. Architectural Barrier Act Accessibility Standards – ABAAS
f. The Design will comply with the most current version of the VA Sustainable Design Manual at time of award found on the VA technical Information Library https://www.cfm.va.gov/til/sustain.asp
g. GUIDING PRINCIPLES CHECKLIST: A/E shall complete and submit the appropriate Federal Energy Management Guiding Principles Checklist
h. https://energy.gov/eere/femp/downloads/guiding-principles-checklists-new-construction-and-modernization-and-existing

3. Exterior Work includes the following:

a. Exterior Façade to match materials used on the ACC building which are:
   i. Exposed monolithic and precast concrete. To be selected from MFG's standard color that matches the ACC building. (Precast color 1)
   ii. STONE CLADDING (Section 04 4200).
      a. Limestone
         1) STONE-1: US Stone, 2" veneer, See pattern on ACC elevations. Plaza Grey No joints line up, typical. (Stone color 1) – Not Used
         2) STONE-2: US Stone, 2" veneer, See pattern on ACC Elevations. 1/3 Running Bond installation.
            a) 2a – 48" wide x 6" tall, Flint Hills Grey, Pitch Face.
            b) 2b – 48" wide x 12" tall, Flint Hills Grey, Belt Sawn.
            c) 2c – 48" wide x 24" tall, Flint Hills Grey, Honed.
      b. Stone cladding will not have no more than 5 defects larger than a quarter in length in one square foot, with each defect having no dimension larger than 1 inch in any direction.
      c. The contractor may layout delivered stone for VA to perform courtesy pre-inspection to review stone for major defects in stone prior to installation. This pre-inspection does not replace the final review of the installed product.
      d. Stone mockup with window system and flashing to be provided. Mockups should be constructed in a location that they can remain in place for the

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

duration of construction or no longer needed by VA whichever is a greater period of time. The mockups could be constructed on a movable platform that prevents the mockups from damage when the mockup is moved.

iii. Exposed cast-in-place concrete: Natural.
iv. Metal Panels: Smooth faced insulated metal panels with a secondary backup framing system. To match material on ACC building
v. Aluminum Doors and frames. To match material on ACC building

b. Glazing: The intent will be to use similar glazing to match the tone of the ACC building (blue tint). All glazing in lobby area, both exterior and interior shall be laminated.
c. Flat Roofs: EPDM.
d. The design of the physical security will meet Life Safety Requirements as outlined in the VA Physical Security and Resiliency Design Manual.
e. Exterior landscaped space for use by patients and staff.
f. The request to have the new clinic be two buildings that are approx. 150'x75', and 11,250 sq. ft.; the site is not conducive to accept two bldgs. There will not be enough bldg. separation between the new clinics, Fisher house or bldg. 24. In addition, the construction utility costs will be doubled.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

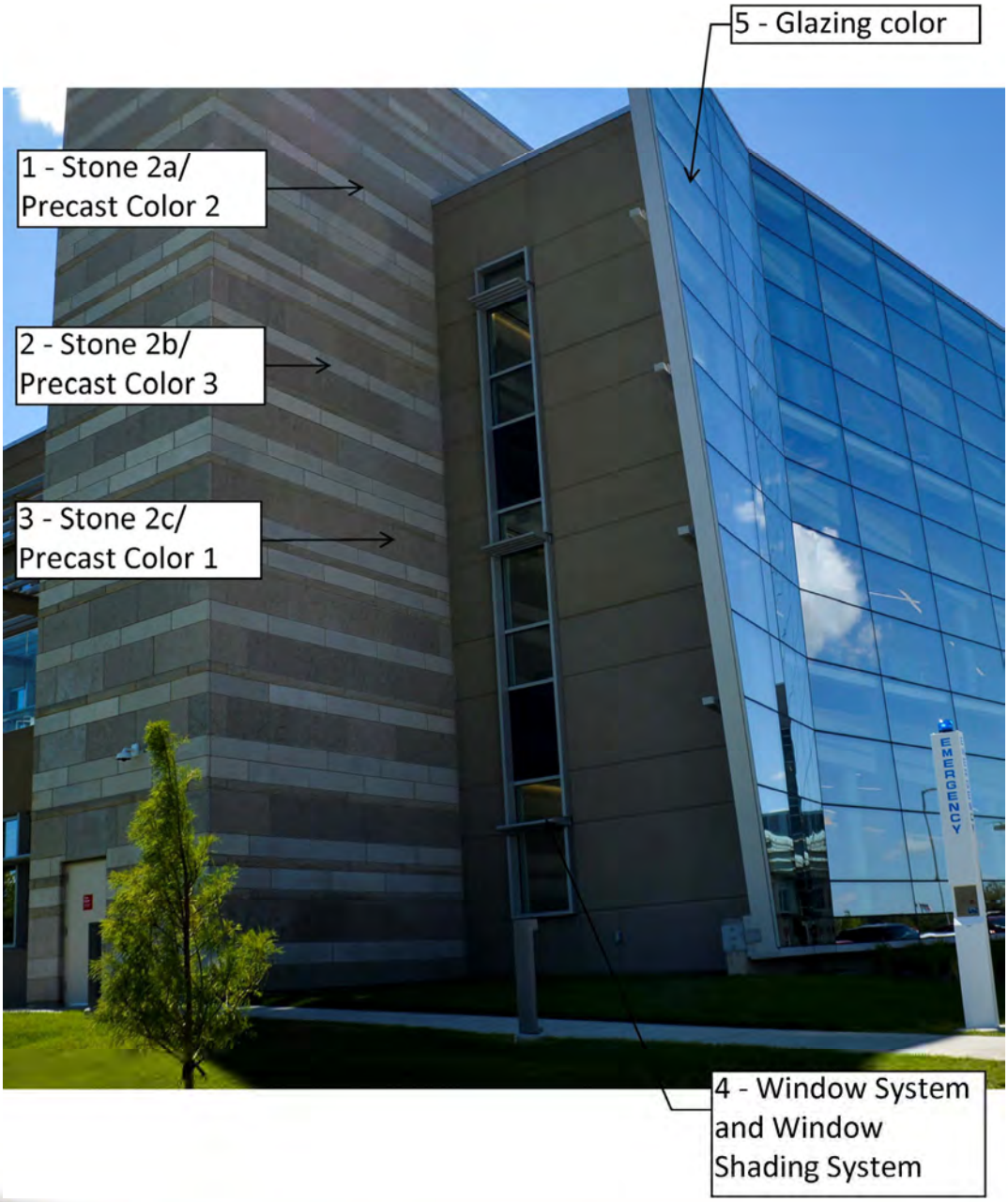
www.romanykconsulting.com

Products/ Materials shown:

1. Stone 2a/ Precast Color 2
2. Stone 2b/ Precast Color 3
3. Stone 2c/ Precast Color 1
4. Window and window screening system
5. Glazing
6. Entry Canopy

Existing Ambulatory Care Clinic - Image 1

Showing Stone/ Precast (1-3), Window System and Window Shading System (4) and Glazing (5)



3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

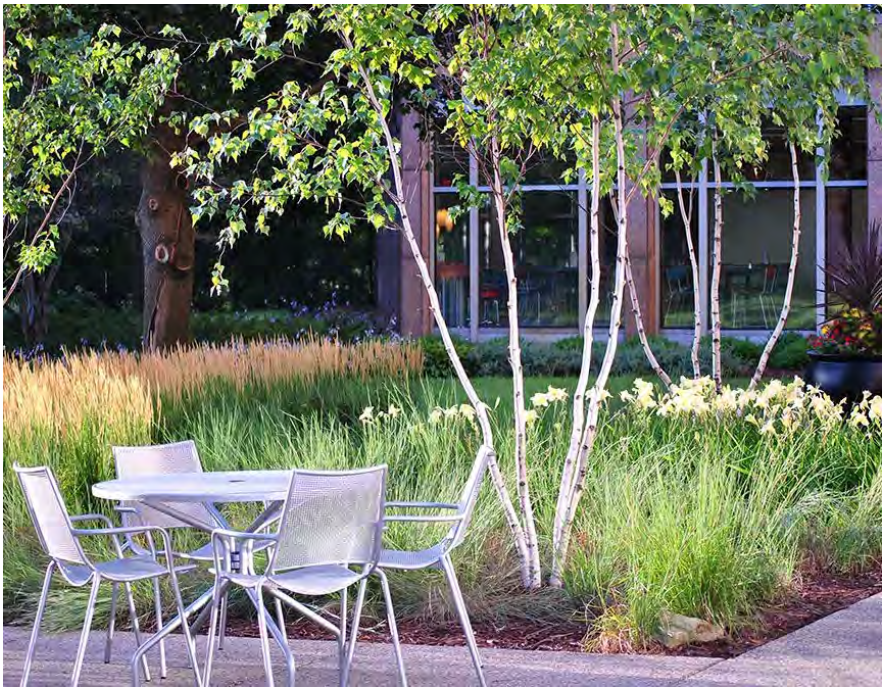
Existing Ambulatory Care Clinic - Image 2
Showing Glazing (5) and Entry Canopy (6)

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

Exterior Landscape Space Inspiration - Image 1

Exterior Landscape Space Inspiration - Image 2



3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

Exterior Landscape Space Inspiration - Image 3

4. Building Interior

a. Interior Design shall match the materials used in the ACC building.

b. All Interior partitions, unless noted otherwise, shall be metal studs and gypsum board with a STC rating equal to or greater than 40 STC. The interior partitions at Group rooms, Consultation rooms and exam rooms shall be metal studs and gypsum board with a STC rating equal to or greater than 50 STC. Perform STC testing to ensure field installed products and materials meet the required STC ratings. The testing should be performed on a minimum of six sample rooms. Rooms for testing to be selected by the VA.

c. Doors:
   i. Hollow Metal Doors and frames at Stairs, Mechanical and Electrical rooms.
   ii. Wood doors with hollow metal frames at all consult, office, group rooms and staff areas.
   iii. Sliding door at Exam Room.

d. Toilet Partitions: Provide floor mounted solid phenolic solid polyethylene: water resistant; graffiti resistant; non-absorbent; contain a minimum 30 percent post-consumer recycled
plastic; Class C flame spread rating.

e. All patient bathrooms to include retractable grab bars with the necessary wall support blocking.

f. New plumbing fixtures. Refer to “J. Mechanical. HVAC/ Fire Protection Requirements” for additional detail.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

5. Code Information:

a. The new building is type II-B construction
b. The building is fully sprinklered and the maximum travel distance to an exit in the building is 168'-0" feet.
c. Refer to Drawing Sheet 100-GI102 and 100-GI103 for additional code information.

Attachments:

Sheet 100-GI101	Cover Sheet
Sheet 100-GI102	Code Review & Life Safety Plan
Sheet 100-AS101	Architectural Site Plan
Sheet 100-AE101	First Floor Plan
Sheet 100-AE102	Roof Plan
Sheet 100-AE201	Exterior Elevations
Sheet 100-AE202	Building Sections
Sheet 100-AE203	Wall Sections
Sheet 100-AF101	First Floor Finish Plan
Exterior Rendering	

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

U.S. Department of Veterans Affairs

OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

PROJECT NUMBER - 636-507

BRIDGING DOCUMENTS 11/04/2020

GENERAL NOTES

1. THESE DRAWINGS SHALL BE USED ONLY FOR THIS SPECIFIC PROJECT/SITE LOCATION. THESE DRAWINGS ARE A COMPOSITE SET OF CONTRACT DOCUMENTS AND SHALL NOT BE SEPARATED FOR DISTRIBUTION. THE GC SHALL REVIEW ALL DRAWINGS AND PROVIDE/DISTRIBUTE THE ENTIRE SET TO EACH SUBCONTRACTOR.
2. THE GC SHALL VISIT THE SITE TO INSPECT EXISTING CONDITIONS AND VERIFY WORK BEING PERFORMED BEFORE SUBMITTING COST QUOTATIONS FOR WORK.
3. NOTIFY THE ARCHITECT PROMPTLY OF ANY ERRORS, OMISSIONS, INCONSISTENCIES, DISCREPANCIES AND CONFLICTS WITHIN THE CONTRACT DOCUMENTS AND ITS ASSOCIATED FIELD/PROJECT CONDITIONS SO THAT A RESOLUTION CAN BE PROVIDED PRIOR TO CONTINUING WITH WORK.
4. DO NOT SCALE THE DRAWINGS. REQUEST ANY MISSING DIMENSIONS FROM THE ARCHITECT
5. ALL WORK PERFORMED SHALL BE IN STRICT COMPLIANCE WITH GOVERNING FEDERAL, STATE AND LOCAL BUILDING CODE REQUIREMENTS, SHALL BE EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS, AND SHALL CONFORM TO SPECIFIC REGULATIONS AS MANDATED BY THE OWNER, THE ARCHITECT, AND THE AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH PROCURING SUCH PERMITS AND CERTIFICATES AND SHALL FURNISH COPIES OF PERMITS, INSPECTIONS, AND CERTIFICATES TO THE OWNER.
6. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK TO MINIMIZE DISRUPTION OF ANY EXISTING TENANTS OR BUILDING OPERATIONS. THE GENERAL CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, AND EXISTING CONSTRUCTION THROUGHOUT ALL PHASES OF CONSTRUCTION. DAMAGE TO EXISTING-TO-REMAIN CONSTRUCTION OR EQUIPMENT SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
7. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE JOB SITE AS NECESSARY.
8. ANY REQUESTS FOR SUBSTITUTIONS OF ANY SPECIFIED ITEM ARE TO BE SUBMITTED TO THE ARCHITECT IN WRITING AND WILL BE CONSIDERED ONLY IF THE ALTERNATE PROPOSED IS PROVEN TO BE ADVANTAGEOUS TO THE OWNER WITH RESPECT TO DELIVERY DATE, QUALITY, OR COST.
9. THE MEANS AND METHODS OF CONSTRUCTION, AND TEMPORARY STRUCTURES AND FACILITIES, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE ARCHITECT DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S MEANS AND METHODS OR FOR TEMPORARY STRUCTURES.
10. ALL SUBMITTALS MUST BE REVIEWED BY THE VA AND ITS INTERIOR DESIGNERS FOR APPROVAL.
11. JOB SITE SAFETY AND SECURITY ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL CONSULT WITH LOCAL FIRE AUTHORITIES TO ASCERTAIN REQUIREMENTS FOR FIRE SUPPRESSION AND SAFETY DURING CONSTRUCTION. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MEETING OSHA REGULATIONS DURING CONSTRUCTION.
12. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR STORAGE AND PROTECTION OF BUILDING MATERIALS, AND INSTALLED CONSTRUCTION, FROM INCLEMENT WEATHER, THEFT, AND OTHER HAZARDS. THE GC SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR STORAGE OF MATERIALS. PARTIALLY COMPLETED WALLS SHALL BE COVERED TO PROTECT FROM WATER INTRUSION. DAMAGE, INCLUDING BUT NOT LIMITED TO MOLD, RESULTING FROM WATER INTRUSION DURING CONSTRUCTION SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.
13. LOCATION OF THE CONTRACTOR'S STAGING AREA TO BE COORDINATED WITH VA COTR.
14. EXISTING BUILDINGS 4, 5 AND C WILL BE DEMOLISHED PRIOR TO THE START OF THIS PROJECT. DEMOLITION OF THOSE BUILDINGS IS NOT IN THIS CONTRACT.
15. VA TO DESIGNATE THE CONTRACTOR'S STAGING AREA.

ANNOTATION DRAWING SYMBOLS

- EXTERIOR ELEVATION — 1 / A101 — SIM — PLATE NUMBER WHERE SECTION/DETAIL IS DRAWN — ELEVATION NUMBER
- A101 / 1 — INTERIOR ELEVATION — PLATE NUMBER WHERE SECTION/DETAIL IS DRAWN
- 1 / A101 — SECTION — PLATE NUMBER WHERE SECTION/DETAIL IS DRAWN
- 1 / A-101 — ENLARGEMENT, DETAIL — PLATE NUMBER WHERE SECTION/DETAIL IS DRAWN
- SPOT ELEVATION
- Name / Elevation — FLOOR LEVEL & NAME
- 1 — SHEET KEYNOTE
- ROOM NAME / 101 — ROOM NAME / NUMBER
- 01 — WINDOW TYPE
- Ga5xFB1 — WALL TYPE
- 0 — GRID / COLUMN LINE DESIGNATOR
- 1i — EQUIPMENT NUMBER
- 101 — DOOR NUMBER
- REVISION TAG
- NORTH — NORTH ARROW WITH TRUE NORTH INDICATION
- ROOM / ROOM OCCUPANCY / 101 / 150 SF — ROOM OCCUPANCY & AREA
- EGRESS : EGRESS ID / Egress Length — EGRESS ROUTE ID AND SECTION LENGTH

KEYNOTE DESIGNATIONS

KEYNOTE SYMBOL ON SHEET

KEYNOTES #

3 THIS IS AN EXAMPLE OF WHAT KEYNOTE 3 COULD BE. IT MIGHT BE THE FIRST KEYNOTE ON A SHEET. IT MIGHT ALSO SHOW ON MULTIPLE SHEETS.

7 THIS IS AN EXAMPLE OF WHAT KEYNOTE 7 COULD BE. IT MIGHT ALSO SHOW ON MULTIPLE SHEETS.

22 THIS IS AN EXAMPLE OF WHAT KEYNOTE 22 COULD BE. IT MIGHT ALSO SHOW ON MULTIPLE SHEETS.

KEYNOTE DESCRIPTION

KEYNOTE NUMBER (ON SHEET)

NOTE:

KEYNOTES RESIDE ON A 'MASTER' SCHEDULE FOR DEMOLITION AND NEW WORK. THIS IS FURTHER BROKEN DOWN BY SHEET. ALL KEYNOTES MAY NOT PERTAIN TO EACH SHEET, THEREFORE:

- ONLY KEYNOTES ON THE SHEET WILL BE LISTED IN THE KEYNOTE LEGEND.
- KEYNOTE MAY NOT BEGIN AT "1" FOR A SHEET.
- KEYNOTES MAY SKIP NUMBERS, BUT WILL LIST IN NUMERICAL ORDER FOR THAT SHEET.

PROJECT TEAM

OWNER:

Network 23 Contracting Office (NCO 23)
111 South 18th Plaza, Suite C38
Omaha, NE 68102-2077

Shane B. Hilts
Contracting Specialist
Shane.Hilts@va.gov
402-996-3527

Brian Hovey, COR
e-mail: Brian.Hovey@va.gov
Office: 402-995-4517

ARCHITECT:

Romanyk Consulting Corp.
3308 Preston Road, Suite 350-164
Plano, Texas 75093

Michele M. Kiehl, AIA, LEED AP BD+C
michele.kiehl@romanykconsulting.com
855.424.3838 x313
913.908.3280 cell

CIVIL ENGINEER:

IMEG CORP.
15 Sunnen Drive Suite 104
St. Louis, MO 63143

Charley Mobley, PE
charles.e.mobley@imegcorp.com
314-645-1132
636-383-5292 cell

GEOTECHNICAL ENGINEER:

Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144

Michael D. Ringler, PE
Senior Engineer
terracon.com
(402) 330-2202

NEPA CONSULTANT:

Terracon Consultants Inc.
15080 A Circle
Omaha, Nebraska 68144

Kim Copenhaver
kim.copenhaver@terracon.com
402-384-7009

STRUCTURAL ENGINEER:

IMEG CORP.
15 Sunnen Drive Suite 104
St. Louis, MO 63143

Katie M. Goldberg
katie.m.goldberg@imegcorp.com
314-951-2538
319-573-1239 cell

MECHANICAL/PLUMBING ENGINEER:

Romanyk Consulting Corp.
3308 Preston Road, Suite 350-164
Plano, Texas 75093

Scott Thraen, PE
Scott.Thraen@RomanykConsulting.com
855.424.3838 x312
402.981.8882 cell

ELECTRICAL ENGINEER:

Romanyk Consulting Corp.
3308 Preston Road, Suite 350-164
Plano, Texas 75093

Jonathan Foster, PE
jonathan.foster@romanykconsulting.com
855.424.3838 x307
501.428.4167 cell

DRAWING LIST

GENERAL	
GI101	COVER SHEET
GI102	CODE REVIEW & LIFE SAFETY PLAN
CIVIL & LANDSCAPE	
C-100	EXISTING TOPO PLAN
C-101	SITE LAYOUT AND PAVING PLAN
C-102	UTILITY PLAN
STRUCTURAL	
S-100	TYPICAL BAY FOUNDATION AND FRAMING PLANS
ARCHITECTURAL	
AS101	ARCHITECTURAL SITE PLAN
AE101	FIRST FLOOR PLAN
AE102	ROOF PLAN
AE201	ELEVATIONS
AE202	BUILDING SECTIONS
AE203	WALL SECTIONS
AF101	FIRST FLOOR FINISH PLAN
PLUMBING	
PP100	PIPING PLAN
PP101	PLUMBING RISER DIAGRAM
PP300	PLUMBING ABBREVIATIONS, SCHEDULES, AND DETAILS
ELECTRICAL	
ES101	ELECTRICAL SITE PLAN

BUILDING SUMMARY

PROJECT INFORMATION

PROJECT NAME:	OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS
PROJECT NUMBER:	636-507
PROJECT LOCATION:	VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM
PROJECT PURPOSE/USE:	BRIDGING DOCUMENTS

BUILDING AREA:

FIRST FLOOR (APPROXIMATE)	22,393 GSF

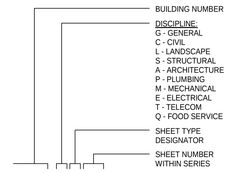
PROJECT SUMMARY: THE PROJECT WILL CONSTRUCT AN APPROXIMATELY 22,393 SF , 1-STORY OUTPATIENT MENTAL HEALTH (OMH) BUILDING ON THE VA OMAHA CAMPUS. THIS BUILDING WILL INCLUDE GROUP ROOMS; ADMINISTRATIVE OFFICES; CLINICAL OFFICES WHICH DOUBLE AS COUNSELING ROOMS, EXAM ROOMS; PUBLIC RESTROOMS, A CENTRAL CHECK-IN/WAITING ROOM, STAFF WORK AREAS, STAFF WORK ROOMS AND STAFF BREAK ROOMS. THE OUTPATIENT MENTAL HEALTH (OMH) BUILDING WILL PROVIDE GENERAL AND SPECIALTY MENTAL HEALTH SERVICES FOR VETERANS BEING EVALUATED, DIAGNOSED, AND TREATED ON AN OUTPATIENT BASIS.

DISCIPLINES USED: ARCHITECTURAL, MEP, FIRE PROTECTION, STRUCTURAL, GEOTECH

VICINITY MAP

PROPOSED OUTPATIENT MENTAL HEALTH BUILDING 100

INDEX OF DRAWINGS



100-A101

Revisions:	Date:

CONSULTANT

Consultant: IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # **17002665.02**

Consultant: Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E: Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP

NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title COVER SHEET	**Phase** BRIDGING DOCUMENTS	**Project Title** OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS	**Project Number** 636-507
Approved:	**Sprinklered** SPRINKLERED	**Location** VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM	**Building Number** 100
		Issue Date 11/04/2020 / **Checked** MK / **Drawn** DW	**Drawing Number** 100- GI101

VA FORM 08 - 6231

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
11/6/2020 2:45:36 PM

Graphic Scale: 1/16" = 1'-0" (0' 8' 16' 32')
Graphic Scale: 1/8" = 1'-0" (0' 4' 8' 16')
Graphic Scale: 1/32" = 1'-0" (0' 4" 8" 1' 2')
Graphic Scale: 1/4" = 1'-0" (0' 1' 2' 4')
Graphic Scale: 3/8" = 1'-0" (0' 1' 2' 4')
Graphic Scale: 1/2" = 1'-0" (0' 1' 2' 4')
Graphic Scale: 3/4" = 1'-0" (0' 6" 1' 2')
Graphic Scale: 1" = 1'-0" (0' 6" 1' 2')
Graphic Scale: 1 1/2" = 1'-0" (0' 3" 6" 1' 1' 6")

LIFE SAFETY NOTES

1. THIS PLAN IS FOR LIFE SAFETY INFORMATION ONLY.
2. BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13 AND IS PROTECTED WITH A SUPERVISED AUTOMATIC SMOKE DETECTION SYSTEM.
3. REFER TO THIS DRAWING FOR MEANS OF EGRESS
4. REFER TO THIS DRAWING FOR DOOR CAPACITIES.
5. FINAL LOCATION OF FAAP PANEL TO BE COORDINATED WITH FIRE MARSHAL.

FIRST FLOOR: 22,393 GROSS SF

Building Classification

OCCUPANCY:	B-BUSINESS (NFPA CHAPTER 38) OCCUPANCY WITH 1-HR FIRE RATED OCCUPANCY REQUIRED.
SPRINKLERS:	FULLY-SPRINKLERED FIRE SPRINKLERS NOT PROVIDED AT EXTERIOR CANOPIES SINCE THEY ARE NONCOMBUSTIBLE.
CONSTRUCTION TYPE:	TYPE II-B, NON-COMBUSTIBLE, NON-PROTECTED (TYPE II-000 PER NFPA 101, TABLE 20.1.6.1, NFPA 220, SECTION 4.3)
NO. OF STORIES:	1-STORY; 2-STORIES MAXIMUM
BUILDING GROSS AREA:	22,393 GSF
BUILDING HEIGHT:	23'-10" (TOP OF PARAPET HEIGHT) 15'-0" (TOP OF ROOF SLAB)
TOTAL OCCUPANTS:	OCCUPANT LOAD = FLOOR AREA/OCCUPANT LOAD FACTOR 22,393 SF/150 (OCCUPANT LOAD FACTOR) = **150 OCCUPANTS**
REQUIRED PLUMBING FIXTURES:	150 OCCUPANTS PER TABLE 2902.1 IBC, UNDER B OCCUPANCY WATER CLOSETS: 12 LAVATORIES: 12 DRINKING FOUNTAINS: 1 TOTAL SERVICE SINKS: 1 TOTAL
CLEAR WIDTH FOR DOORS IN A MEANS OF EGRESS:	19.2.3.6 MIN. CLEAR WIDTH FOR DOORS IN THE MEANS OF EGRESS SHALL NOT BE LESS THAN 32". MINIMUM PROJECT DOORS SIZE IS 42".

REQUIRED FIRE RESISTANCE RATINGS (PER NFPA 220, TABLE 4.1.1)

COLUMNS:	0-HR REQUIRED PER TYPE II-000
BEAMS:	0-HR REQUIRED PER TYPE II-000
FLOOR-CEILING ASSEMBLIES:	0-HR REQUIRED PER TYPE II-000
ROOF-CEILING ASSEMBLIES:	0-HR
INTERIOR NON-BEARING WALLS:	0-HR
EXTERIOR NON-BEARING WALLS:	0-HR

ARRANGEMENT OF MEANS OF EGRESS:

38.2.5.2.1 MAXIMUM DEAD-END CORRIDOR = 50'-0" (WITH FIRE SPRINKLER SYSTEM)
ACTUAL: THERE ARE NO DEAD IN CORRIDORS IN THIS PROJECT

38.2.6.3 MAXIMUM TRAVEL DISTANCE TO EXIT = 300'-0" (BUSINESS OCCUPANCY)
LONGEST ACTUAL TRAVEL DISTANCE TO EXIT = 168'- 0"
(FROM OFFICE TO MAIN VESTIBULE EXIT)

TABLE 6.1.14.4.1 FIRE OCCUPANCY SEPARATIONS REQUIRED: 1-HR

38.3.6 CORRIDORS NOT FIRE RATED REQUIRED SINCE APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.

FIRE EXTINGUISHERS MAX TRAVEL DISTANCE IS 75'.

NO FIRE HOSE CABINETS/ NO STANDPIPES REQUIRED.

SUPERVISED AUTOMATIC SPRINKLER SYSTEM INSTALLED PER SECTION 9.7 (NFPA), THEREFORE NO SMOKE COMPARTMENTS ARE REQUIRED PER NFPA.

Code / Life Safety Plan Legend

- (20) OCCUPANT LOAD = AREA / OCCUPANT LOAD FACTOR
- (U) UNOCCUPIED ROOM
- 39" CLEAR DOORWAY — EGRESS WIDTH
- 41 — CALCULATED OCCUPANT LOAD AT EXIT
- 195 — ALLOWABLE OCCUPANT LOAD AT EXIT
- (FE) FIRE EXTINGUISHER
- EXIT — EXIT SIGN (SEE RCP & ELECTRICAL)
- F — FIRE ALARM MANUAL PULL STATION (SEE ELECTRICAL)
- DIRECTION OF EGRESS TRAVEL
- EXIT TRAVEL PATH
- NON FIRE-RATED PARTITION
- ONE-HOUR FIRE BARRIER
- SMOKE PARTITION (NON FIRE RATED)
- SMOKE BARRIER (1-HR FIRE RATED)

Code References

APPLICABLE BUILDING CODE/ STANDARD:

NFPA 101	LIFE SAFETY CODE	2018
NFPA 70	NATIONAL ELECTRICAL CODE (NEC)	2020
IPC	UNIFORM PLUMBING CODE	2021
ICC	INTERNATIONAL FIRE CODE	2018
IMC	INTERNATIONAL MECHANICAL CODE	2021
NFPA 99	HEALTH CARE FACILITIES CODE	2018
NFPA 13	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS	2019
ABAAS	ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARDS CURRENT ED PG-18-13	
	VA BARRIER FREE STANDARD - Supplement to the ABAAS	2018

1 LEVEL 01 - LIFE SAFETY PLAN
1/8" = 1'-0"

NORTH

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # **17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA | U.S. Department of Veterans Affairs

Drawing Title
CODE REVIEW & LIFE SAFETY PLAN

Approved:

Phase
BRIDGING DOCUMENTS

Spinklered
SPRINKLERED

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM

Issue Date 11/04/2020
Checked MK
Drawn EM

Project Number 636-507
Building Number 100
Drawing Number 100-GI102

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
11/6/2020 2:05:40 PM
VA FORM 08 - 6231

DEPARTMENT LEGEND

- CIRCULATION
- CLINICAL OFFICES/CONSULTATION
- GROUP CARE/TREATMENT
- STAFF WORK AREA
- SUPPORT
- WAITING/RECEPTION

FIRST FLOOR: 22,393 GROSS SF

1 LEVEL 01 - SCHEMATIC FLOOR PLAN
1/8" = 1'-0"

NORTH

Revisions:	Date:

CONSULTANT

Consultant: IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # 17002665.02

Consultant: Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

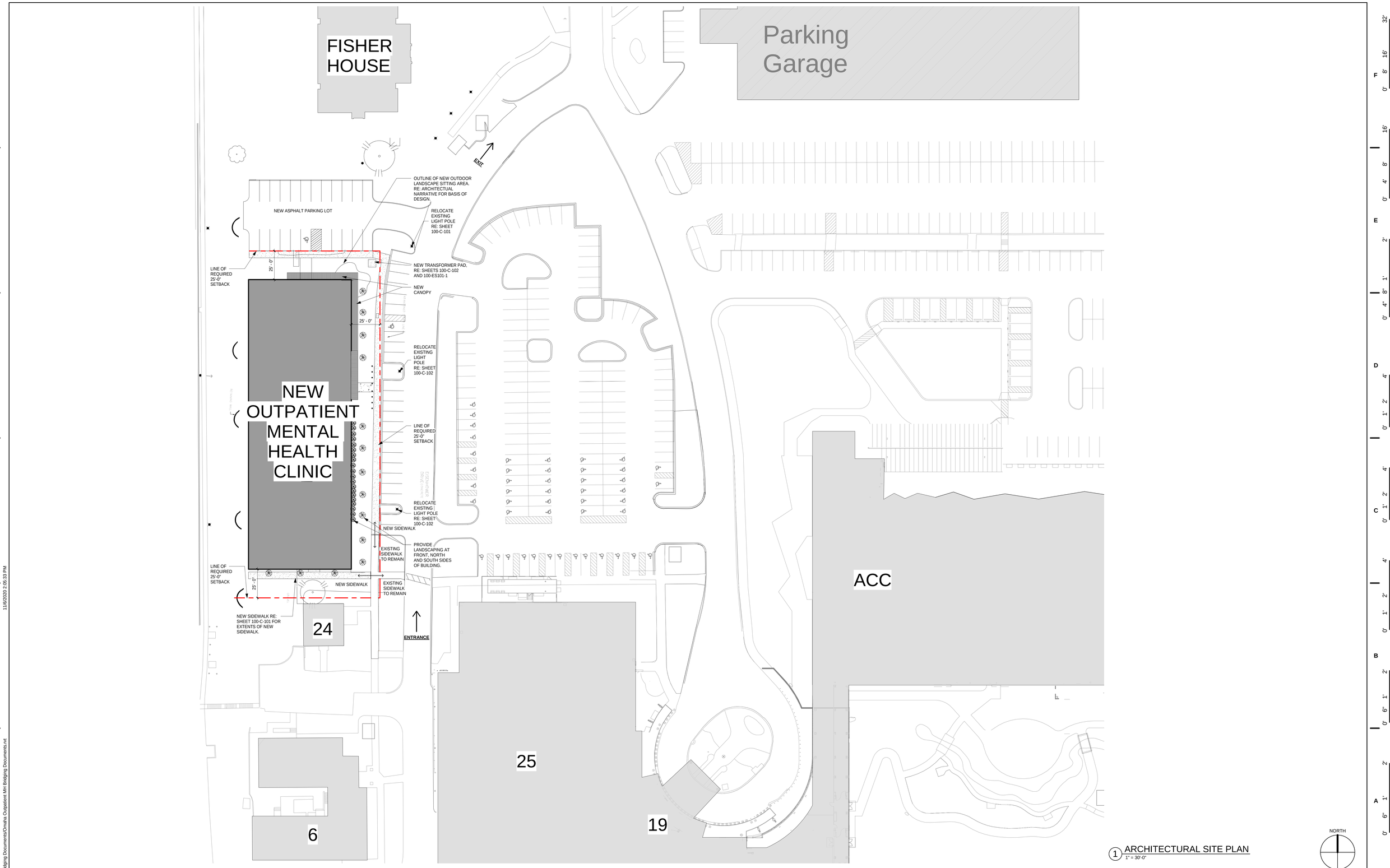
A/E: Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP: NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title	Phase	Project Title	Project Number
FIRST FLOOR PLAN	BRIDGING DOCUMENTS	OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS	636-507
Approved:	Spinklered: SPRINKLERED	Location: VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM	Building Number: 100
		Issue Date: 11/04/2020 · Checked: MK · Drawn: EM	Drawing Number: 100-AE101

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
11/6/2020 2:05:05 PM
VA FORM 08 - 6231



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

NORTH

Revision 1	Date 1
Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # **17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA | U.S. Department of Veterans Affairs

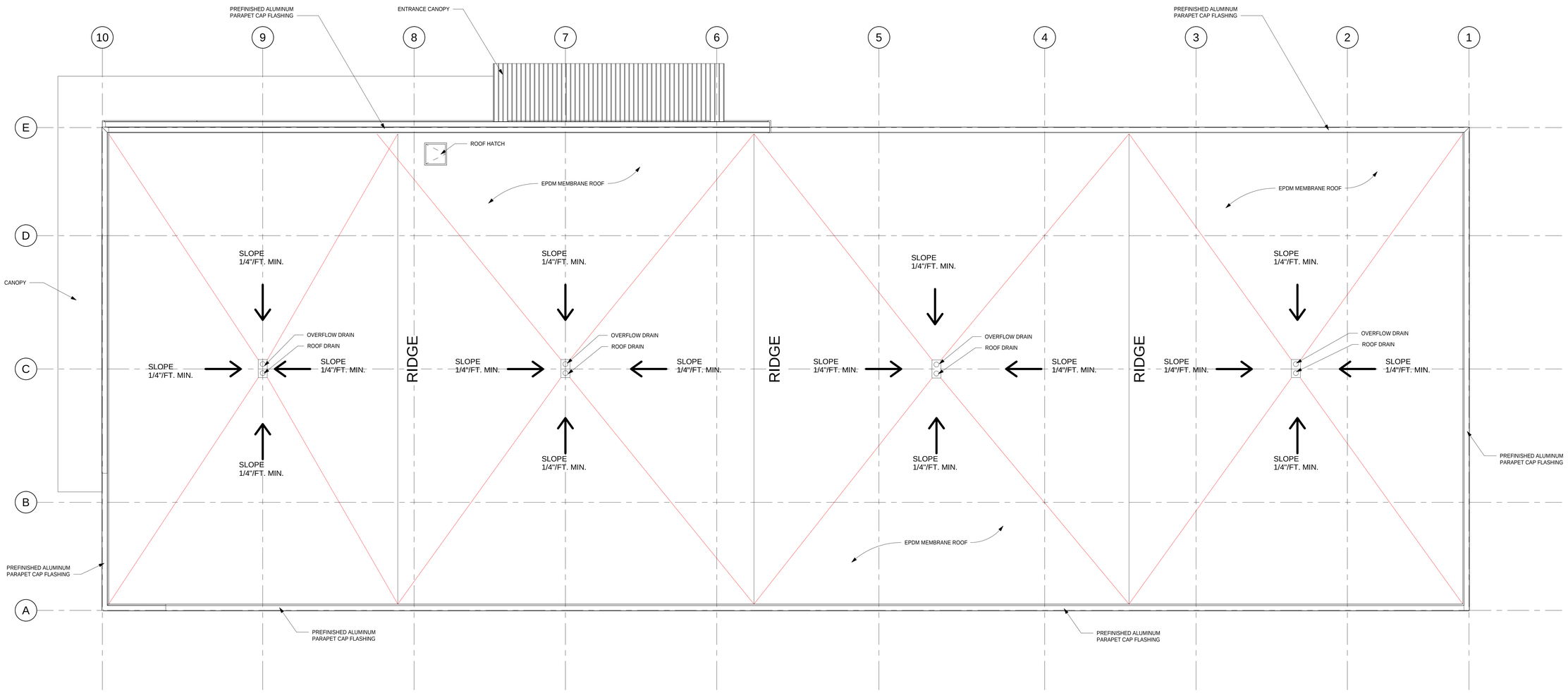
Drawing Title ARCHITECTURAL SITE PLAN
Approved:
Phase BRIDGING DOCUMENTS
Spinklered SPRINKLERED
Project Title OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS
Location VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM
Issue Date 11/04/2020
Checked MK
Drawn EM
Project Number 636-507
Building Number 100
Drawing Number 100-AS101

Graphic Scale: 1/16" = 1'-0" (0' 8' 16' 32')
Graphic Scale: 1/8" = 1'-0" (0' 4' 8' 16')
Graphic Scale: 3/32" = 1'-0" (0' 4" 8" 1' 2')
Graphic Scale: 1/4" = 1'-0" (0' 1' 2' 4')
Graphic Scale: 1/32" = 1'-0" (0' 2' 4')
Graphic Scale: 3/16" = 1'-0" (0' 6" 1' 2')
Graphic Scale: 1" = 1'-0" (0' 6" 1' 2')
Graphic Scale: 3/8" = 1'-0" (0' 3" 6" 1' 1'6")

BIM 360://VSN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
11/6/2020 2:05:33 PM
VA FORM 08 - 6231

GENERAL NOTES

1. THIS ROOF PLAN IS FOR REFERENCE ONLY
2. REFER TO ENLARGED FLOOR PLANS, ELEVATION, SECTIONS AND SCHEDULES ON OTHER DRAWINGS SHEETS FOR ADDITIONAL DETAILS
3. REFER TO OTHER CONSULTANT/DISCIPLINE DRAWINGS FOR ADDITIONAL DETAILS
4. PROTECT ROOF MEMBRANE DURING CONSTRUCTION. DO NOT PLACE METAL BUCKETS DIRECTLY ON NEW ROOFING. GENERAL CONTRACTOR RESPONSIBLE FOR ROOF IF DAMAGED OR STAINED.
5. PROTECT ROOF MEMBRANE FROM ANY METAL CUTTING OR WELDING.



1 ROOF PLAN
1/8" = 1'-0"

NORTH

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # **17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

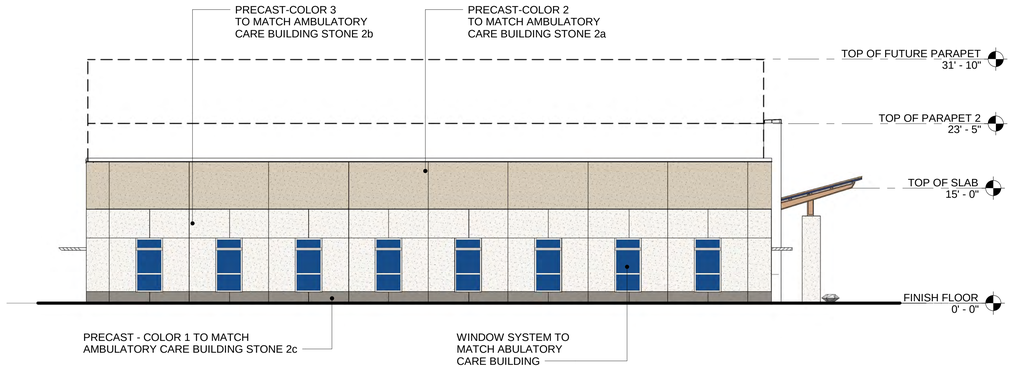
STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA | U.S. Department of Veterans Affairs

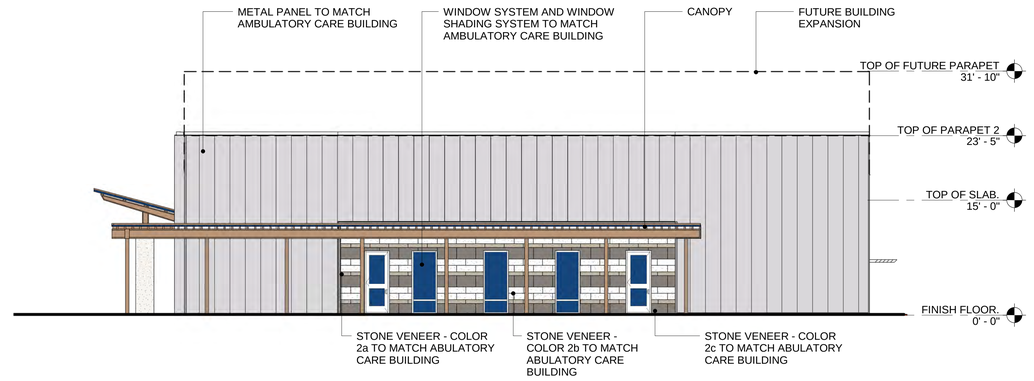
Drawing Title ROOF PLAN
Approved:
Phase BRIDGING DOCUMENTS
Spinklered SPRINKLERED
Project Title OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS
Location VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM
Issue Date 11/04/2020
Checked MK
Drawn EM
Project Number 636-507
Building Number 100
Drawing Number 100-AE102

Graphic Scale: 1/16" = 1'-0"
Graphic Scale: 1/8" = 1'-0"
Graphic Scale: 3/32" = 1'-0"
Graphic Scale: 1/4" = 1'-0"
Graphic Scale: 3/8" = 1'-0"
Graphic Scale: 1/2" = 1'-0"
Graphic Scale: 3/4" = 1'-0"
Graphic Scale: 1" = 1'-0"
Graphic Scale: 1 1/2" = 1'-0"

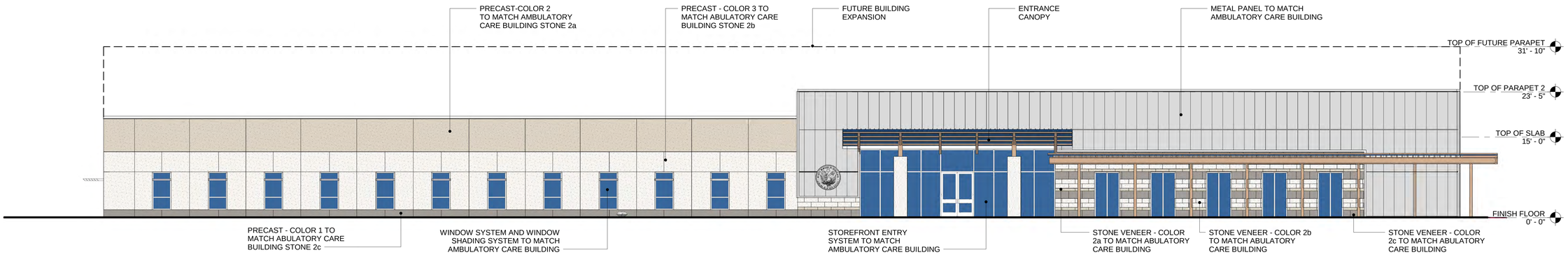
11/6/2020 2:05:07 PM
BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
VA FORM 08 - 6231



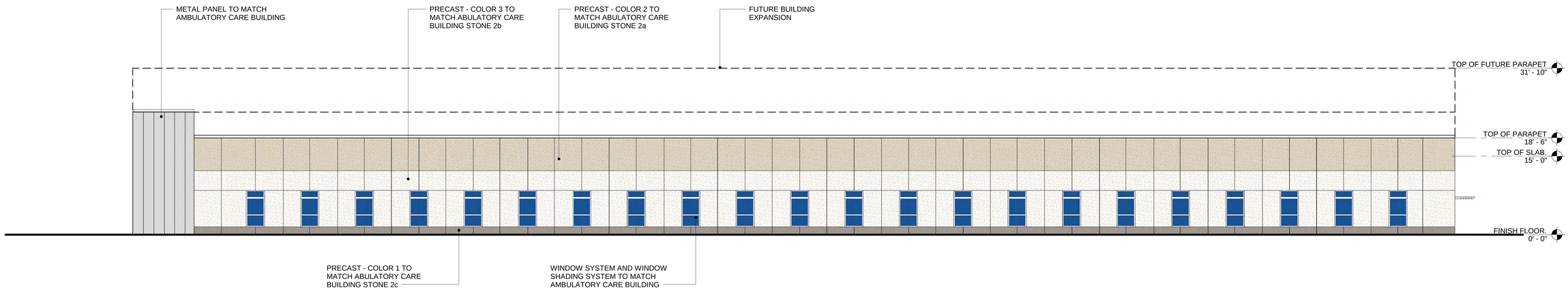
3 ELEVATION - SOUTH FACADE
1/8" = 1'-0"



4 ELEVATION - NORTH FACADE
1/8" = 1'-0"



2 ELEVATION - WEST FACADE
1/8" = 1'-0"



1 ELEVATION - EAST FACADE
1/8" = 1'-0"

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # **17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP

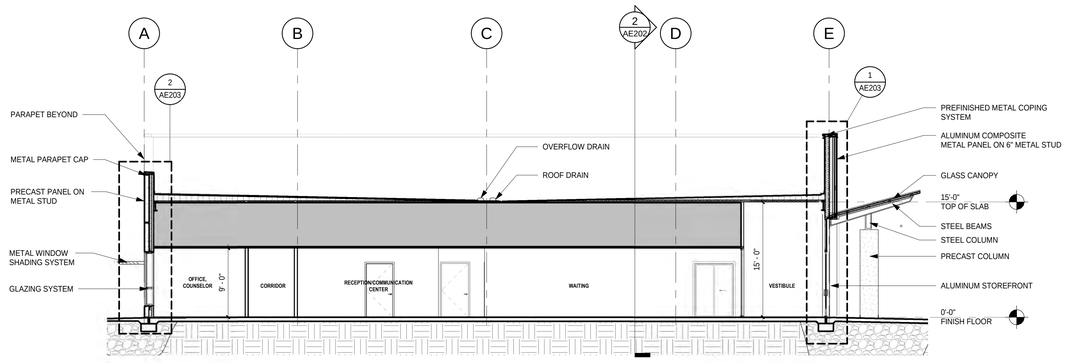
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

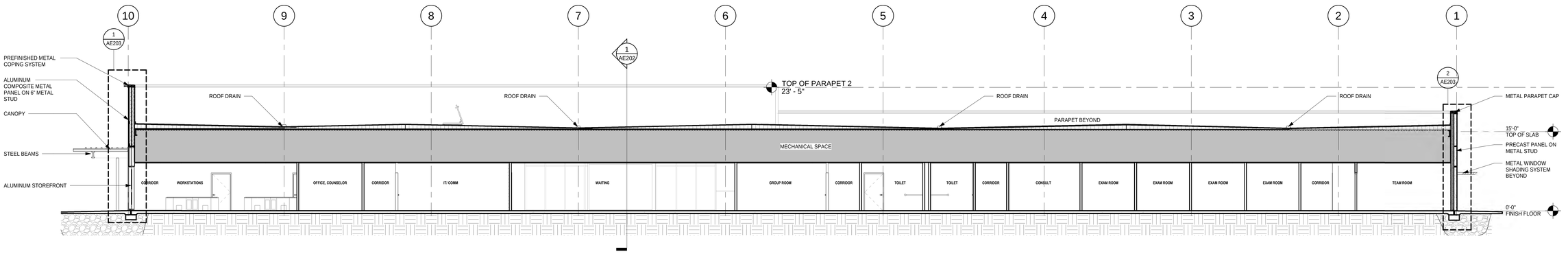
Drawing Title ELEVATIONS
Approved:
Phase BRIDGING DOCUMENTS
Spinklered SPRINKLERED
Project Title OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS
Location VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM
Issue Date 11/04/2020
Checked MK
Drawn EM
Project Number 636-507
Building Number 100
Drawing Number 100-AE201

Graphic Scale: 1/16" = 1'-0" (0' 8' 16' 32')
Graphic Scale: 1/8" = 1'-0" (0' 4' 8' 16')
Graphic Scale: 3/32" = 1'-0" (0' 4" 8" 1' 2')
Graphic Scale: 1/4" = 1'-0" (0' 1' 2' 4')
Graphic Scale: 3/8" = 1'-0" (0' 3" 6" 1' 1' 6")
Graphic Scale: 1/2" = 1'-0" (0' 1' 2' 4')
Graphic Scale: 3/4" = 1'-0" (0' 6" 1' 2')
Graphic Scale: 1" = 1'-0" (0' 6" 1' 2')
Graphic Scale: 1/2" = 1'-0" (0' 1' 2' 4')

BIM 360://VSN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
11/6/2020 2:05:22 PM



1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # **17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title
BUILDING SECTIONS

Approved:

Phase
BRIDGING DOCUMENTS

Spinklered
SPRINKLERED

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

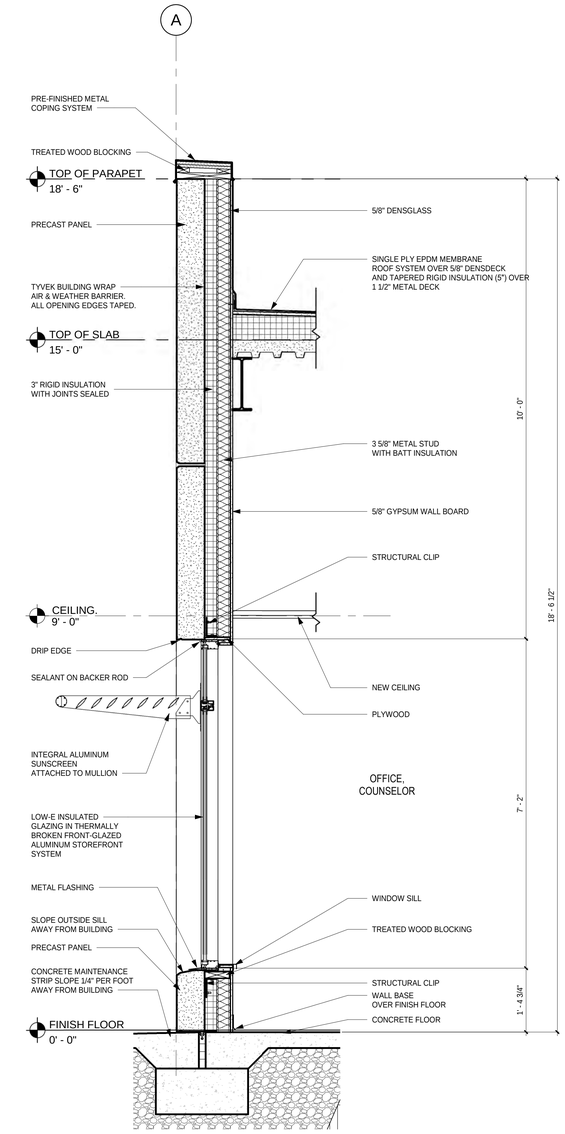
Location
VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM

Issue Date 11/04/2020
Checked MK
Drawn EM

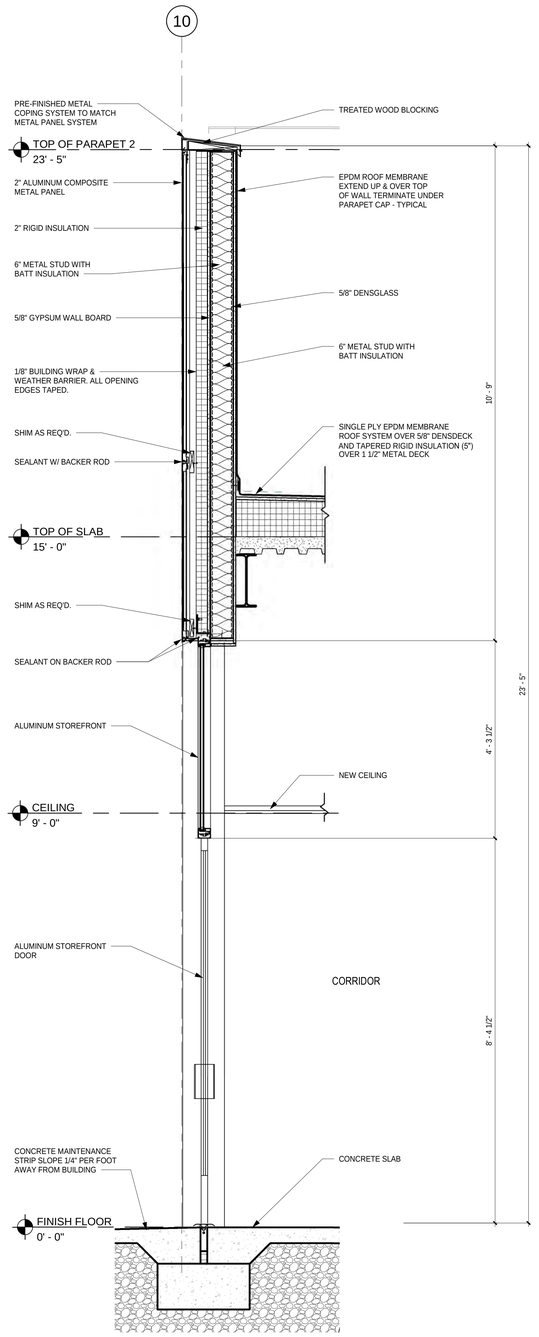
Project Number 636-507
Building Number 100
Drawing Number 100-AE202

Graphic Scale: 1/16" = 1'-0" (32' 16' 8' 0')
Graphic Scale: 1/8" = 1'-0" (16' 8' 4' 0')
Graphic Scale: 3/32" = 1'-0" (2' 1' 8" 4" 0')
Graphic Scale: 1/4" = 1'-0" (4' 2' 1' 0')
Graphic Scale: 3/8" = 1'-0" (4' 2' 1' 0')
Graphic Scale: 1/2" = 1'-0" (4' 2' 1' 0')
Graphic Scale: 3/4" = 1'-0" (2' 1' 6" 0')
Graphic Scale: 1" = 1'-0" (2' 1' 6" 0')
Graphic Scale: 1 1/2" = 1'-0" (1' 6" 3" 0')

11/6/2020 2:55:26 PM
BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
VA FORM 08 - 6231



2 WALL SECTION @ WINDOW
3/4" = 1'-0"



1 WALL SECTION @ STOREFRONT
3/4" = 1'-0"

Graphic Scale: 1/16" = 1'-0"
Graphic Scale: 1/8" = 1'-0"
Graphic Scale: 3/32" = 1'-0"
Graphic Scale: 1/4" = 1'-0"
Graphic Scale: 3/8" = 1'-0"
Graphic Scale: 1/2" = 1'-0"
Graphic Scale: 3/4" = 1'-0"
Graphic Scale: 1" = 1'-0"
Graphic Scale: 1/2" = 1'-0"

11/6/2020 2:05:30 P.M.
BIM 360://VSN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # 17002665.02

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA | U.S. Department of Veterans Affairs

Drawing Title
WALL SECTIONS

Approved:

Phase
BRIDGING DOCUMENTS

Spinklered
SPRINKLERED

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM

Issue Date 11/04/2020
Checked MK
Drawn EM

Project Number 636-507
Building Number 100
Drawing Number 100-AE203

VA FORM 08 - 6231

E. Interior Design Requirements:

The Omaha Mental Health building should have warm, welcoming interiors palette that is modern yet timeless and match the materials used in the ACC building. The new interior signage will match the facility standard.

Keeping with the calm and neutral palette, the appropriate designer of record will incorporate accent colors on one wall of the individual rooms.

1. New Finishes Palette

a. New finishes palette includes:

i. Luxury Vinyl Tile at corridors, check-in/waiting room and group rooms.
ii. Welded seam resilient flooring at exam rooms and treatment rooms.
iii. Porcelain tile for floor and up to 48" aff. with paint above on walls in the restrooms
iv. Paint colors inside new rooms with identified painted accent walls.
v. Paint in group rooms and check-in/waiting
vi. Carpet at open work areas and offices
vii. Window treatment on exterior windows.

b. Refer to attached Color Schedule: To Match NWI Branding to be consistent to ACC, dated August 14, 2020.

2. The finishes meet the following standards:

a. VA Mental Health Outpatient Services Design Guide, *July, 2018*
b. PG-18-14, VA Room Finishes, Door and Hardware Schedule

Attachments:

Sheet 100-AF101 First Floor Finish Plan
Color Schedule: To Match NWI Branding to be consistent to ACC, dated August 14, 2020.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

ROOM FINISH SCHEDULE FIRST FLOOR PLAN

NUMBER	NAME	FLOOR FINISH	WALL FINISH (BASE)	WALL FINISH (NORTH)	WALL FINISH (SOUTH)	WALL FINISH (WEST)	WALL FINISH (EAST)	CEILING FINISH	CEILING HEIGHT	FINISH NOTES
601	CORRIDOR	LVT	RMS	P	P	P	P	AT	9'-0"	6, 7, 9
602	GROUP THERAPY ROOM	LVT	RMS	P	P	P	P	GWB	9'-0"	7
603	CONFERENCE/CLASSROOM	LVT	RMS	P	P	P	P	AT	9'-0"	5, 7
604	TEAM ROOM	LVT	RMS	P	P	P	P	AT	9'-0"	5, 7
605	GROUP THERAPY ROOM	LVT	RMS	P	P	P	P	GWB	9'-0"	7
606	RECEPTION/COMMUNICATION CENTER	CPT	RMS	P	P	P	P	AT	VARIES	7
607	CONSULT	CPT	RMS	P	P	P	P	AT	9'-0"	7
608	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
609	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
610	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
611	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
612	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
613	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
614	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
615	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
616	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
617	VESTIBULE	LVT	RMS	P	P	P	P	AT/GWB	9'-0"	7, 8
618	STAIR	RF	RB	P	P	P	P	EXP		7, 10
619	LOUNGE, STAFF	LVT	RMS	P	P	P	P	AT	9'-0"	7
620	EXAM ROOM	WSF	WSF	P	P	P	P	GWB	9'-0"	7
621	EXAM ROOM	WSF	WSF	P	P	P	P	GWB	9'-0"	7
622	EXAM ROOM	WSF	WSF	P	P	P	P	GWB	9'-0"	7
623	CONSULT	CPT	RMS	P	P	P	P	AT	9'-0"	7
624	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
625	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
626	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
627	OFFICE, SUBSTANCE ABUSE SERVICE CHIEF	CPT	RMS	P	P	P	P	AT	9'-0"	7
628	LOUNGE, STAFF	LVT	RMS	P	P	P	P	AT	9'-0"	7
629	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
630	MED	LVT	RMS	P	P	P	P	GWB	9'-0"	7
631	EXAM ROOM	WSF	WSF	P	P	P	P	GWB	9'-0"	7
632	EXAM ROOM	WSF	WSF	P	P	P	P	GWB	9'-0"	7
633	MENS TOILET	PT	PT	P	P	P	P	AT	9'-0"	1, 7
634	TREATMENT ROOM	WSF	WSF	P	P	P	P	GWB	9'-0"	7
635	CONSULT	CPT	RMS	P	P	P	P	AT	9'-0"	7
636	TOILET	CT	CT	P	P	P	P	AT/GWB	9'-0"	1, 7
637	TEAM ROOM	LVT	RMS	P	P	P	P	AT	9'-0"	5,7
638	STORAGE	LVT	RB	P	P	P	P	AT	9'-0"	7
639	EXAM ROOM	WSF	WSF	P	P	P	P	GWB	9'-0"	7
640	EXAM ROOM	WSF	WSF	P	P	P	P	GWB	9'-0"	7
641	EXAM ROOM	WSF	WSF	P	P	P	P	GWB	9'-0"	7
642	TOILET	PT	PT	PT/P	PT/P	PT/P	PT/P	AT	9'-0"	1, 7
643	CONSULT	CPT	RMS	P	P	P	P	AT	9'-0"	7

ROOM FINISH SCHEDULE FIRST FLOOR PLAN

NUMBER	NAME	FLOOR FINISH	WALL FINISH (BASE)	WALL FINISH (NORTH)	WALL FINISH (SOUTH)	WALL FINISH (WEST)	WALL FINISH (EAST)	CEILING FINISH	CEILING HEIGHT	FINISH NOTES
644	TREATMENT ROOM	WSF	WSF	P	P	P	P	GWB	9'-0"	7
645	GROUP THERAPY ROOM	LVT	RMS	P	P	P	P	GWB	9'-0"	7
646	TOILET	PT	PT	PT/P	PT/P	PT/P	PT/P	AT	9'-0"	1, 7
647	TOILET,STAFF	PT	PT	PT/P	PT/P	PT/P	PT/P	AT	9'-0"	1, 7
648	WORKSTATIONS	CPT	RMS	P	P	P	P	AT/GWB	VARIES	7
649	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
650	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
651	WOMENS TOILET	PT	PT	PT/P	PT/P	PT/P	PT/P	AT/GWB	9'-0"	1, 7
652	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
653	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
654	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
655	HAC	QT	QT	P	P	P	P	AT(SP)	9'-0"	7, 12
656	STORAGE	LVT	RB	P	P	P	P	AT	9'-0"	7
657	WORKSTATIONS	CPT	RMS	P	P	P	P	AT/GWB	VARIES	7
658	CONFERENCE ROOM	CPT	RMS	P	P	P	P	AT	9'-0"	5,7
659	ELECTRICAL	EPY	RB	P	P	P	P	EXP	9'-0"	4,7
660	MECH	EPY	RB	P	P	P	P	EXP		7
661	TOILET	PT	PT	PT/P	PT/P	PT/P	PT/P	AT	9'-0"	1, 7
662	TOILET	PT	PT	PT/P	PT/P	PT/P	PT/P	AT	9'-0"	1, 7
663	STORAGE	LVT	RB	P	P	P	P	AT	9'-0"	7
664	WOMENS TOILET	PT	PT	PT/P	PT/P	PT/P	PT/P	AT	9'-0"	1, 7
665	GROUP THERAPY ROOM	LVT	RMS	P	P	P	P	GWB	9'-0"	7
666	STORAGE	LVT		P	P	P	P	AT	9'-0"	7
667	WAITING	LVT	RMS	P	P	P	P	AT/GWB	VARIES	7
668	TOILET	PT	PT	PT/P	PT/P	PT/P	PT/P	AT	9'-0"	1, 7
669	STORAGE	LVT	RB	P	P	P	P	AT	9'-0"	7
670	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
671	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
672	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
673	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
674	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
675	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
676	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
677	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
678	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
679	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
680	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
681	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
682	OFFICE, COUNSELOR	CPT	RMS	P	P	P	P	AT	9'-0"	7
683	HAC	QT	QT	P	P	P	P	AT(SP)	9'-0"	7, 12
684	STAIR	RF	RB	P	P	P	P	EXP		7, 12
685	ELEV EQUIP.	EPY	RB	P	P	P	P	EXP		7
686	ELEV.	EPY	RB	P	P	P	P	EXP		7, 9
687	IT/ COMM	EPY	RB	P	P	P	P	GWB		7

GENERAL NOTES

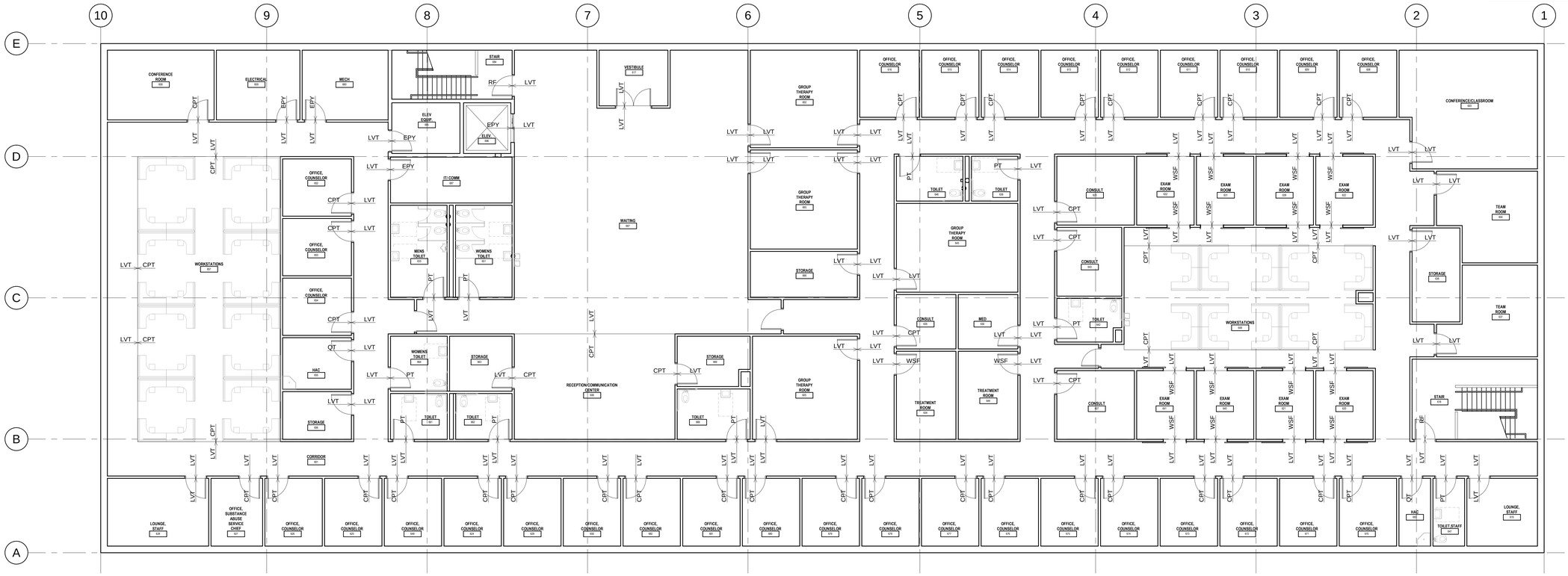
1. REFER TO ENLARGED FLOOR PLANS, ELEVATIONS AND SCHEDULES ON OTHER DRAWING SHEETS FOR ADDITIONAL DETAILS
2. REFER TO OTHER CONSULTANT/DISCIPLINE DRAWINGS FOR ADDITIONAL DETAILS
3. PROVIDE JOINT SEALANT FOR THE FOLLOWING (COLOR OF SEALANT SHALL MATCH ADJACENT WALL SURFACE COLOR):
   - PLUMBING FIXTURES
   - DOOR FRAMES
   - CASEWORK
   - FINISH TRIM
   - WINDOW STOOLS
4. 10% ATTIC STOCK QUANTITIES SHALL BE PROVIDED FOR ALL FINISHES. QUANTITIES SHALL NOT BE LESS THAN ONE BOX AT THE END OF THE PROJECT.
5. ALL FLOOR MATERIAL TRANSITIONS/THRESHOLDS SHALL OCCUR AT THE CENTERLINE OF EACH DOOR ASSEMBLY. TRANSITION STRIPS SHALL BE PROVIDED FOR EACH CONDITION UNLESS NOTED OTHERWISE PRIOR TO PROVIDING THE APPLICATION OF FLOOR, WALL OR CEILING FINISHES, ALL SURFACES SHALL BE CLEANED, REPAIRED AND SANDED SO THE PREPARED SURFACE IS ACCEPTABLE FOR EACH FINISH TO BE APPLIED
6. REFER TO THE VA TIL (https://www.cfm.va.gov/til/index.asp) FOR BUILDING STANDARDS FOR FINISHES, DOORS AND HARDWARE.

FINISH ABBREVIATIONS

AT	ACOUSTICAL CEILING (TILE)
AT (SP)	ACOUSTICAL CEILING (WITH SPRAYED PLASTIC FINISH)
CPT	CARPET TILE
CT	CERAMIC TILE (FLOOR AND BASE)
EPY	EPOXY FLOORING
EX	EXISTING
EXP	EXPOSED
GWB	GYPSUM WALLBOARD SYSTEMS
LVT	LUXURY VINYL TILE
MAT	CARPET MAT / WALKOFF MAT
P	PAINT (EXTERIOR AND INTERIOR: TRANSPARENT, SEMI-TRANSPARENT, AND OPAQUE FINISHES)
PT	PORCELAIN TILE (FLOOR AND BASE)
QT	QUARRY TILE FLOORING AND 4: QUARRY TILE COVER BASE
RB	RESILIENT BASE (RUBBER OR VINYL WITH FACTORY FORMED INSIDE AND OUTSIDE CORNERS)
RF	RUBBER FLOOR
RMS	RESILIANT BASE - MILLWORK STYLE
WSF	RESILIENT FLOORING (WELDED SEAM)

FINISH NOTES

1. CERAMIC TILE/ PORCELAIN TILE/ QUARRY TILE/ SOLID SURFACING/ RESINOUS FLOORING-WALL-BASE APPLICATION OVER CONCRETE BASKER BOARD. (7)
2. CLIPPED DOWN AT W/SMOOTH WASHABLE SURFACE. SEE NOTE 3. (9)
3. EXTEND ENCLOSED WALLS TO UNDERSIDE OF FLOOR SLAB ABOVE AND FULLY SEAL THEM TO MAINTAIN PROPER PRESSURE RELATIONSHIP AND DIRECTION OF AIR FLOW. (18)
4. PROVIDE PAINTED 3/4" FIRE RETARDANT PLYWOOD OVER GWB WHERE INDICATED. (34)
5. PROVIDE ACOUSTICAL/TACKABLE WALL COVERING ON ONE WALL. (42)
6. PROVIDE CORNER GUARDS IN CORRIDORS. (52)
7. SEE DESIGN AND CONSTRUCTION PROCEDURES PG-18-3, "NOISE TRANSMISSION CONTROL". (64)
8. INSET ALUMINUM WALK OFF MAT.
9. EXIT ACCESS DOORS SHALL BE EQUIPED WITH PANIC HARDWARE AND SHALL SWING IN THE DIRECTION OF EGRESS.(17)
10. INTERMEDIATE LANDING TO BE RUBBER FLOORING, STAIR TREADS/ RISERS TO BE MOLDED RUBBER. (25)
11. PROVIDE ALUMINUM DOOR TYPE IN SECTION 08 41 13. (30)
12. GYPSUM WALL BOARD SYSTEM WALLS WITH SPECIAL FACED



1 FIRST FLOOR FINISH PLAN
1/8" = 1'-0"

NORTH

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # **17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title FIRST FLOOR FINISH PLAN
Approved:
Phase BRIDGING DOCUMENTS
Spinklered SPRINKLERED
Project Title OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS
Location VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM
Issue Date 11/04/2020
Checked MK
Drawn EM
Project Number 636-507
Building Number 100
Drawing Number 100-AF101

11/6/2020 7:05:31 PM
BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
VA FORM 08 - 6231
Graphic Scale: 1/16" = 1'-0" 0' 8' 16' 32'
Graphic Scale: 1/8" = 1'-0" 0' 4' 8' 16'
Graphic Scale: 3/32" = 1'-0" 0' 4" 8" 1' 2'
Graphic Scale: 1/4" = 1'-0" 0' 1' 2' 4'
Graphic Scale: 3/8" = 1'-0" 0' 6" 1' 2'
Graphic Scale: 1/2" = 1'-0" 0' 1' 2' 4'
Graphic Scale: 1" = 1'-0" 0' 6" 1' 2'
Graphic Scale: 1 1/2" = 1'-0" 0' 3" 6" 1' 1' 6'

August 14, 2020 Information provided by VA

Color Schedule: To Match NWI Branding to be consistent to ACC

Attached are the finishes for the ACC.

Porcelain Tile
PT-1: (floor) Crossville USA, Moonstruck, AV304 Gemini, UPS, 12x24 (297mm x 597 mm x 10.5mm), Use Grout-1. Use Trim-1 at all exposed edges.
PT-2: (wall) Ceasar USA, Run, Salt 10, 12x24x5/16 (305mm x 610mm), Use Grout-2. Use Trim-2 at all exposed edges.

Grout
Grout-1: Mapei, Color CQ, 02 Pewter, 1/8" joint.
Grout-2: Mapei, Color CQ, 01 Alabaster, 1/8" joint.

Edge Trim
Trim-1: (PT-1 floor) Schluter, Reno-U Reducer Edge Trim, AU125AT, ½" (12.5mm) reduces to 3.0mm LVT-1, Aluminum - Satin Nickel Anodized.
Trim-2: (PT-2 wall) Schluter, Jolly Edge Trim, A80AT, 5/16" (8mm), Aluminum - Satin Nickel Anodized.

Luxury Vinyl Tile
LVT-1: Teknoflor, Rare Plank HPD, 89005RP Adobe, 7" x 48"
HP Urethane Coating with Ceramic Bead.
20 mil. wear-layer.

Carpet Tile
Patcraft, Material Paradox, Series: Backlit I0469, 00700 Chroma, 18x36, Installation: Half Basketweave.
MAT-1: (Walk-off-Mat) Mohawk, Step Up II QL311, color 955 Cobalt, 24x24.

Resilient Base
RB-1: Johnsonite, Baseworks, TSB-XX-4, 29 Moonrock, 4" tall x .125" thick
Toe-less at CPT, typical.
Toe at LVT, typical.

Edge Strips
1) ES-1: (LVT (5mm) to Concrete (0") transition Johnsonite, SSR-XXB, 29 Moonrock.)
2) ES-2: (CPT to Concrete (0") transition Johnsonite, SSR-XX-B, 29 Moonrock.)

Acoustical Ceilings
AT-1: Armstrong, Ultima Health Zone, 1936, White, 24x24x3/4; exposed grid:
9/16 Suprafine XL, white.
AT-2: Armstrong, Clean Room FL, 868, White with Gray Spatter, 24x24x3/4;
exposed grid: 15/16 Clean Room (steel), white, include hold-down clips.

Paint
P-1 (Walls, Light Neutral): Sherwin Williams, Low VOC Promar 200,
SW7636 Origami White, Eggshell.
P-1A (Walls, Light Neutral): Scuffmaster ScrubTough, Waterbased
Polyurethane Acrylic, Color: Match P-1), Rich Eggshell.
P-2 (Door Frames): Sherwin Williams, DTM, SW7636 Origami
White, Semi-gloss.
P-4 (Ceiling White): Sherwin Williams, Low VOC Promar 200, SW7007 Ceiling White, Flat.
P-7 (Writable Paint): MDC Writable Paint, Fuze, Clear.
P-8 (Dark Neutral): Sherwin Williams, Low VOC Promar 200,
SW7043 Worldly Gray, Eggshell.
P-9 Accent Color: Sherwin Williams, SW6389 Butternut
P-10 Accent Color: Sherwin Williams, SW6362 Tigereye
P-11 Accent Color: Sherwin Williams, SW6494 Lakeshore

Plastic Laminate
PL-1: Laminart, #3086 VT, Amber Eucalyptus, Velva-Tex Finish.
PL-2: Laminart, #5323-L, Truffle Camric, Crisscross Finish.

Wood
WD-1: White Oak, Quarter Sawn, Stain finish.

Wall and Door Protection (where applicable)
Chair Rail
CR-1: Custom Woodwork, White Oak, Quarter-sawn, Clear Satin
Finish, Chamfered Edges, 4” tall.
CR-2: C/S Acrovyn, BG-30N, #934 Pearl, Suede, 2-3/4” tall.
Bumper Rail (Crash Rails).
BR-1: C/S Acrovyn, SCR-40N, #314 Ozark, Suede, 4” tall.
Corner Guards.
CG-1: (corner-guard) C/S Acrovyn, SM-20N-PH, #934 Pearl, Suede,
3” legs x Full-height, Install at top of scheduled wall base.
Wall Protection.
RWG-1: (wall guard) C/S Acrovyn, WC-40N-PH, #934 Pearl, Suede,
.040” x 4’-0” Tall, Install at top of scheduled wall base.

Roller Shades
RS-1: Manual Dual Roller Shade. Install on window frame with clear anodized fascia, typ.
Shade 1: Mechoshade, SoHo Collection, 1100 Series 1%-Open, Color 1103
Broome (Light Creamy Grey)
Shade 2: Mechoshade, Midnight Blackout, 0200 Series Opaque, Color 0202 Ice (Light Creamy Grey).

Simulated Stone Countertops
Engineered Quartz Fabrication.
EQF-1: Zodiaq, Cloud White, Polished, Chamfered Edge, typ.
Solid Surface Material.
SSM-1: Corian, White Jasmine.

Disposable Cubicle Curtains: ICP Medical, ICP-6100TF, color Teal Flower
http://icpmedical.com/Products/Privacy-Curtains

Signage, Innerface, 6.0 ID Module, Background Black, Text White

F. Space Planning Requirements:

The program for space planning was developed by the VA and provided to the A/E. The rooms sizes are within 10% of VA criteria.

Attachment:

Program for Design; dated July 9, 2018

Project Space Comparison Omaha Mental Health, dated August 10, 2020

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

PROGRAM FOR DESIGN

OUTPATIENT MENTAL HEALTH

MENTAL HEALTH BUILDING
OMAHA

Projected Year: 2020 Midpoint Year: 2022

VISN: 23 State: NE Station ID: 636
Station: Omaha
Installation: VA Nebraska Omaha, NE Division

Project Created: 03 Jul 2018 10:04AM ET by Cory McGraw
Space Plan Last Edited: 09 Jul 2018 07:59AM ET by Cory McGraw

Report Generated: 09 Jul 2018 08:01AM

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department: 1 - MENTAL HEALTH CLINIC (260)

Functional Area: 1 - RECEPTION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	NSTA1	Reception / Communication Center	200	200	1	0
2	TNPG1	Toilet, Public	60	120	1	0
1	WTG10	Waiting	215	215	1	0

FA Totals: **Room Qty:** 4 **Net Area:** 535 **Gross Area:** 749

Department: 1 - MENTAL HEALTH CLINIC (260)

Functional Area: 2 - PATIENT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
8	EXRG3	Exam Room	120	960	1	0
2	OPMH1	Group Therapy Room	300	600	1	0
5	TPG01	Toilet, Patient	60	300	1	0
2	TRGM1	Treatment Room	160	320	1	0

FA Totals: **Room Qty:** 17 **Net Area:** 2,180 **Gross Area:** 3,052

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department: 1 - MENTAL HEALTH CLINIC (260)

Functional Area: 3 - STAFF AND ADMINISTRATIVE AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
5	OFA07	Workstation, Clerical	56	280	1	0
1	OFA07	Workstation, Secretary	56	56	1	0
1	OFA09	Office, Mental Health Clinic Chief	100	100	1	0
30	OFDC1	Office, Counselor	120	3,600	1	0
1	SL001	Lounge, Staff	210	210	1	0
3	TNPG1	Toilet, Staff	60	180	1	0

FA Totals: **Room Qty:** 41 **Net Area:** 4,426 **Gross Area:** 6,196

Department: 1 - MENTAL HEALTH CLINIC (260)

Functional Area: 4 - EDUCATION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CLR10	Conference Room / Classroom	545	545	1	1
2	SL002	Team Room	240	480	1	1

FA Totals: **Room Qty:** 3 **Net Area:** 1,025 **Gross Area:** 1,435

Dept Totals: **Room Qty:** 65 **Net Area:** 8,166 **Gross Area:** 11,432

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department: 2 - SUBSTANCE ABUSE CLINIC (202)

Functional Area: 1 - RECEPTION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	NSTA4	Reception / Communication Center	170	170	1	0
2	TNPG1	Toilet, Public	60	120	1	1
2	WTG20	Waiting	415	830	1	0

FA Totals: **Room Qty:** 5 **Net Area:** 1,120 **Gross Area:** 1,568

Department: 2 - SUBSTANCE ABUSE CLINIC (202)

Functional Area: 2 - PATIENT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFDC2	Consult Room	120	120	1	1
2	OPMH1	Group Therapy Room	300	600	1	0
1	SRS01	Storage Room	120	120	1	1

FA Totals: **Room Qty:** 4 **Net Area:** 840 **Gross Area:** 1,176

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department: 2 - SUBSTANCE ABUSE CLINIC (202)

Functional Area: 3 - STAFF AND ADMINISTRATIVE AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CFR01	Conference Room	240	240	1	0
2	OFA07	Workstation, Physician	56	112	1	0
2	OFA07	Workstation, Psychologist / Chaplain	56	112	1	0
4	OFA07	Workstation, Rehabilitation Counselor	56	224	1	0
3	OFA07	Workstation, Social Worker	56	168	1	0
1	OFA07	Workstation, Secretary	56	56	1	1
1	OFA09	Office, Substance Abuse Service Chief	100	100	1	1
1	SL001	Lounge, Staff	170	170	1	0
1	TNPG1	Toilet, Staff	60	60	1	0

FA Totals: **Room Qty:** 16 **Net Area:** 1,242 **Gross Area:** 1,739

Department: 2 - SUBSTANCE ABUSE CLINIC (202)

Functional Area: 4 - EDUCATION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CFR01	Training Room, Resident	240	240	1	0
1	SL002	Team Room	240	240	1	0

FA Totals: **Room Qty:** 2 **Net Area:** 480 **Gross Area:** 672

Dept Totals: **Room Qty:** 27 **Net Area:** 3,682 **Gross Area:** 5,155

Bldg Totals: **Room Qty:** 92 **Net Area:** 11,848 **Sum of Dept Gross Area:** 16,587 **Gross Area:** 22,392

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department Area Summary (NSF/GSF)

Department	Total NSF	Total GSF
1 - MENTAL HEALTH CLINIC (260) (NTG Factor: 1.40)	8,166	11,432
2 - SUBSTANCE ABUSE CLINIC (202) (NTG Factor: 1.40)	3,682	5,155
Totals:	11,848	16,587

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department Area Summary (GSF) - Current and Standard Gross Comparison

Department	Current GSF	Standard GSF
1 - MENTAL HEALTH CLINIC (260) (Curr NTG Factor: 1.40 / Std NTG Factor: 1.40)	11,432	11,432
2 - SUBSTANCE ABUSE CLINIC (202) (Curr NTG Factor: 1.40 / Std NTG Factor: 1.40)	5,155	5,155
Totals:	16,587	16,587

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Building Area Summary And Net to Gross Factor Breakdown

Current Building Factor applied to this Project: 1.35

Standard Building Factor: 1.35

	Building GSF
Current	22,393
Standard	22,393

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Report Parameters

Sorted By: Compressed to Dept position, FA position, Room Code

(END OF REPORT)

Project Space Comparison Omaha Mental Health

CRITERIA REQUIREMENTS

01 - MENTAL HEALTH CLINIC (260)

	Qty	Area	Total NSF	DGF	Dept Gross Area
FUNCTIONAL AREA: 01 - RECEPTION AREA					
NSTA1 - Reception / Communication Center	1	200	200		
TNPG1 - Toilet, Public	2	60	120		
WTG10 - Waiting	1	215	215		
			535	*1.40*	749
FUNCTIONAL AREA: 02 - PATIENT AREA					
EXRG3 - Exam Room	8	120	960		
OPMH1 - Group Therapy Room	2	300	600		
TPG01 - Toilet, Patient	5	60	300		
TRGM1 - Treatment Room	2	160	320		
			2,180	*1.40*	3,052
FUNCTIONAL AREA: 03 - STAFF AND ADMINISTRATIVE AREA					
OFA07 - Workstation, Clerical	5	56	280		
OFA07 - Workstation, Secretary	1	56	56		
OFA09 - Office, Mental Health Clinic Chief	1	100	100		
OFDC1 - Office, Counselor	30	120	3,600		
SL001 - Lounge, Staff	1	210	210		
TNPG1 - Toilet, Staff	3	60	180		
			4,426	*1.40*	6,196
FUNCTIONAL AREA: 04 - EDUCATION AREA					
CLR10 - Conference Room/ Classroom	1	545	545		
SL002 - Team Room	2	240	480		
			1,025		1,435
DEPARTMENT 01 - MENTAL HEALTH CLINIC TOTAL			**8,166**	***1.40***	**11,432**

02 - SUBSTANCE ABUSE CLINIC (202)

	Qty	Area	Total NSF	DGF	Dept Gross Area
FUNCTIONAL AREA: 01 - RECEPTION AREA					
NSTA4 - Reception / Communication Center	1	170	170		
TNPG1 - Toilet, Public	2	60	120		
WTG20 - Waiting	2	415	830		
			1,120	*1.40*	1,568
FUNCTIONAL AREA: 02 - PATIENT AREA					
OFDC2 - Consult Room	1	120	120		
OPMH1 - Group Therapy Room	2	300	600		
SRS01 - Storage Room	1	120	120		
			840	*1.40*	1,176
FUNCTIONAL AREA: 03 - STAFF AND ADMINISTRATIVE AREA					
CRA01 - Conference Room	1	240	240		
OFA07 - Workstation, Physician	2	56	112		
OFA07 - Workstation, Psychologist / Chaplain	2	56	112		
OFA07 - Workstation, Rehabilitation Counselor	4	56	224		
OFA07 - Workstation, Social Worker	3	56	168		
OFA07 - Workstation, Secretary	1	56	56		
OFA09 - Office, Substance Abuse Service Chief	1	100	100		
SL001 - Lounge, Staff	1	170	170		
TNPG1 - Toilet, Staff	1	60	60		
			1,242	*1.40*	1,739
FUNCTIONAL AREA: 04 - EDUCATION AREA					
CFR01 - Training Room, Resident	1	240	240		
SL002 - Team Room	1	240	240		
			480	*1.40*	672
DEPARTMENT 02 - SUBSTANCE ABUSE CLINIC TOTAL			**3,682**	***1.40***	**5,155**

DEPARTMENT 01 - MENTAL HEALTH CLINIC TOTAL	**11,432**
DEPARTMENT 02 - SUBSTANCE ABUSE CLINIC TOTAL	**5,155**
TOTAL DEPARTMENT GSF	**16,587**
Standard Building Factor *1.35*	***22,392***

PROGRAM REQUIREMENTS

01 - MENTAL HEALTH CLINIC (260)

	Qty	Area	Total NSF	DGF	Dept Gross Area	Notes
FUNCTIONAL AREA: 01 - RECEPTION AREA						
NSTA1 - Reception / Communication Center	1	370	370			Separate reception areas are not required. Combine sf. Mental Health Clinic and Substance abuse Clinic Share reception.
TNPG1 - Toilet, Public	4	60	240			Combine waiting area toilet rooms
WTG10 - Waiting	1	1,045	1,045			Separate waiting area are not required. Combine sf Mental Health Clinic and Substance abuse Clinic Share waiting area
			1,655	*1.40*	2,317	
FUNCTIONAL AREA: 02 - PATIENT AREA						
EXRG3 - Exam Room	8	120	960			
OPMH1 - Group Therapy Room	2	300	600			
TPG01 - Toilet, Patient	5	60	300			
TRGM1 - Treatment Room	2	160	320			
			2,180	*1.40*	3,052	
FUNCTIONAL AREA: 03 - STAFF AND ADMINISTRATIVE AREA						
OFA07 - Workstation, Clerical	5	56	280			
OFA07 - Workstation, Secretary	1	56	56			
OFA09 - Office, Mental Health Clinic Chief	1	100	100			
OFDC1 - Office, Counselor	30	120	3,600			
SL001 - Lounge, Staff	1	210	210			
TNPG1 - Toilet, Staff	3	60	180			
			4,426	*1.40*	6,196	
FUNCTIONAL AREA: 04 - EDUCATION AREA						
CLR10 - Conference Room/ Classroom	1	545	545			
SL002 - Team Room	2	240	480			
			1,025	1.40	1,435	
DEPARTMENT 01 - MENTAL HEALTH CLINIC TOTAL			**9,286**	***1.40***	**13,000**	

02 - SUBSTANCE ABUSE CLINIC (202)

	Qty	Area	Total NSF	DGF	Dept Gross Area	Notes
FUNCTIONAL AREA: 01 - RECEPTION AREA						
NSTA4 - Reception / Communication Center	0	170	0			Combine sf with Reception above
TNPG1 - Toilet, Public	0	60	0			Combine sf with Waiting area toilet above
WTG20 - Waiting	0	415	0			Combine sf with Waiting Area above
			0	*1.40*	-	
FUNCTIONAL AREA: 02 - PATIENT AREA						
OFDC2 - Consult Room	1	120	120			
OPMH1 - Group Therapy Room	2	300	600			
SRS01 - Storage Room	1	120	120			
			840	*1.40*	1,176	
FUNCTIONAL AREA: 03 - STAFF AND ADMINISTRATIVE AREA						
CRA01 - Conference Room	1	240	240			
OFA07 - Workstation, Physician	2	56	112			
OFA07 - Workstation, Psychologist / Chaplain	2	56	112			
OFA07 - Workstation, Rehabilitation Counselor	4	56	224			
OFA07 - Workstation, Social Worker	3	56	168			
OFA07 - Workstation, Secretary	1	56	56			
OFA09 - Office, Substance Abuse Service Chief	1	100	100			
SL001 - Lounge, Staff	1	170	170			
TNPG1 - Toilet, Staff	1	60	60			
			1,242	*1.40*	1,739	
FUNCTIONAL AREA: 04 - EDUCATION AREA						
CFR01 - Training Room, Resident	1	240	240			
SL002 - Team Room	1	240	240			
			480	*1.40*	672	
DEPARTMENT 02 - SUBSTANCE ABUSE CLINIC TOTAL			**2,562**	***1.40***	**3,587**	

DEPARTMENT 01 - MENTAL HEALTH CLINIC TOTAL	**13,000**	Includes waiting area and reception for both clinics
DEPARTMENT 02 - SUBSTANCE ABUSE CLINIC TOTAL	**3,587**	
TOTAL DEPARTMENT GSF	**16,587**	
Standard Building Factor *1.35*	***22,392***	

TEST FIT PLAN #1 (ONE STORY) — 11/20/2020

01 - MENTAL HEALTH CLINIC (260)

	Qty	Area	Total NSF	DGF	Dept Gross Area	Notes
FUNCTIONAL AREA: 01 - RECEPTION AREA						
NSTA1 - Reception / Communication Center	1	370	405			Separate reception areas are not required. Combine sf. Mental Health Clinic and Substance abuse Clinic Share reception.
SRS01 - Storage Room	2	105	210			Added room
WTG10 - Waiting	1	1,150	1,150			Separate waiting area are not required. Combine sf Mental Health Clinic and Substance abuse Clinic Share waiting area
TNPG1 - Toilet, Public	2	158	316			Combine waiting area toilet rooms
			2,081	***1.40***	**2,913**	
FUNCTIONAL AREA: 02 - PATIENT AREA						
EXRG3 - Exam Room	8	120	960			
OPMH1 - Group Therapy Room	2	325	650			
SRS01 - Storage Room	2	143	286			Added 1 storage room
TPG01 - Toilet, Patient	5	83	415			Include 1 bariatric toilet room
TRGM1 - Treatment Room	2	160	320			
			2,631			
FUNCTIONAL AREA: 03 - STAFF AND ADMINISTRATIVE AREA						
OFA07 - Workstation, Clerical	5	56	280			
OFA07 - Workstation, Secretary	1	56	56			
OFA09 - Office, Mental Health Clinic Chief	1	118	118			labled as "Office, counselor", final location to be determined
OFDC1 - Office, Counselor	28	122	3,416			3 rooms labled as consult room
SL001 - Lounge, Staff	1	146	146			
H. A. C.	1	65	65			Added room
TNPG1 - Toilet, Staff	3	83	249			
			4,330			
FUNCTIONAL AREA: 04 - EDUCATION AREA						
CLR10 - Conference Room/ Classroom	1	480	480			
SL002 - Team Room	2	245	490			
			970			
			7,931	**1.40**	**11,103**	
DEPARTMENT 01 - MENTAL HEALTH CLINIC TOTAL			**10,012**	***1.40***	**14,017**	

02 - SUBSTANCE ABUSE CLINIC (202)

	Qty	Area	Total NSF	DGF	Dept Gross Area	Notes
FUNCTIONAL AREA: 01 - RECEPTION AREA						
NSTA4 - Reception / Communication Center	0	170	0			Combine sf with Reception above
TNPG1 - Toilet, Public	0	60	0			Combine sf with Waiting area toilet above
WTG20 - Waiting	0	415	0			Combine sf with Waiting Area above
			0			
FUNCTIONAL AREA: 02 - PATIENT AREA						
OFDC2 - Consult Room	1	99	99			
Medication Room	1	99	99			Added room
OPMH1 - Group Therapy Room	2	325	650			
SRS01 - Storage Room	1	100	100			
			948			
FUNCTIONAL AREA: 03 - STAFF AND ADMINISTRATIVE AREA						
CRA01 - Conference Room	1	227	227			
OFA07 - Workstation, Physician	2	56	112			
OFA07 - Workstation, Psychologist / Chaplain	2	56	112			
OFA07 - Workstation, Rehabilitation Counselor	4	56	224			
OFA07 - Workstation, Social Worker	3	56	168			
OFA07 - Workstation, Secretary	1	56	56			
OFA09 - Office, Substance Abuse Service Chief	1	107	107			
OFDC1 - Office, Counselor	1	120	120			Added room
H. A. C.	1	108	108			
SL001 - Lounge, Staff	1	209	209			
TNPG1 - Toilet, Staff	1	0	0			Included in Staff Lounge
			1,443			
FUNCTIONAL AREA: 04 - EDUCATION AREA						
CFR01 - Training Room, Resident	1	240	240			labled as "Office, counselor" for final location to be determined
SL002 - Team Room	1	240	240			labled as "Office, counselor" for final location to be determined
			480			5040
DEPARTMENT 02 - SUBSTANCE ABUSE CLINIC TOTAL			**2,871**	***1.55***	**4,450**	

DEPARTMENT 01 - MENTAL HEALTH CLINIC TOTAL	**14,017**	Includes waiting area and reception for both clinics
DEPARTMENT 02 - SUBSTANCE ABUSE CLINIC TOTAL	**4,450**	
TOTAL DEPARTMENT GSF	**18,467**	
Standard Building Factor *1.21*	***22,392***	

G. Automatic Transport Requirements:

This scope of work does not include an elevator with the exception of preparing the elevator pit as outlined in the Structural requirements. Refer to Section I, Structural Requirements. An elevator will be added in a future phase.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

H. Equipment:

New Furniture and equipment (VA furnished) will be purchased to fit out the new building.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

I. Structural Requirements:

1. Sub-Structure System

a. The foundation system of the new building is anticipated to match the existing ACC foundation system. Foundation design is based off the geotechnical engineering report done by Terracon on September 18, 2020.
   i. Column foundations are anticipated to be shallow spread footings bearing on 2000 psf soil bearing pressure. Soil conditions have been investigated and existing gravel and lean clay fill was found under the east side of the building to a depth of approximately three feet below grade. This will need to removed and replaced with properly compacted fill. Foundations should bear on a minimum of two feet of structural fill consisting of low-plasticity cohesive soil. Up to eight feet of new compacted fill is necessary at the northwest corner of the building. Due to the amount of planned fill, it is recommended that the building be brought to grade and allowed to site for a two-week period prior to foundation installation.
   ii. Foundation frost walls will be cast-in-place concrete walls supported on continuous footings. The north and west building walls will act as retaining walls for the interior fill due to the amount of planned grade raise. At these locations, perforated drain pipe should be placed at the base of the wall to prevent hydrostatic loading on the walls.
   iii. 3,000 psi concrete will be used for footings. 4,000 psi concrete will be used for foundation walls and retaining walls.
   iv. The bottom of footings should extend a minimum of 3 1/2 feet below the lowest adjacent grade at the perimeter of the building. However, due to the amount of grade raise at the north and west sides, it is recommended that the foundation bearing elevation for these walls be deepened so that the spread footings do not bear at the top of a slope.
   v. The space below the future elevator shall be prepared with a concrete pit and concrete walls to accommodate future stud wall shaft construction.

b. Special Foundation Requirements
   i. Geotechnical testing and inspection will be required during construction to verify the actual on-site soil conditions prior to concrete placement.

c. Existing Utilities
   i. There are several existing utilities extending throughout the site.

d. The plan is to re-route these utilities around the new building or locate new columns accordingly to avoid these utilities that cannot be moved. Refer to C-102 for approximate location of relocated and existing utilities in relation to the new building.

e. Slab-on-grade Construction

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

i. The typical slab-on-grade will be 4” to 5", 4,000 psi concrete reinforced with welded wire fabric. Thickened reinforced concrete slabs will be provided at highly loaded areas below CMU interior partitions, and at locations with depressed slab locations.
ii. Slab depressions will be provided for flooring, equipment, etc., as required.
iii. A 10 or 15 mil polyethylene vapor retarder will be provided below the slab.

f. Refer to Sheet S100 for the typical bay foundation plan.

2. Superstructure System

a. Roof/Future Second Floor Construction - Composite Steel and Concrete
   i. Conventional wide flange framing with welded shear studs and composite metal deck forms.
   ii. Concrete floor slab thickness and reinforcing is anticipated to be 3” normal weight concrete on top of 2” steel composite floor deck reinforced with welded wire reinforcing.
   iii. Load bearing walls are not anticipated to be needed.
   iv. The roof/future second floor structure should be designed to accommodate future openings for the future stairs and elevator shaft. Easily removable steel floor framing and concrete slab should be installed.

b. Columns
   i. The columns are anticipated to be steel wide flange columns with an option to be hollow structural sections where exposed. The top of the columns should be covered with the EPDM roofing but shall be prepared so that the future column extensions can be easily welded or bolted to the top. The columns should extend partially into the roof insulation so the columns can be easily located but not penetrate the roofing material.
   ii. Columns – Wide Flange Sections
      a. Columns will be ASTM Designation A992, Grade 50 ksi steel.
      b. Columns will be full height of the structure with no splices.
   iii. Columns – Hollow Structural Sections
      a. Columns will be ASTM Designation A500, Grade B.
   iv. Anticipated bay spacing
      a. Approximate bay spacing is anticipated to range between 20’ to 30’. Refer to Sheet S100 for typical second floor bay framing layout.

3. Lateral Load Resisting System

a. Multiple options can be chosen for the lateral system in the building. Moment frames, braced frames, or shear walls located at the elevator towers or stair tower walls can be used to resist the lateral forces due to wind and seismic load requirements. Moment

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

frames provide maximum flexibility for future space re-configurations but are typically more expensive than braced frames.

b. Lateral Load Resisting System – Braced Frames
    i. Concentrically braced frames can be used to provide the lateral support for the structural framing. Tube steel sections will be used for the bracing elements to allow for easy integration into the steel stud wall system. Locations and sizes should be determined during the Design Development phase of the project.

c. Lateral Load Resisting System – Moment Frames
    i. Structural steel wide flange columns and beams can be connected to form ordinary rigid frame elements to provide the lateral support for this structure. Locations and sizes should be determined during the Design Development phase of the project.

4. Exterior Enclosure

a. Exterior Walls - Metal panel, precast, or limestone
    i. Steel studs will be used to back up the metal panel and limestone exterior. Final gauges and details will be selected by the stud supplier using a performance specification.
    ii. Lintels will be galvanized hot rolled sections or galvanized cold formed studs with diagonal bracing to structure.

5. Additional Considerations

a. Physical Security
    i. The building must meet the design requirements for a “life safety” facility per the requirements of the U.S. Department of Veterans Affairs, including but not limited to, the Department of Veterans Affairs Physical Security and Resiliency Design Manual, dated October 2020.

b. Blast loads from a design level threat W1 and W0 shall be included for loading docks, mailrooms, and lobbies.
    i. To meet the physical security standards outlined in the PSRD Design Manual, the design team must include a security specialist and a structural blast specialist.

c. Canopy
    i. There is anticipated to be a steel framed entrance canopy at the north entry of the building. The aesthetics of it should match the existing canopies for the ACC building.

6. Performance Requirements

a. Live Load

Building live loads are designed as follows:

a.	Typical floors/future second floor:	100 psf
b.	Mechanical rooms:	125 psf

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

c. Live load reduction: Used

Snow, Wind and Seismic Loads: Snow load is based on ASCE7-16 Chapter 7 as follows:

1) Ground snow load: 25 psf
2) Exposure factor, Ce: 1.0
3) Thermal factor, Ct: 1.0
4) Importance factor: 1.0
5) Flat roof snow load: 25 psf

Wind load is based on ASCE7-16 Chapter 28 as follows:

1) Design wind speed: 111 mph
2) Exposure class: C
3) Risk Category II
4) VA Occupancy Category Ancillary

Seismic load is based on H-18-8 and ASCE 7 Chapter 12 as follows:

1) Importance Factor 1.0
2) Risk Category II
3) Site Soil Class D
4) Short Period, Ss 0.072
5) One-Second Period, S1 0.045
6) Short Period, Sds 0.077
7) One-Second Period, Sd1 0.073
8) Seismic Design Category B

6. VA Design Criteria
7. PG-18-3 VA Design and Construction Procedures
8. Physical Security and Resiliency Design Manual

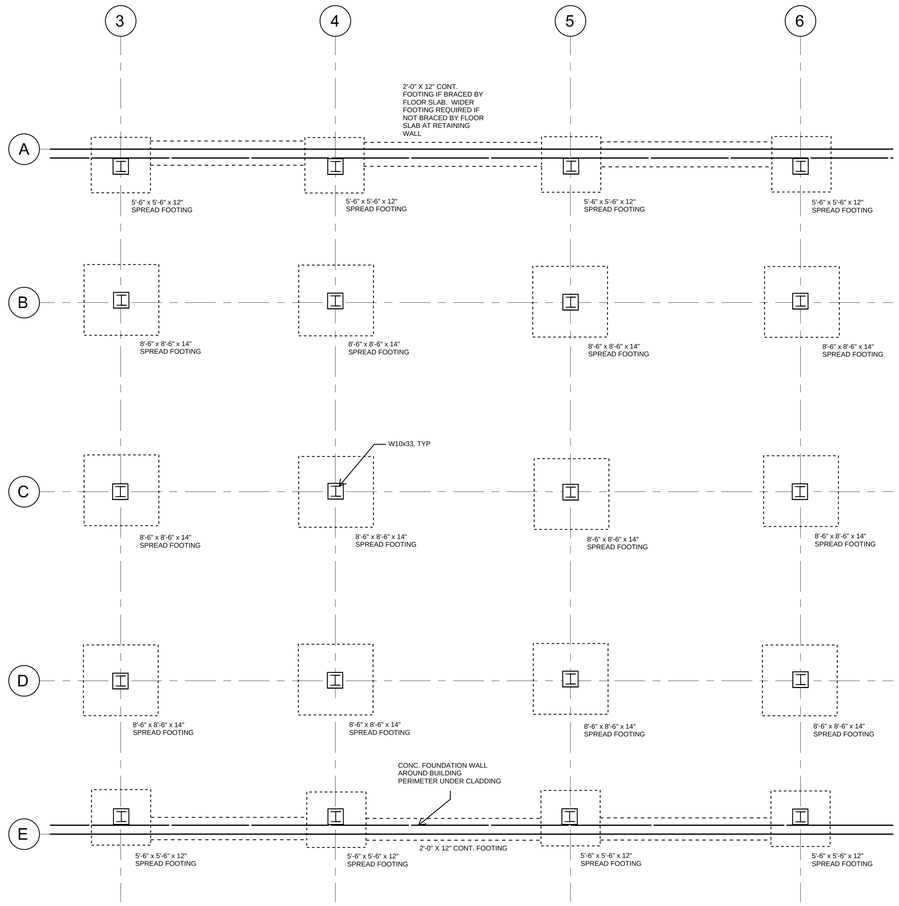
7. Applicable Codes:
   a. VA H-18-8
   b. 2018 IBC
   c. ACI 318-14
   d. ACI 530-13/TMS 402-13
   e. AISC 360-10
   f. ASCE 7-16
   g. AWS D1.4-98
   h. SDI 2010

Attachments:

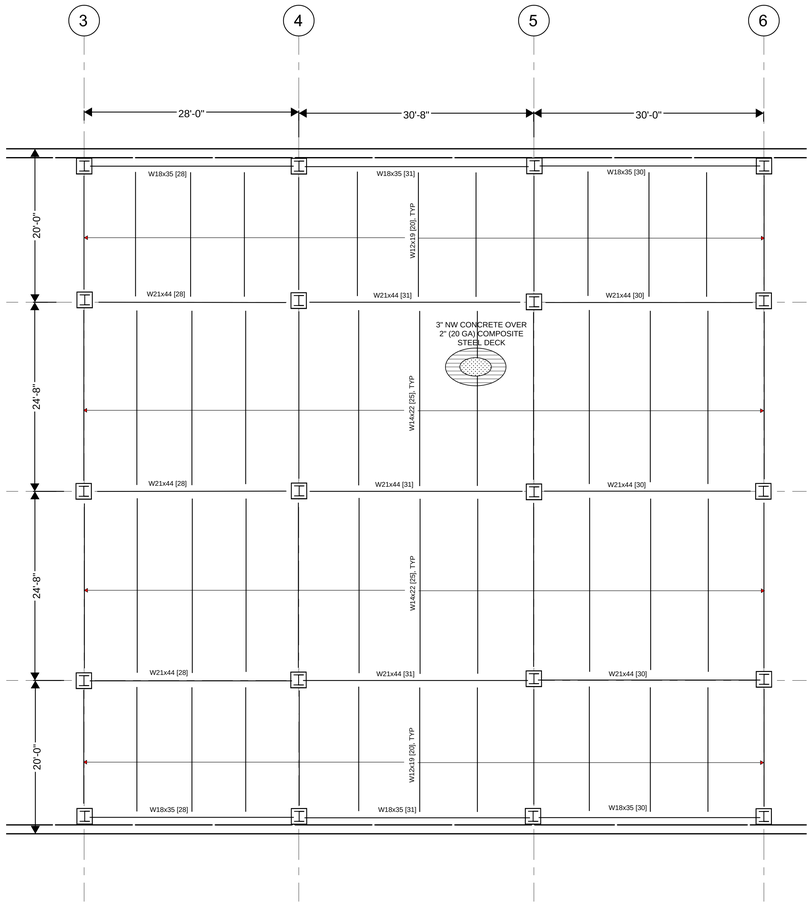
Sheet 100-S100 TYPICAL BAY FOUNDATION AND FRAMING PLANS

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com



1 TYPICAL BAY FOUNDATION PLAN



2 TYPICAL SECOND FLOOR BAY FRAMING PLAN

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # **17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA | U.S. Department of Veterans Affairs

Drawing Title
TYPICAL BAY FOUNDATION AND FRAMING PLANS

Approved:

Phase
BRIDGING DOCUMENTS

Spinklered
SPRINKLERED

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM

Issue Date NOVEMBER 4, 2020 | **Checked** KG | **Drawn** KG

Project Number 636-507

Building Number 100

Drawing Number 100- S100

Graphic Scale - 1/16" = 1'-0" (32', 16', 8', 0')
Graphic Scale - 1/8" = 1'-0" (16', 8', 4', 0')
Graphic Scale - 1/32" = 1'-0" (2', 1', 8", 4", 0')
Graphic Scale - 1/4" = 1'-0" (4', 2', 1', 0')
Graphic Scale - 3/8" = 1'-0" (4', 2', 1', 0')
Graphic Scale - 1/2" = 1'-0" (4', 2', 1', 0')
Graphic Scale - 3/4" = 1'-0" (2', 1', 6", 0')
Graphic Scale - 1" = 1'-0" (2', 1', 6", 0')
Graphic Scale - 1/2" = 1'-0" (1'-6", 1', 6", 3", 0')

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
9/11/2020 1:11:03 PM

VA FORM 08 - 6231

J. Mechanical / HVAC / Plumbing / Fire Protection Requirements:

1. General Building Design Criteria and Assumptions

a. Codes/Standards:

i. Building Code – 2018 International Building Code
ii. National Electrical Code – 2020
iii. Mechanical Code – 2018 International Mechanical Code
iv. Fuel Gas Code – 2018 International Fuel Gas Code
v. NFPA 1 – Fire Code
vi. NFPA 13 – Standard for the Installation of Sprinkler Systems
vii. NFPA 54 – National Fuel Gas Code
viii. NFPA 70 – National Electrical Code
ix. NFPA 72 – National Fire Alarm and Signaling Code
x. NFPA 101 – Life Safety Code
xi. Fire Protection Code – 2018 International Fire Code
xii. Energy Code – 2020 International Energy Conservation Code
xiii. ASHRAE Handbooks
xiv. ASHRAE Standard 15
xv. ASHRAE Standard 90.1 - 2016
xvi. ASHRAE Standard 62.1 – 2019
xvii. All other codes and standards referenced in the VA Design Manuals and standard specifications.

b. Design Manuals and Design Guides:

i. VA Design Guide for Mental Health Facilities (January 12, 2017)
ii. VA HVAC Design Manual (November 1, 2017)
iii. VA Fire Protection Design Manual (December 2015)
iv. VA Electrical Design Manual (December 2015)

c. Climate Data for Omaha, NE (Per VA HVAC Design Manual):

i. Summer Design
    1. Dry Bulb Temperature = 94.5 degrees Fahrenheit
    2. Wet Bulb Temperature = 76.4 degrees Fahrenheit
ii. Winter Design
    1. Dry Bulb Temperature = -4.3 degrees Fahrenheit
iii. Elevation
    1. 981 Feet Above Sea Level

d. Space Design Requirements:

i. Space HVAC design requirements are to be provided per HVAC Design Manual Room Data Sheets. See summary of each room's space requirements in mechanical ***Prescribed HVAC Space Classifications***.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

e. Seismic Requirements:

i. Seismic bracing for MEP-FP systems is not required.

f. Hours of Operation:

i. 7:00 AM – 7:00 PM

1. After hours programs for Substance abuse are anticipated and should be considered in equipment control scheduling capabilities.

g. Building Envelope Requirements:

i. Load Pre-Calculations provided and final load calculation for equipment were conducted based on *ASHRAE Standard 90.1-2019* minimum building envelope requirements as prescribed in *Table 5.5-5 Building Envelope Requirements for Climate Zone 5 (A,B,C).*

Opaque Elements	Assembly Max U-Value	Assembly Max SHGC
Roof – Insulation above deck	0.032	N/A
Exterior wall – Mass	0.090	N/A
Floors – Slab on Grade	0.520	N/A
Doors – Opaque Swinging	0.370	N/A
Fenestration – Fixed	0.36	0.38
Fenestration – Entrance Door	0.63	0.33

2. Existing Mechanical System:

a. The demolition of the existing mechanical/HVAC systems for buildings 4, 5, 11, 12 and Mod C with be demolished under a separate scope of work contract.

i. It is anticipated that the existing natural gas service lines will be cut near the service valves and stub at grade for future connections. Coordination of existing available stubs and valves will be need to be considered under the design-build contract.

3. New Mechanical System Requirements:

a. HVAC System

i. Primary System

1. (1) new roof-mounted, variable air volume (VAV) air handling unit will be installed on the level 1 roof. A suggested roof-mounted equipment layout can be found in ***Suggested Roof-Mounted Equipment Layout***.
2. Refrigerant Direct Expansion (DX) Cooling
3. Natural Gas Heating
4. Airside Economizer Functionality
5. Fan, heat and controls on emergency power

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

ii. The primary spaces will be served by a ducted supply system to (VAV) terminal units with hot water reheat and DDC air and hydronic valve control.
iii. Return air system will be fully ducted and balanced to meet air balance requirements of each room as prescribed in the HVAC Design Manual Room Data Sheets.
iv. Zoning
    1. Temperature control zoning is to be provided per the VA HVAC Design Manual Chapter 2.2.5 – *Room Temperature Controls*
        a. Data / Telecommunication Closets to have dedicated DX ductless split unit (pumped condensate).
        b. Elevator Equipment Room to have dedicated DX Fan Coil unit.
        c. Stairwells are to have dedicated electric unit heaters.
v. Exhaust System
    1. Exhaust for spaces will be provided by a single roof-mounted down-blast exhaust fan ducted to exhaust inlets in exhausted rooms as prescribed in the *HVAC Design Manual Room Data Sheets.* See ***Prescribed HVAC Space Classification.***
    2. Estimated Exhaust System Capacity: ~2,400 CFM @ 1" w.c.
    3. See ***Suggested Roof-Mounted Equipment Layout*** for suggested option in locating exhaust fan.
vi. Supplementary Heating
    1. Provide supplementary perimeter heating in occupied spaces where room heat loss exceeds 210 BTU/linear ft of exposed wall.

b. Heating Water System:
    i. Heating water is to be provided by fully redundant duplex, high-efficiency, natural gas, packaged hot water heating boilers located in the Level 1 Mechanical space.
        1. Equipment Size Estimate: (2) 600 MBH
        2. System Conditions:
            a. Supply Temperature: 180 F
            b. Return Temperature: 160 F
            c. Estimated flow = ~90 GPM
            d. Estimated head = ~60 FT
    ii. Water is to be circulated by variable speed, duplex, end-suction, centrifugal type circulating pumps mounted on vibration isolation housekeeping pads in the Level 1 Mechanical Space. See ***Suggested Mechanical Room Layout*** for coordination of below-grade utility service and floor drain locations for this space.
    iii. Expansion tank(s), Air separators and other hydronic system components are to be located in the Level 1 Mechanical Space.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

iv. 3-way valves are to be located at specific terminal units as required to meet the minimum flow requirements of the boiler(s).
v. Boiler intake and exhaust penetrations are to be side-wall mounted on the north face of the building (Roof space reserved for future 2nd floor expansion). Verify boiler maximum intake/exhaust lengths of run with manufacturer prior to design of system.

c. Future Steam and Chilled Water Stubs:
i. Provide a 3" steam and 2" condensate return stubbed and valved into the mechanical room space for future campus steam connection. Coordinate pipe riser locations with equipment layout.
ii. Provide a 6" chilled water supply and a 6" chilled water return stubbed into the mechanical room space for future campus chilled water supply/return system. Coordinate pipe riser locations with equipment layout.

d. Controls:
i. New building DDC control panel/sub-panel system.
ii. New connection to existing Building 1 Building Automation System.

4. Existing Plumbing System:

a. Storm Systems
i. Existing storm building drainage pipes currently serving the buildings to be demolished are to be cut and capped in a separate scope of work.
ii. The existing storm main(s) running north-south on the west side of new building layout will need to be removed and re-routed in the new building scope of work to avoid running under the new building footprint. See Civil plans for further information on existing site storm systems.

b. Sanitary/Vent Systems
i. Existing sanitary building drainage pipes currently serving the buildings to be demolished are to be cut and capped in a separate scope of work.
ii. The existing sanitary main(s) running north-south on the west side of new building layout will need to be removed and re-routed in the new building scope of work to avoid running under the new building footprint. See Civil plans for further information.

c. Domestic Water Service
i. Existing domestic water service pipes currently serving the buildings to be demolished are to be cut near service valves and capped above grade in a separate scope of work.

d. Natural Gas Service
i. Existing natural gas meters and building service piping currently serving the building to be demolished are to be cut near service valves and capped above grade in a separate scope of work.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

5. **New Plumbing System Requirements:**
   a. Storm Systems
      i. New storm system is to gather roof drainage from Level 1 roof by use of roof crickets and roof-mounted storm drains/overflow drains.
      ii. New storm and overflow pipe routing in Level 1 ceiling space will need to consider future Level 2 addition in which the roof drainage system will be mostly removed from the Level 1 ceiling space and will need to be routed from Level 2 ceiling back down to the existing Level 1 storm risers. Provide capped stub connections at the top of each Level 1 primary/secondary storm risers as needed to accommodate anticipated future storm system alterations.
      iii. Ensure overflow storm piping inverts in Level 1 ceiling space are adequate to accommodate future storm system alterations.
      iv. Insulate primary/secondary roof drain basins.
      v. Size system based on 3.75 inches per hour rainfall rate (IPC 2018)
      vi. System Material: Cast Iron
      vii. See ***Suggested Below Grade Piping Plan*** for suggested routing of below grade plumbing utilities to assist in coordination of pre-slab trenching.
   b. Sanitary/Vent Systems
      i. System Material: Cast Iron
      ii. See ***Suggested Below Grade Piping Plan*** for suggested routing of below grade plumbing utilities to assist in coordination of pre-slab trenching.
   c. Domestic Water Service
      i. New 2 ½" domestic water service to be separately tapped from campus domestic water loop system.
      ii. New domestic water PRV, meter, RPZ backflow preventer to be provided in Level 1 Mechanical space with 4" floor drain. See ***Suggested Mechanical Room Layout.***
      iii. Provide a valved 2" cold water stub in the level 1 mechanical space for future level 2 expansion.
   d. Water Softeners
      i. The local water hardness is anticipated to be around 11 grains per gallons.
      ii. Provide water softener to handle entire building domestic water system (hot and cold).
      iii. Regeneration to occur no more than once per day.
      iv. Provide hard water bypass.
      v. See ***Suggested Mechanical Room Layout*** for suggested equipment location.
   e. Domestic Water Distribution Systems
      i. Above grade distribution of domestic hot and cold water.
      ii. System Material: Type K copper pipe
   f. Domestic Hot Water Production / Circulation

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

i. New natural gas water heater for Level 1 spaces is to be provided. Future Level 2 spaces to be served by separate water heater system to be located in future Level 2 space. Provide a valved 2" cold water stub in the level 1 mechanical space for future level 2 expansion.
    1. Estimated Level 1 GPH Recovery = ~150 GPH
    2. Estimated Storage Capacity = ~100 Gallons
    3. Condensing, High Efficiency, Direct Vented.
    4. Sidewall Intake and exhaust on north building face (roof not available due to future Level 2 Expansion).
    5. Storage temperature = 140 F
    6. Provide master mixing valve to distribute 130 F hot water. Integrate mixing valve into hot water circulation system.

ii. Provide hot water circulation system
    1. Single loop system with pumped flow rate calculated to provide a minimum of 124 F hot water available from the loop to any connected fixture branch.

g. Plumbing Fixtures
    i. Water Closets
        1. Floor-Mounted, Manual Flush Valve
        2. Ensure (1) Bariatric Toilet is installed at a Patient Toilet Room. Coordinate location with VA.
    ii. Lavatories
        1. Wall-Mounted, Vitreous China, Automatic Battery Powered.
    iii. Sinks
        1. Counter-Mounted, Stainless Steel, Gooseneck Manual Wrist Blade
    iv. Electrical Water Coolers
        1. Bi-Level, ADA Accessible.
    v. Floor Drains
        1. Nickel bronze finish in public spaces.
        2. Cast Iron grate in mechanical spaces.
    vi. Roof Drains
        1. Cast Iron body, dome strainer, insulated body.
    vii. Roof Hydrants
        1. (1) Roof hydrant located within 50' of air handling unit.
    viii. Wall Hydrants
        1. (6) Total wall hydrants on exterior of building. (2) on the West, (2) on the East, (1) on the North, and (1) on the South building faces.
    ix. Hose Bibs
        1. (1) Hose bibb located in mechanical space.
    x. Outlet Boxes

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

1. Located below counters at refrigerator Ice machine, counter-top ice machines, dish machines, etc. Coordinate mounting height with COR.

h. Natural Gas Service / Distribution
   i. Meter Locations and Sizing
      1. Locate new natural gas service meter at exterior of building on East elevation near mechanical room space. Coordinate meter location with VA. Coordinate meter sizes and types with local natural gas utility provider.
   ii. Load Estimate:

Equipment	NG Load (CFH)
Level 1 Boilers	1,200
Level 1 Water Heater	150
Level 1 Roof Top Unit	500
Level 2 Future Boilers	1,200
Level 2 Water Heater	150
Level 2 Roof Top Unit	500
TOTAL:	**3,700**

** Provide valved natural gas stub in Level 1 mechanical space sized to serve future loads in level 2.*

6. New Fire Sprinkler System Requirements:

a. Service Equipment
   i. Building fire sprinkler system to be Wet-Type.
   ii. New fire sprinkler service equipment to be located in the Level 1 Mechanical Room. See ***Suggested Mechanical Room Layout.***
   iii. Locate FDC on east building face in location acceptable to local fire department and VA.

b. Distribution
   i. Black steel schedule 40 and schedule 10 per VA standard specifications.

c. Calculations
   i. Per NFPA requirements.

d. Coverage
   i. Per NFPA requirements.

e. Flow Test
   i. Obtain flow test prior to system design.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

Attachments:

Prescribed HVAC Space Classifications (2 Sheets)
Suggested Roof-Mounted Equipment Layout (1 Sheet)
Suggested Mechanical Room Layout (1 Sheet)
Suggested Below Grade Piping Plan (3 Sheets)
Preliminary HVAC Load Calculation Results (2 Sheets)

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

PRESCRIBED HVAC SPACE CLASSIFICATIONS

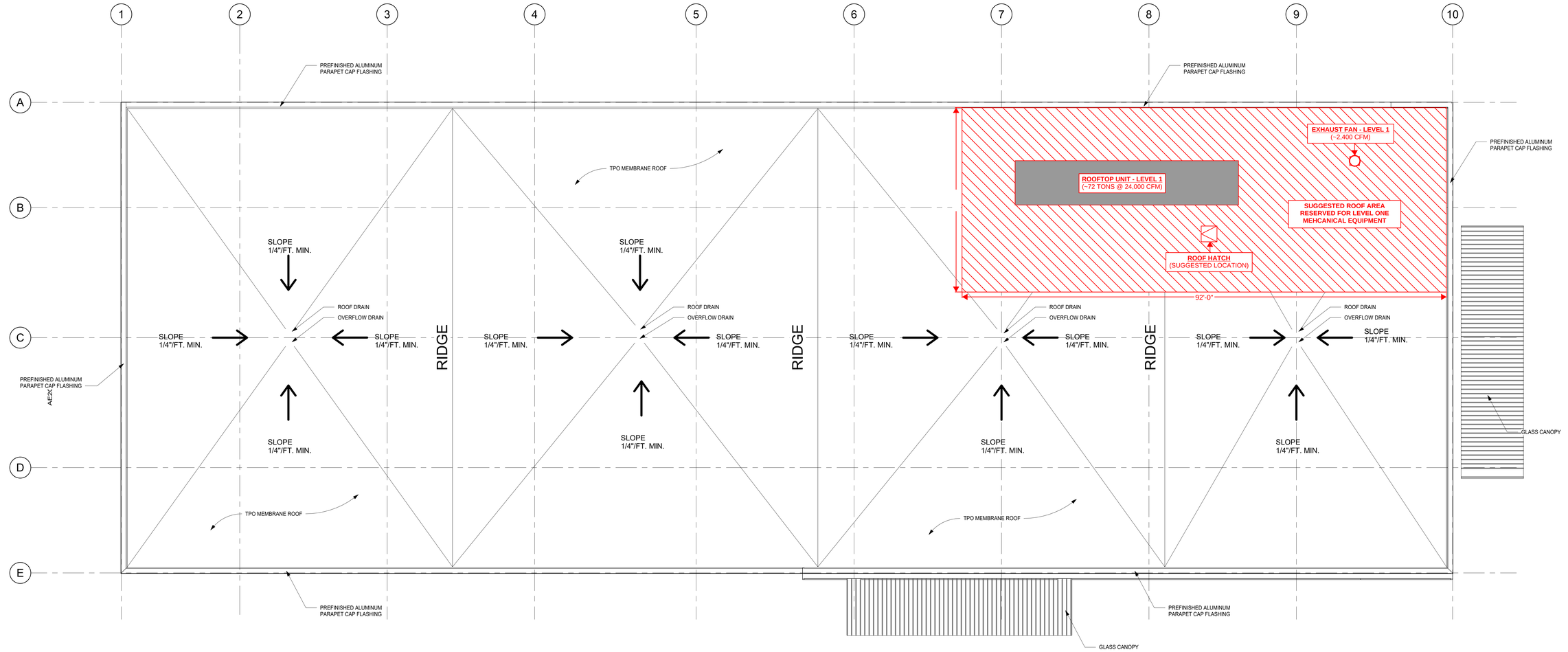
Room #	Room Name	VA Room Classification	Area (SQFT)	People	Workstations
602	CORRIDOR	Corridor	4375	0	0
603	GROUP ROOM	OPMH1: Group Room	330	2	2
604	CONFERENCE / CLASSROOM	Conference Room	491	25	15
605	TEAM ROOM	CRA01: Team Room	256	12	2
606	GROUP THERAPY ROOM	OPMH1: Group Room	330	15	2
607	RECEPTION / COMMUNICATION CENTER	Offices	515	4	4
608	CONSULT	EXRG3: Exam Room	162	2	1
609	OFFICE COUNSELOR	OFD01: Conselor Office	120	2	1
610	OFFICE COUNSELOR	OFD01: Conselor Office	120	2	1
611	OFFICE COUNSELOR	OFD01: Conselor Office	120	2	1
612	OFFICE COUNSELOR	OFD01: Conselor Office	120	2	1
613	OFFICE COUNSELOR	OFD01: Conselor Office	120	2	1
614	OFFICE COUNSELOR	OFD01: Conselor Office	120	2	1
615	OFFICE COUNSELOR	OFD01: Conselor Office	120	2	1
616	OFFICE COUNSELOR	OFD01: Conselor Office	120	2	1
617	OFFICE COUNSELOR	OFD01: Conselor Office	124	2	1
618	VESTIBULE	Vestibule	120	0	2
619	STAIR	Exterior Stairs	302	0	0
620	LOUNGE	Lounge	150	7	4
621	EXAM ROOM	EXRG3: Exam Room	120	2	1
622	EXAM ROOM	EXRG3: Exam Room	120	2	1
623	EXAM ROOM	EXRG3: Exam Room	120	2	1
624	CONSULT	EXRG3: Exam Room	162	2	1
625	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
626	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
627	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
628	OFFICE, SUBSTANCE ABUSE SERVICE CHIEF	OFD01: Conselor Office	108	2	1
629	LOUNGE STAFF	Lounge	220	8	4
630	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
631	MED	MEDP1: Medication Roo	99	0	1
632	EXAM ROOM	EXRG3: Exam Room	120	2	1
633	EXAM ROOM	EXRG3: Exam Room	120	2	1
634	MENS TOILET	TLTS2: Patient Toilet Standard	158	0	0
635	TREATMENT ROOM	TRGM1: Treatment Room	160	3	2
636	CONSULT	EXRG3: Exam Room	99	2	1
637	TOILET	TLTS2: Patient Toilet Standard	63	0	0
638	TEAM ROOM	CRA01: Team Room	240	12	4
639	STORAGE	Clean Utility / Storage	137	0	0
640	EXAM ROOM	EXRG3: Exam Room	120	2	1
641	EXAM ROOM	EXRG3: Exam Room	120	2	1
642	EXAM ROOM	EXRG3: Exam Room	120	2	1
643	TOILET	TLTS2: Patient Toilet Standard	82	0	0
644	CONSULT	EXRG3: Exam Room	136	2	1
645	TREATMENT ROOM	TRGM1: Treatment Room	160	3	2
646	GROUP THERAPY ROOM	OPMH1: Group Room	328	15	2
647	TOILET	TLTS2: Patient Toilet Standard	90	0	0
648	Toilet, Staff	TLTS2: Patient Toilet Standard	66	0	0
649	WORKSTATIONS	Offices	791	20	20
650	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
651	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
652	WOMENS TOILET	TLTS2: Patient Toilet Standard	158	0	0
653	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
654	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
655	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
656	HAC	Housekeeping Aid Closet	108	0	0
657	STORAGE	Clean Utility / Storage	100	0	0
658	WORKSTATIONS	Offices	1240	32	32
659	CONF.	Conference Room	240	12	12
660	ELECTRICAL	Electrical Room	181	0	0
661	MECH	Mechanical Room	186	0	0
662	TOILET	TLTS2: Patient Toilet Standard	79	0	0
663	TOILET	TLTS2: Patient Toilet Standard	78	0	0

APPENDIX 5A - PRESCRIBED HVAC SPACE CLASSIFICATIONS [1]

PRESCRIBED HVAC SPACE CLASSIFICATIONS

Room #	Room Name	VA Room Classification	Area (SQFT)	People	Workstations
664	STORAGE	Clean Utility / Storage	105	0	0
665	WOMENS TOILET	TLTS2: Patient Toilet Standard	95	0	0
666	GROUP ROOM	OPMH1: Group Room	330	15	2
667	STORAGE	Clean Utility / Storage	60	0	0
668	WAITING	Waiting Rooms	2112	40	0
669	TOILET	TLTS2: Patient Toilet Standard	112	0	0
671	STORAGE	Clean Utility / Storage	106	0	0
672	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
673	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
674	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
675	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
676	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
677	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
678	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
679	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
680	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
681	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
682	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
683	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
684	OFFICE, COUNSELOR	OFD01: Conselor Office	120	2	1
685	HAC	Housekeeping Aid Closet	67	0	0
686	STAIR	Exterior Stairs	183	0	0
687	ELEV EQUIP	N/A	105	0	0
688	ELEV	N/A	73	0	0
689	IT / COMM	N/A	170	0	0

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com



1 APPENDIX MECH_B - SUGGESTED ROOF-MOUNTED EQUIPMENT LAYOUT
1/8" = 1'-0"

NORTH

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com **# 17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA | U.S. Department of Veterans Affairs

Drawing Title
SUGGESTED ROOF-MOUNTED EQUIPMENT LAYOUT

Approved:

Phase
BRIDGING DOCUMENT SUBMISSION

Spinklered
SPRINKLERED

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM

Issue Date 9/28/2020 | **Checked** ST | **Drawn** ST

Project Number 636-507

Building Number 100

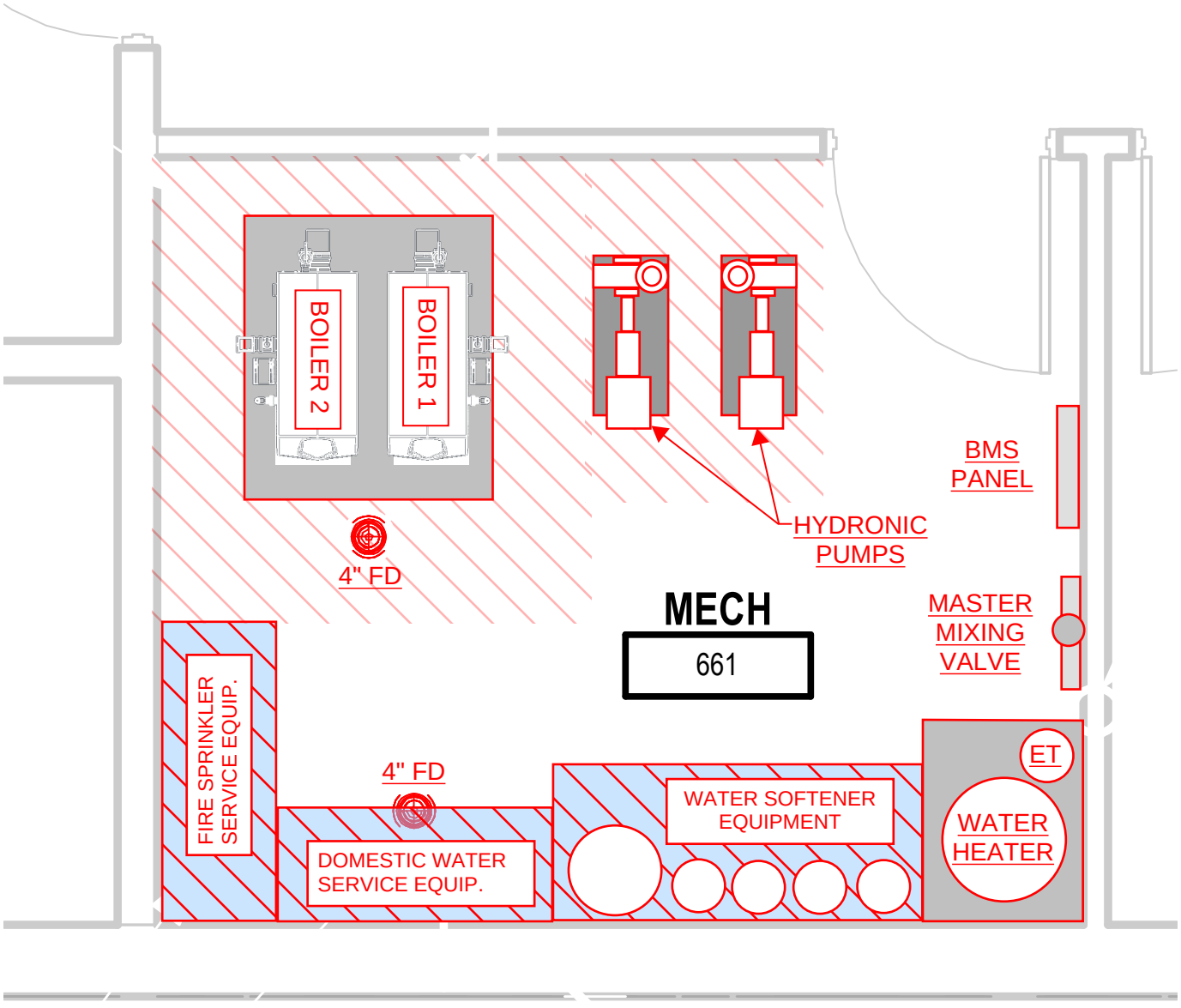
Drawing Number

VA FORM 08 - 6231

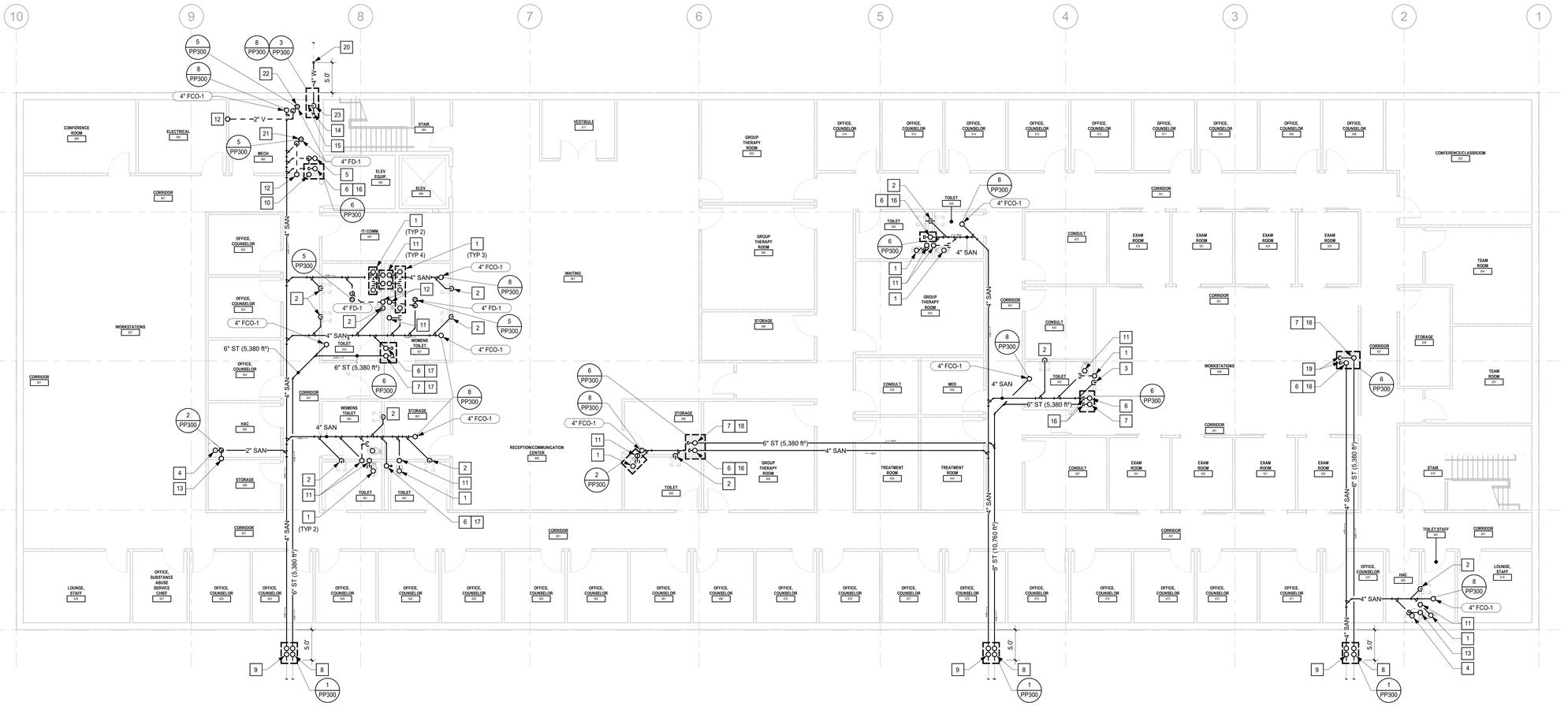
9/24/2020 3:55:24 PM

Omaha Outpatient MH Bridging Documents_detached.rvt

SUGGESTED MECHANICAL ROOM LAYOUT



3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com



1 UNDER FLOOR PLAN - PLUMBING
1/8" = 1'-0"

SHEET NOTES

1. TERMINATE ALL SANITARY STUBS SERVING FUTURE PLUMBING FIXTURES AND RISERS THAT WILL SERVE A FUTURE PLANNED SECOND FLOOR, AT 2 FT. ABOVE SLAB FINISH. ALL SANITARY RISERS SHALL BE PROVIDED WITH A VERTICAL (WALL) CLEANOUT. SEE PLANS FOR MORE INFORMATION. CLEARLY LABEL THE STUB "SANITARY" AND CAP. REFER TO 6/PP300 STUB CAPPING DETAIL AND 9/PP300 PIPE PENETRATIONS DETAIL FOR MORE INFORMATION.
2. TERMINATE ALL STORM DRAINAGE STUBS SERVING RISERS THAT WILL SERVE A FUTURE PLANNED SECOND FLOOR AT 3 FT. ABOVE SLAB FINISH. ALL STORM RISERS SHALL BE PROVIDED WITH A VERTICAL (WALL) CLEANOUT. SEE PLANS FOR MORE INFORMATION. CLEARLY LABEL THE STUB "STORM" AND CAP. REFER TO 6/PP300 STUB CAPPING DETAIL AND 9/PP300 PIPE PENETRATIONS DETAIL FOR MORE INFORMATION.
3. TERMINATE ALL VENT STUBS SERVING FLOOR DRAINS, STANDPIPES, AND FUTURE TOILETS AND PLUMBING FIXTURES, AT 4 FT. ABOVE SLAB FINISH. CLEARLY LABEL THE STUB "VENT" AND CAP. REFER TO 6/PP300 STUB CAPPING DETAIL AND 9/PP300 PIPE PENETRATIONS DETAIL FOR MORE INFORMATION.

KEYNOTES

#	
1	4" SAN UP TO SERVE TOILET.
2	2" SAN UP TO SERVE LAV(S).
3	2" SAN UP TO SERVE EWCD/F.
4	2" SAN UP TO SERVE MSB.
5	4" STANDPIPE FOR FUTURE ELEVATOR SUMP PUMP DISCHARGE. TERMINATE 18" AFF.
6	4" SAN RISER UP TO FUTURE SECOND FLOOR.
7	6" STORM RISER UP (5,380 ft²).
8	PROVIDE STORM LINE WITH 2-WAY CLEANOUT AT GRADE. COORDINATE CONNECTION WITH CIVIL.
9	PROVIDE SANITARY LINE WITH 2-WAY CLEANOUT AT GRADE. COORDINATE CONNECTION WITH CIVIL.
10	2" VENT SERVING STANDPIPE. SEE 2/PP300 FOR TRAP ARM DETAIL.
11	2" VENT SERVING TOILET. SEE 2/PP300 FOR TRAP ARM DETAIL.
12	2" VENT SERVING FLOOR DRAIN. SEE 2/PP300 FOR TRAP ARM DETAIL.
13	2" VENT SERVING MSB. SEE 2/PP300 FOR TRAP ARM DETAIL.
14	CAPPED 4" W TO SERVE FIRE SPRINKLER SYSTEM. REFER TO 7/PP300 FOR WATER ENTRANCE DETAIL.
15	CAPPED 2-1/2" CW PIPE (TYP 2) FOR FUTURE BACKFLOW PREVENTER STATION AND 2-1/2" CW SERVICE TO BUILDING. REFER TO 7/P300 FOR WATER ENTRANCE DETAIL.
16	PROVIDE AND INSTALL CLEANOUT IN VERTICAL RISE (FUTURE WCO). BEFORE ENTERING SLAB. ORIENT CLEANOUT ACCESS FACING NORTH REFER TO 6/PP300 FOR STUB CAPPING DETAIL.
17	PROVIDE AND INSTALL CLEANOUT IN VERTICAL RISE (FUTURE WCO). BEFORE ENTERING SLAB. ORIENT CLEANOUT ACCESS FACING SOUTH. REFER TO 6/PP300 FOR STUB CAPPING DETAIL.
18	PROVIDE AND INSTALL CLEANOUT IN VERTICAL RISE (FUTURE WCA). BEFORE ENTERING SLAB. ORIENT CLEANOUT ACCESS FACING WEST. REFER TO 6/PP300 FOR STUB CAPPING DETAIL.
19	CLEANOUTS ARE ORIENTED AS SHOWN TO ACCOMODATE FUTURE WORKSTATIONS. THIS ARRANGEMENT WILL PROVIDE READY ACCESS WITHOUT DISRUPTION TO THE PLANNED WORK ENVIRONMENT.
20	COORDINATE CONNECTION WITH CIVIL.
21	FLOOR DRAIN WILL SERVE FUTURE BOILER CONDENSATE DRAIN AND GENERAL MECHANICAL ROOM HOUSEKEEPING.
22	FLOOR DRAIN WILL SERVE FUTURE DOMESTIC WATER AND FIRE PROTECTION SPILLAGE.
23	4" POTABLE WATER DOWN TO WATER SERVICE SERVING BUILDING. REFER TO 3/PP300 DOMESTIC WATER BELOW FOOTING DETAIL AND 7/PP300 WATER ENTRANCE DETAIL FOR MORE INFORMATION.

NORTH

Graphic Scale = 1/16" = 1'-0" (32', 16', 8', 0')
Graphic Scale = 1/8" = 1'-0" (16', 8', 4', 0')
Graphic Scale = 3/32" = 1'-0" (2', 1', 8", 0')
Graphic Scale = 1/4" = 1'-0" (4', 2', 1', 0')
Graphic Scale = 3/8" = 1'-0" (4', 2', 1', 0')
Graphic Scale = 1/2" = 1'-0" (4', 2', 1', 0')
Graphic Scale = 3/4" = 1'-0" (2', 1', 6", 0')
Graphic Scale = 1" = 1'-0" (2', 1', 6", 0')
Graphic Scale = 1 1/2" = 1'-0" (1'6", 1', 6", 3", 0')

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com **# 17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA | U.S. Department of Veterans Affairs

Drawing Title
SUGGESTED BELOW GRADE PIPING PLAN

Approved:

Phase
BRIDGING DOCUMENTS

Spinklered
SPRINKLERED

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM

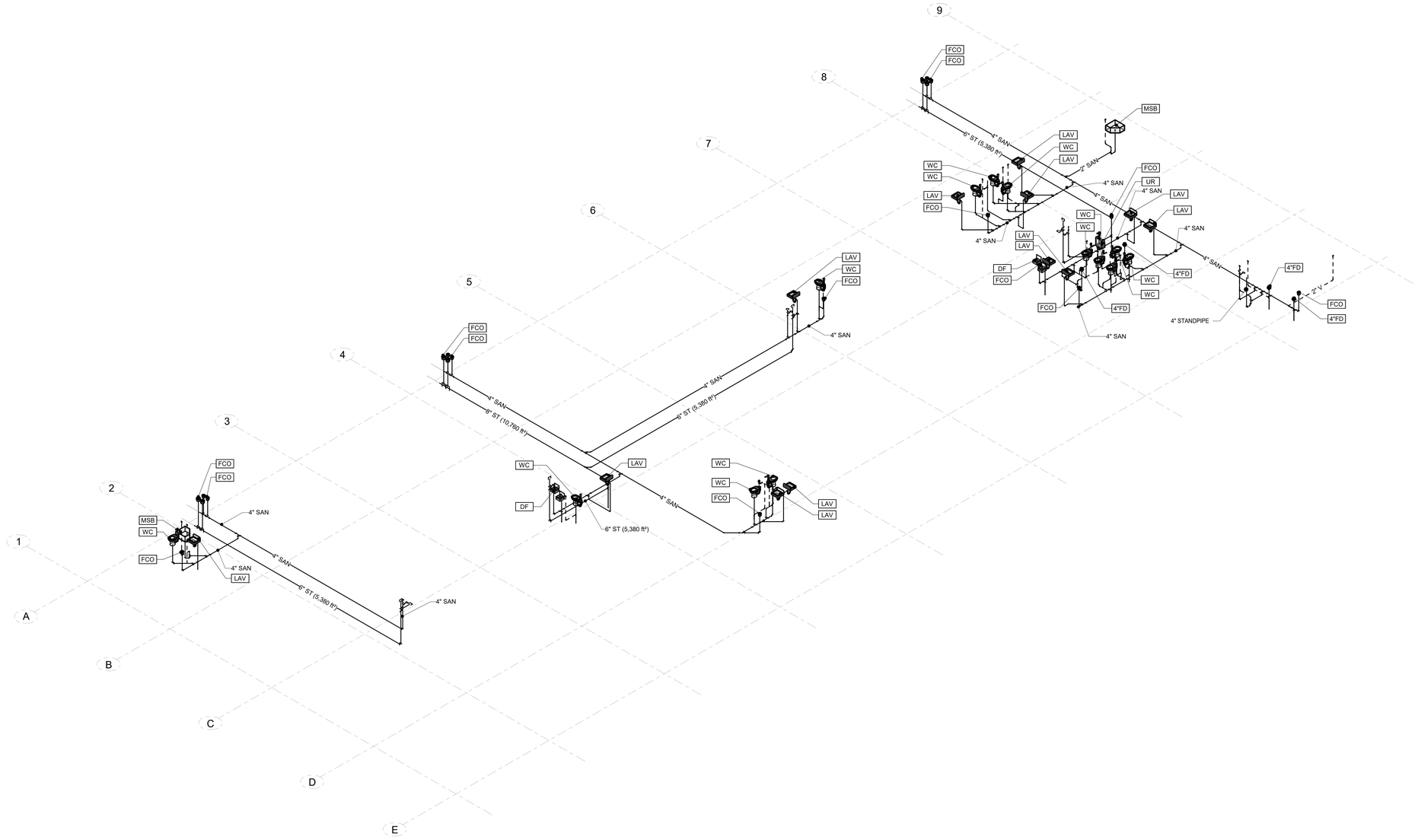
Issue Date 11/04/2020 | **Checked** ST | **Drawn** DW

Project Number 636-507

Building Number 100

Drawing Number 100-PP100

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
11/9/2020 3:43:52 PM
VA FORM 08 - 6231



1 RISER DIAGRAM - SANITARY & STORM
NTS

N

Graphic Scale: 1 1/16" = 1'-0"
Graphic Scale: 1/8" = 1'-0"
Graphic Scale: 3/32" = 1'-0"
Graphic Scale: 1/4" = 1'-0"
Graphic Scale: 3/8" = 1'-0"
Graphic Scale: 1/2" = 1'-0"
Graphic Scale: 3/4" = 1'-0"
Graphic Scale: 1" = 1'-0"
Graphic Scale: 1 1/2" = 1'-0"

11/9/2020 3:54:10 PM

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com **# 17002665.02**

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title
SUGGESTED BELOW GRADE PIPING PLAN

Approved:

Phase
BRIDGING DOCUMENTS

Spinklered
SPRINKLERED

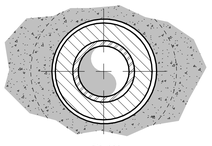
Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM

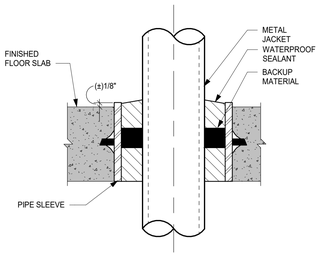
Issue Date 11/04/2020
Checked ST
Drawn DW

Project Number 636-507
Building Number 100
Drawing Number 100-PP101

VA FORM 08 - 6231

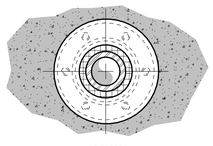


PLAN

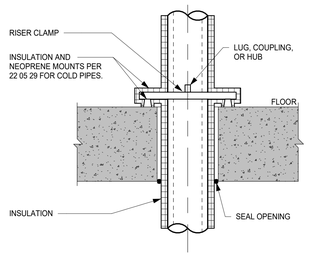


ELEVATION

SLAB PENETRATION FOR SANITARY/STORM PIPE

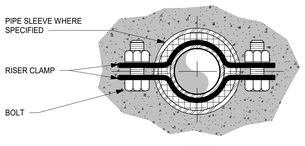


PLAN

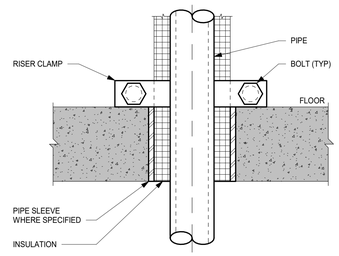


ELEVATION

SLAB PENETRATION FOR DOMESTIC WATER SUPPLY



PLAN



ELEVATION

SLAB PENETRATION FOR DOMESTIC WATER SUPPLY

PLUMBING LOAD ESTIMATION

FIXTURE	QTY	DFU	TOTAL DFU	WSFU	TOTAL WSFU
WATER CLOSET (FV)	11	4.0	44.0	10.0	110.0
URINAL (FV)	1	4.0	4.0	3.0	3.0
LAV (PUBLIC)	4	1.0	4.0	2.0	8.0
LAV (PRIVATE)	5	1.0	5.0	0.7	3.5
EWC/DF	2	0.5	1.0	0.3	0.5
SINK (LOUNGE)	2	2.0	4.0	4.0	8.0
FLOOR DRAIN (MER / TOILET 634, 652)	4	2.0	8.0	0.0	0.0
STAND PIPE (MER)	1	2.0	2.0	0.0	0.0
MOP SINK BASIN (HAC)	3	0.0	0.0	2.0	6.0
HYD / ROOF HYD (EXTERIOR)	8	0.0	0.0	4.0	32.0
HOSE BIBB (MER 660 / TOILET 634, 652)	3	0.0	0.0	2.5	7.5
			TOTAL DFU	WSFU	TOTAL WSFU
ONE FLOOR	4"		72	2½"	179
TWO FLOORS	4"		144	2½"	358

NOTES:
1. FRICTIONAL LOSS BASED ON 4psi/100ft.
2. 10" WATER MAIN, 6'-0" BELOW GRADE.
3. WATER MAIN APPROX 25'-0" FROM BUILDING.

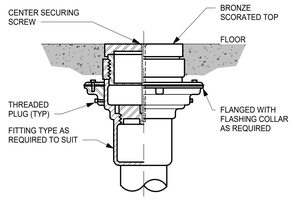
PLUMBING ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	NTS	NOT TO SCALE
APPROX	APPROXIMATELY	PD	PRESSURE DROP OR DIFFERENCE
CW	COLD WATER (POTABLE)	PSI	POUNDS PER SQUARE INCH
DF	DRINKING FOUNTAIN	QTY	QUANTITY
DFU	DRAINAGE FIXTURE UNITS	RD	ROOF DRAIN
DIA	DIAMETER	RDL	ROOF DRAIN LEADER
EL	ELBOW	SAN	SANITARY SEWER
EWC	ELECTRIC WATER COOLER	SK	SINK
EXT	EXTERIOR	ST	STORM WATER
FCO	FLOOR CLEANOUT	STS	STORM WATER (SECONDARY)
FD	FLOOR DRAIN	TYP	TYPICAL
FT / ft	FOOT	V	VENT
FT² / ft²	SQUARE FOOT	W	WATER SUPPLY (POTABLE)
FV	FLUSH VALVE	WC	WATER CLOSET
GAL	GALLON	WCO	WALL CLEANOUT
GPM	GALLONS PER MINUTE	WH	WALL HYDRANT
HB	HOSE BIBB	WPD	WATER PRESSURE DROP
HR	HOUR	WS	WASTE STACK
HYD	HYDRANT	WSFU	WATER SUPPLY FIXTURE UNITS
IE	INVERT ELEVATION	YCO	YARD CLEANOUT
LAV	LAVATORY	YR	YEAR
MER	MECHANICAL EQUIPMENT ROOM		
MSB	MOP SERVICE BASIN		

STORM DRAINAGE

ROOF DRAIN QTY	4	
ROOF DRAIN SIZE	6"	TOTAL
AREA SERVED (FT²)	5,380	21,500
GPM (NOTE 1)	213	849
HORIZONTAL LEADER SIZE	6"	10"

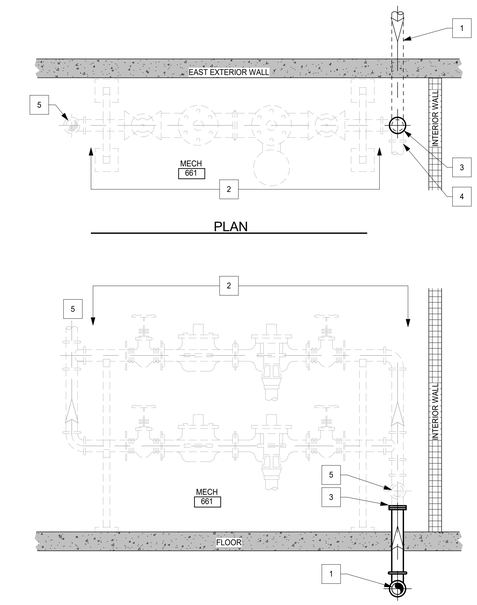
NOTES:
1. BASED ON 100 YR / 3.8" HR RAINFALL.



8 FLOOR CLEANOUT DETAIL
NTS

PIPING SYMBOLS

	PITCH PIPE IN DIRECTION OF ARROW
	PIPE CAP/CLEANOUT
	PIPE UP/RISE
	PIPE DOWN
—CW—	COLD WATER
—W—	WATER (POTABLE)
—SAN—	SANITARY (SOIL/WASTE) LINE
—ST—	STORM DRAIN LINE
—V—	VENT LINE



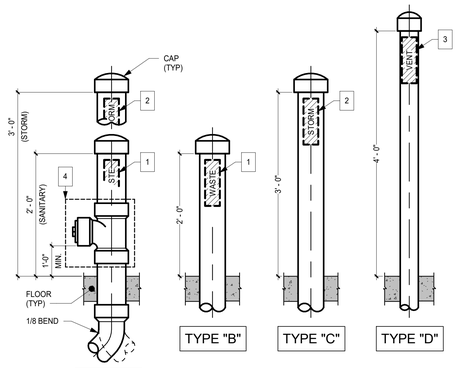
PLAN

ELEVATION

DETAIL KEYNOTES:
1. 4" INCOMING BUILDING WATER SUPPLY. COORDINATE DEPTH AND LOCATION WITH CIVIL PLANS.
2. FUTURE 2-1/2" BACKFLOW PREVENTER STATION TO SERVE DOMESTIC WATER SUPPLY TO BUILDING.
3. PIPE CAPPED FOR FUTURE CONNECTION.
4. 4" TO SERVE FIRE PROTECTION SYSTEM.
5. 2-1/2" DOMESTIC WATER TO SERVE BUILDING DISTRIBUTION.

NOTES:
1. THE PIPING SHOWN IN THIS DETAIL SERVING THE FUTURE DOMESTIC WATER BACKFLOW STATION AND FIRE PROTECTION SYSTEMS IS SHOWN FOR INTENT ONLY. ACTUAL FUTURE PIPING AND ACCESSORIES LAYOUT MAY DIFFER FROM WHAT IS SHOWN.

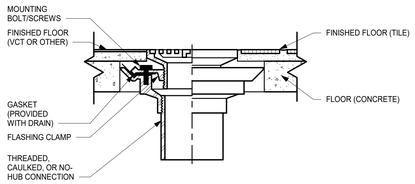
7 WATER ENTRANCE DETAIL
NTS



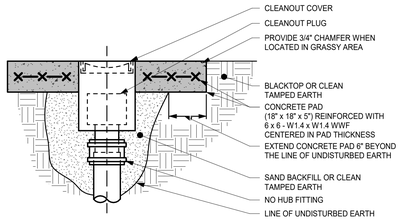
TYPE:
A. SANITARY OR STORM LINE WITH RISER CLEANOUT. TERMINATE SANITARY MIN. 2'-0" AFF. TERMINATE STORM DRAIN MIN. 3'-0" AFF.
B. SANITARY LINE. TERMINATE MIN. 2'-0" AFF.
C. STORM DRAIN LINE. TERMINATE MIN. 3'-0" AFF.
D. VENT LINE. TERMINATE MIN. 4'-0" AFF.

DETAIL KEYNOTES:
1. CLEARLY LABEL THE SANITARY PIPE STUB "WASTE".
2. CLEARLY LABEL THE STORM DRAIN PIPE STUB "STORM".
3. CLEARLY LABEL THE VENT PIPE STUB "VENT".
4. PLUGGED TEE WITH CLEANOUT PROVIDED FOR ALL SANITARY AND STORM RISERS. SIZE CLEANOUT TO MATCH SIZE OF RISER, MAX. 6" CLEANOUT. REFER TO PLANS FOR ORIENTATION OF CLEANOUT ACCESS.

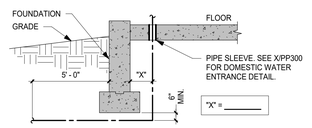
6 STUB CAPPING DETAIL
1" = 1'-0"



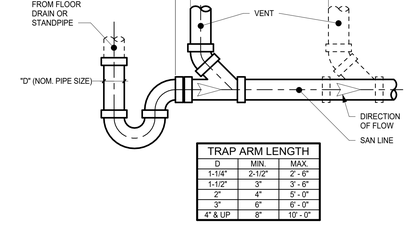
5 FLOOR DRAIN DETAIL
NTS



4 YARD CLEANOUT DETAIL
NTS

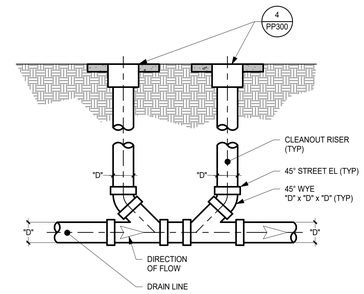


3 DOMESTIC WATER BELOW FOOTING DETAIL
1/4" = 1'-0"



TRAP ARM LENGTH		
D	MIN.	MAX.
1-1/4"	2-1/2"	2' - 6"
1-1/2"	3"	3' - 6"
2"	4"	5' - 0"
3"	6"	6' - 0"
4" & UP	8"	10' - 0"

2 TRAP ARM DETAIL
1" = 1'-0"



1 TWO-WAY CLEANOUT DETAIL
1" = 1'-0"

NOT TO SCALE

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # 17002665.02

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: SUGGESTED BELOW GRADE PIPING PLAN
Approved:
Phase: BRIDGING DOCUMENTS
Spinklered: SPRINKLERED
Project Title: OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS
Location: VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM
Issue Date: 11/04/2020
Checked: ST
Drawn: DW
Project Number: 636-507
Building Number: 100
Drawing Number: 100-PP300

VA FORM 08 - 6231

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
11/9/2020 3:54:13 PM

Graphic Scale: 1/16" = 1'-0" (32' 16' 8' 0')
Graphic Scale: 1/8" = 1'-0" (16' 8' 4' 0')
Graphic Scale: 3/32" = 1'-0" (2' 1' 8" 0')
Graphic Scale: 1/4" = 1'-0" (4' 2' 1' 0')
Graphic Scale: 3/16" = 1'-0" (4' 2' 1' 0')
Graphic Scale: 1/2" = 1'-0" (4' 2' 1' 0')
Graphic Scale: 3/4" = 1'-0" (2' 1' 6" 0')
Graphic Scale: 1" = 1'-0" (2' 1' 6" 0')
Graphic Scale: 1 1/2" = 1'-0" (1' 6" 3" 0')

3308 Preston Road · Suite 350-164
Plano, Texas 75093 · 972.625.3838
www.romanykconsulting.com

Romanyk Consulting
Focusing on what matters

· PRELIMINARY HVAC LOAD CALCULATION RESULTS

Design Cooling Load Summary

By Romanyk Consulting

System - RTU-1

Type - Variable Volume Reheat (30% Min Flow Default)

Coil Location - System

Coil Peak Calculation Time: July, hour 14
Ambient DB/WB/HR: 94 / 77 / 116

COOLING COIL LOAD INFORMATION

Load Component	Sensible Btu/h	Latent Btu/h	Total Btu/h	Percent of Total
Solar Gain	50,390		50,390	5.8%
Glass Transmission	8,476		8,476	1.0%
Wall Transmission	6,491		6,491	0.7%
Roof Transmission	0		0	0.0%
Floor Transmission	0		0	0.0%
Adj Floor Transmission	0		0.00	0.0%
Partition Transmission	0		0	0.0%
Net Ceiling Load	0		0	0.0%
Lighting	38,693		38,693	4.4%
People	78,250	78,250	156,500	17.9%
Misc. Equipment Loads	0	0	0	0.0%
Cooling Infiltration	0	0	0	0.0%
Sub-Total ==>	182,301	78,250	260,551	29.9%
Ventilation Load	107,795	179,027	286,823	32.9%
Exhaust Heat	0	0	0	0.0%
Supply Fan Load	0		0	0.0%
Return Fan Load	0		0	0.0%
Net Duct Heat Pickup	0		0	0.0%
Wall Load to Plenum	3,810		3,810	0.4%
Roof Load to Plenum	12,589		12,589	1.4%
Adj Floor to Plenum	0		0	0.0%
Lighting Load to Plenum	9,673		9,673	1.1%
Misc. Equip. Load to Plenum	0	0	0	0.0%
Glass Transmission to Plenu	0		0	0.0%
Glass Solar to Plenum	0		0	0.0%
Over/Under Sizing	299,188		299,188	34.3%
Reheat at Design	0	0	0	0.0%
Underfloor Sup Heat Pickup	0		0	0.0%
Supply Air Leakage	0	0	0	0.0%
Total Cooling Loads	615,357	257,277	872,635	100.0 %

COOLING COIL SELECTION

Coil Selection Parameters

Coil Entering Air (DB / WB)	79.3 / 65.8	°F
Coil Entering Humidity Ratio	77.43	gr/lb
Coil Leaving Air (DB / WB)	55.0 / 53.6	°F
Coil Leaving Humidity Ratio	61.52	gr/lb
Coil Sensible Load	615.36	MBh
Coil Total Load	872.63	MBh
Cooling Supply Air Temperature	55.00	°F
Total Cooling Airflow	23,633.03	cfm
Resulting Room Relative Humidity	49.12	%

General Engineering Checks

Total Cooling Load	72.7	ton
Area / Load	243.59	ft²/ton
Total Floor Area	17,714	ft²
Cooling Airflow	1.33	cfm/ft²
Airflow / Load	324.99	cfm/ton
Percent Outdoor Air	22.5	%
Cooling Load Methodology	TETD-TA1	

Bridging Document
Omaha VA New Outpatient Mental Health Building
Project Number 636-507

3308 Preston Road · Suite 350-164
Plano, Texas 75093 · 972.625.3838

· PRELIMINARY HVAC LOAD CALCULATION RESULTS

SYSTEM SUMMARY
DESIGN HEATING CAPACITIES
By Romanyk Consulting

Alternative 1

System Coil Capacities

System Description	System Type	Main System Btu/h	Aux System Btu/h	Preheat Btu/h	Reheat Btu/h	Humid. Btu/h	Optional Vent Btu/h	Stg 1 Desic Regen Btu/h	Stg 2 Desic Regen Btu/h	Stg 1 Frost Prevention Btu/h	Stg 2 Frost Prevention Btu/h	Heating Totals Btu/h
RTU-1	Variable Volume Reheat (30% Min Flow Def	-507,551	0	-338,394	-380,663	0	0	0	0	0	0	-845,945
Stair 1	Unit Heaters	-2,085	0	0	0	0	0	0	0	0	0	-2,085
Stair 2	Unit Heaters	-1,611	0	0	0	0	0	0	0	0	0	-1,611
Elev Equip	Fan Coil	-718	0	0	0	0	0	0	0	0	0	-718
IT Room	Computer Room Unit	-975	0	0	-557	0	0	0	0	0	0	-975
Vestibule	Unit Heaters	-2,206	0	0	0	0	0	0	0	0	0	-2,206
Exhaust Systems	Fan Coil	-49,276	0	0	0	0	0	0	0	0	0	-49,276
Mech Room	Unit Heaters	-2,381	0	0	0	0	0	0	0	0	0	-2,381
Elec Room	VAV w/Baseboard Heating	-3,108	0	0	-283	0	0	0	0	0	0	-3,108
Totals		**-569,910**	**0**	**-338,394**	**-381,503**	**0**	**0**	**0**	**0**	**0**	**0**	**-908,304**

www.romanykconsulting.com

K. Electrical and Technology Requirements:

1. Existing Electrical System:

a. Normal Power:
   i. There is a medium voltage line (circuit 95) that is fed from existing building 24 that routes to the north to feed a transformer at existing buildings 4 and 5 and another transformer at existing buildings C and the Fisher House.
   ii. When existing buildings 4 and 5 are demolished the transformer that feeds these buildings will be removed.
   iii. When building C is demolished, the Fisher house will remain, therefore the transformer that feeds these two buildings will remain and the feeder for Building C will be removed.

b. Existing Fiber/Telecommunications:
   i. There is an existing telecommunications box outside of adjacent to the transformer that feeds buildings 4 and 5 and another box adjacent the transformer at buildings C and the Fisher. Both telecommunications boxes are connected to a telecommunications box where existing building 24 is located.
   ii. When buildings 4, 5, C are removed, the associated conduit and communications lines will be removed but the boxes will remain.

2. Power System Requirements:

a. Normal Power Distribution:
   i. The new building will be served by one new 1000 KVA loop fed transformer and is planned to be served new medium voltage feeder from existing building 24, contractor to coordinate routing and final connections with the VA.
   ii. The pad-mounted transformer shall be rated, 13.8 KV primary/480Y277 V secondary, 5.9% Z. The transformer will be individually metered on the secondary side of the transformer.
   iii. The contractor will need to coordinate pad requirements with the manufacturer.
   iv. Four (4) 3” conduits will need to be routed from the transformer pad to a 1200A enclosed circuit breaker located at the exterior of the building.

b. Branch Distribution System:
   i. The new building electrical power will be distributed at 480V from an enclosed circuit breaker located on the exterior of the building to a switchboard located in the main electrical power room of the building to branch electrical panels in the electrical rooms on the second floor.
   ii. The main switchboard will be provided with a power meter per the VA Standards.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

iii. The electrical rooms on each floor will also contain step-down dry type transformers and 208Y/120V branch electrical panels.
iv. All new roof mounted mechanical equipment will be served from the nearest electrical room from the 2nd floor below. Each of the variable speed pieces of mechanical equipment will be served from a variable frequency drive unit (provided by the controls contractor) and the constant speed pieces of equipment will be required to have combination starter/disconnect units.
v. The requirements of each piece of HVAC equipment will need to be verified and coordinated with the mechanical/controls contractor.
vi. Each floor mounted switchboard, distribution board, or panelboard will be installed on a 4" housekeeping pad.
vii. All step-down transformers will be provided with copper wound coils and will be installed on vibration pads on 4" concrete housekeeping pads. Transformers hung from the ceiling will not be allowed.
viii. Electrical equipment will be identified with black nameplates with white lettering. Each switchboard, transformer, panelboard, etc, will be labeled to identify the load and circuit served. Each branch panel will have type written directory installed in the cover to identify loads served.
ix. All panel short circuit ratings will be based upon the available fault current per the short circuit study as specified in Division 260573 of the specifications.
x. All panel feeders be sized for less 2% voltage drop, all branch circuits to be sided for less than 3% voltage drop.
xi. All receptacles will be hospital grade with stainless steel covers unless otherwise requested. The back of each cover will be embossed with the branch circuit number and the serving panelboard.
xii. Receptacles in waiting areas and patient areas to be tamper resistant type.
xiii. A maximum of six (6) receptacles will be allowed per 20A branch circuit and without the sharing of a neutral.
xiv. Each office will contain a designated computer receptacle, only three receptacles will be allowed on each computer branch circuit and will be provided with a full size neutral.
xv. Dedicated circuits will serve the following:
    a. Refrigerators.
    b. Copiers.
    c. Microwave.
    d. Coffee Brewers.
    e. Equipment with a load greater than 10 Amps.
xvi. All corridors will contain a duplex-grounded receptacle installed on 50' centers and with-in 25' of each corridor end. Separate receptacles designated for buffers/vacuum cleaners will be installed in all corridors (100' centers). These

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

receptacles will be served by dedicated branch circuits with no more than three (3) receptacles on a branch circuit.

xvii. GFI type receptacles will be installed in all locations that are with-in 6' of a water source. on the exterior (grade and roof), watercoolers, and vending as directed by the National Electrical Code.

xviii. In general, all duplex-grounded receptacles will be mounted at 18" AFF (to top) and all designated equipment receptacles will be mounted in accordance with the accordance with all equipment specifications and coordinated with the building program.

xix. In all PACT Team areas are to have at least floor box with two duplex receptacles and two data outlets. Contractor to add additional floor boxes for every 215 ft^2 of floor area. Floor box to be installed not less than 6' from any fixed wall or major portion of floor space. Contractor to coordinate further requirements with the VA.

xx. Each junction box cover (concealed or exposed) will be embossed with the branch circuit contained with-in.

xxi. Power conduits will be EMT with die-cast compression fittings except as noted otherwise. PVC pipe (above grade) will not be acceptable. Minimum conduit size will be 0.75". The minimum conductor size for these branch circuits is #12.

xxii. All neutrals will be full size, and all equipment ground conductors will be sized per the National Electrical Code. The use of common neutrals will not be permitted. All conductors will be color coded as identified by NEMA standards (per voltage level) and the National Electrical Code.

xxiii. All underground conduits will be schedule 40 PVC with RMC elbows to above grade.

xxiv. All work will comply with the latest edition of the National Electrical Code, NFPA Standards, AIA Guidelines, and the VA Standards.

3. Lighting System Requirements:

a. Interior Luminaires:

i. The lighting will be provided in accordance with ASHRAE 90.1 Chapter 6, latest Energy Code, and IES Recommended practices.

ii. Much of the lighting will be standard lay-in type light fixtures in staff areas and acrylic lenses with extruded/sealed center section in all public areas, such as offices, hallways, patient exam rooms, treatment spaces, and common areas.

iii. All fixtures to be a LED with L70 with a minimum CRI of 80.

iv. Light Fixtures in Exam Rooms, Consult Rooms, Waiting Rooms, and Corridors should be provided with color tuning LED's and drivers to adjust the color temperature from 2700K to 6000K.

v. Lay-in LED light fixtures installed in gypsum board ceiling will require a trim kit.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

vi. Emergency lighting and egress lighting will be provided in accordance with the Life Safety code.
vii. Light fixtures in egress paths are to be provided with self-testing, emergency battery packs and emergency lighting levels to meet the requirements of the Life Safety Code.
viii. All lighting to be connected to the 480Y277V distribution system.
ix. Exit signs will be provided per the Life Safety Code and will be non-switched throughout the facility. Each exist sign will be provided with a self-testing battery backup.
x. All lighting branch circuit conduit utilized within the facility will be EMT with compression fittings and the minimum size used will be 0.75”
xi. Final connections to all fixtures will be through 0.5” minimum flexible conduit (6’ max).
xii. All light switches to be mounted at 48” A.F.F. (to center). All light switches to be general purpose, 120/277, 20-ampere, specification grade type. All outlet covers will be stainless steel unless otherwise requested. The back of each outlet cover will be embossed with the branch circuit and the serving panelboard.

b. Mental
i. All new exterior lighting installed within this project will consist of pole mounted and building mounted LED fixtures with full cut off as required for security lighting levels as directed by the IES and the VA Standards.
ii. All exterior fixtures designed to illuminate a path of egress will be provided with an emergency battery pack that is rated for sub zero temperatures or optional battery heater if necessary.
iii. All conduits utilized for branch circuits to the fixtures that are installed below grade will be Schedule 40 PVC with RMC elbows. The minimum conduit size will be 1”.
iv. The exterior lighting will be connected to the building lighting control system astronomical time clock and photocell to control the lights to be “on” a dusk and “off” at dawn.

c. Lighting Control:
i. All lighting controls are to comply with the latest editions of International Energy Conservation Code (IECC), ASHRAE 90.1, and the VA Standards.
ii. Automatic shutoff will be achieved using a combination of vacancy and occupancy sensors.
iii. Required manual override switches will be installed in each individual room. Momentary contact switches will be provided to interface with vacancy sensors in most rooms.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

iv. Day lighting controls will be installed in rooms with day lighting as directed by the IECC.
v. Color Tuning Controls will be incorporated in all common areas such as Exam Rooms, Consult Rooms, Waiting Rooms, and Corridors with automatic controls to adjust the color temperature from 2700K to 6000K throughout the occupied hours.

4. Lightning Protection System:

a. Provide a lightning protection system for the new building that will meet the UL "Master" label certification of NFPA 780 and the VA Standard.

5. Fire Stopping:

a. All penetrations through a fire rated wall or floor will be fire stopped and labeled.

6. Identification of Electrical System:

a. Labeling of Raceways:
   i. 600 Volts and below: White Letters on black background indicating feeder identification and voltage.
   ii. Fire Alarm: Red letters on white background indicating "Fire Alarm"
   iii. Temperature Control: White or Black Letters on blue background.
   iv. Grounding: White letters on green background indicating "Ground" and equipment and designation.
   v. Security System: Blue letters on yellow background indicating "Security"
   vi. Telephone System: Green letters on yellow background indicating "Telephone".
b. Provide color code as fallows for all EMT:
   i. Fire Alarm Systems: Red.
   ii. Normal Power Distribution System: Silver.
   iii. Temperature Controls, Motor Controls, and other Control Systems: Blue.
   iv. Low Voltage and Telephone: White.
   v. Clock, Sound, and Intercom: Black.
   vi. Nurse Call: Green.
   vii. Security: Purple.
   viii. Grounding: Green.
c. Equipment to be Labeled:
   i. Panelboards.
   ii. Color Coding of equipment name plates will be as follows:
      a. Normal Power: Black plate with white lettering
      b. Fire Alarm: White Plate with red lettering.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

c. Temperature Controls: Blue plate with white lettering-to include VAV boxes.
d. Grounding: Green plate with white lettering.

iii. Each switch and receptacle will be identified as to the circuit and panelboard from which it is fed. This will on the inside of the cover plate.
iv. All junction, pull, and connection boxes will be provided on the cover with the panel and circuit numbers.
v. Panelboard directories will be typewritten and provided within each panel.

7. Communication System Requirements:

a. Telecommunications Room:
   i. Contractor to provide two (2) 4" conduits from communications box located adjacent to transformer that serves the Fisher house and stub up into the telecommunications room, coordinate further details with the VA.
   ii. New patch panels, data racks, and other required network hardware will be installed in this room, as necessary.
   iii. The contractor shall submit an equipment submittal and room layout prior to ordering or installing any materials in the comm room.
   iv. The contractor shall ensure the comm room has adequate cooling for the equipment installed.
   v. The IT comm room shall have a data rack capable of housing at least 4 patch panels, with room for another rack to house the adjacent switches
      a. Black box CAT 6 #JPM820A is suggested option
      b. Panduit CAB Mgt part #WMPV45E is a suggested option for cable magt.
   vi. Contractor to refer to https://www.cfm.va.gov/til/dguide/OIT-Infrastructurestdstelecommspaces.pdf
      a. Which describes details that the IT comm room requires as well as electrical branch specifications
      b. For example, the room requires L21-30R for 30A receptacles to power zone PDU's
   vii. The contractor will furnish all equipment, manpower, clean-up, supplies, management etc. to install a PACS in the VA space, in three locations (TBD). System must be CCURE and conform to HSPD-12 requirements. Contractor will provide card readers, wiring, testing, programming etc.; everything necessary to make system functional. The system must communicate with and be controlled by the Omaha VA Hospital and integrate into existing system. Existing infrastructure includes junction boxes, conduit, electronic door hardware and strikes.
b. Telecommunications Interior Pathways:

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

i. Anywhere that a penetration is required through a corridor, wall, or hard ceiling, for telecommunications cabling, installation of conduit sleeves will be required. For penetrations more than 12 cables, mechanical firestopping will be required.
ii. Contractor to run all Cat 6a data cables within cable tray from each office and cube location, terminating in the IT Comm room in an orderly neat fashion.
    a. Each cable to be labeled on each end and tested for continuity.
iii. A cable tray system will be required in all corridors to support voice, data, video, surveillance, and CATV.
    a. Security systems and access control will be routed within their own conduit pathway.
    b. Nurse call and other low voltage systems will use separate dedicated cable supports and/or conduit. Cable supports are not to be supported from the cable tray system.
    c. Access control and PACs system cables can be installed in a cable tray segregated from the other systems' cabling in the cable tray.

c. Telecommunications Infrastructure:
    i. The telecommunications infrastructure will be a "structured cabling system" designed and installed to EIA/TIA requirements and standards.
    ii. The system will be required to be fully tested to CAT 6A performance requirements.
    iii. The contractor shall terminate each cable to the back of each patch PNL, with jumpers to the switch installed by others.
    iv. The cables shall be connected in numerical order to the patch panel with cable mgt. being held to the highest priority.
        a. The contractor shall ensure the patch panels are labeled appropriately.
    v. All horizontal cabling (e.g., between the workstations and the telecommunications room) will be Category 6A, four-pair unshielded cable for both voice and data. Cabling will be identical for all applications (e.g., voice and data). All Category 6A cabling will terminate on modular patch panels on data racks in the telecommunications room. All horizontal cabling install in air handling plenum spaces will be plenum rated.
    vi. Typical information outlet configuration will be three Category 6A jacks (RJ45), one for voice and two for data. The outlet box will be a 4" X 4" X 2" deep box with a single gang mud ring mounted at 18", unless otherwise noted. Special use outlets will be configured per the requirement of the equipment serviced by the outlet (copy machines, printers, wall phone, etc). A typical room will be fitted with one outlet on each wall, unless otherwise noted by the VA or the building program.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

8. Fire Alarm System:

a. Labeling of Raceways:
   i. The fire alarm system will be provided in accordance with NFPA 72 and VA Standards.
   ii. System notification will consist of ADA and NFPA compliant audio (tone), visual, and communication audio/visual devices.
   iii. System initiation will consist of individually addressable analog smoke and heat detectors, addressable fire alarm pull stations, and sprinkler flow switches.
   iv. Smoke detectors will be in mechanical rooms, storage rooms, electrical rooms, data rooms, and areas open to the corridor.
   v. Pull stations will be located within a travel distance of 200 feet and at all exits.
   vi. Door unlocking and hold-open devices will be provided for corridor doors per the life safety plans and applicable codes.
   vii. All fire alarm system wiring will be installed in red-colored conduit.

9. Security System:

9. Security access control and surveillance cameras will be included where directed by the VA, required by the Physical Security and Resiliency Design Manual and VA directive 0730 Security and Law Enforcement.

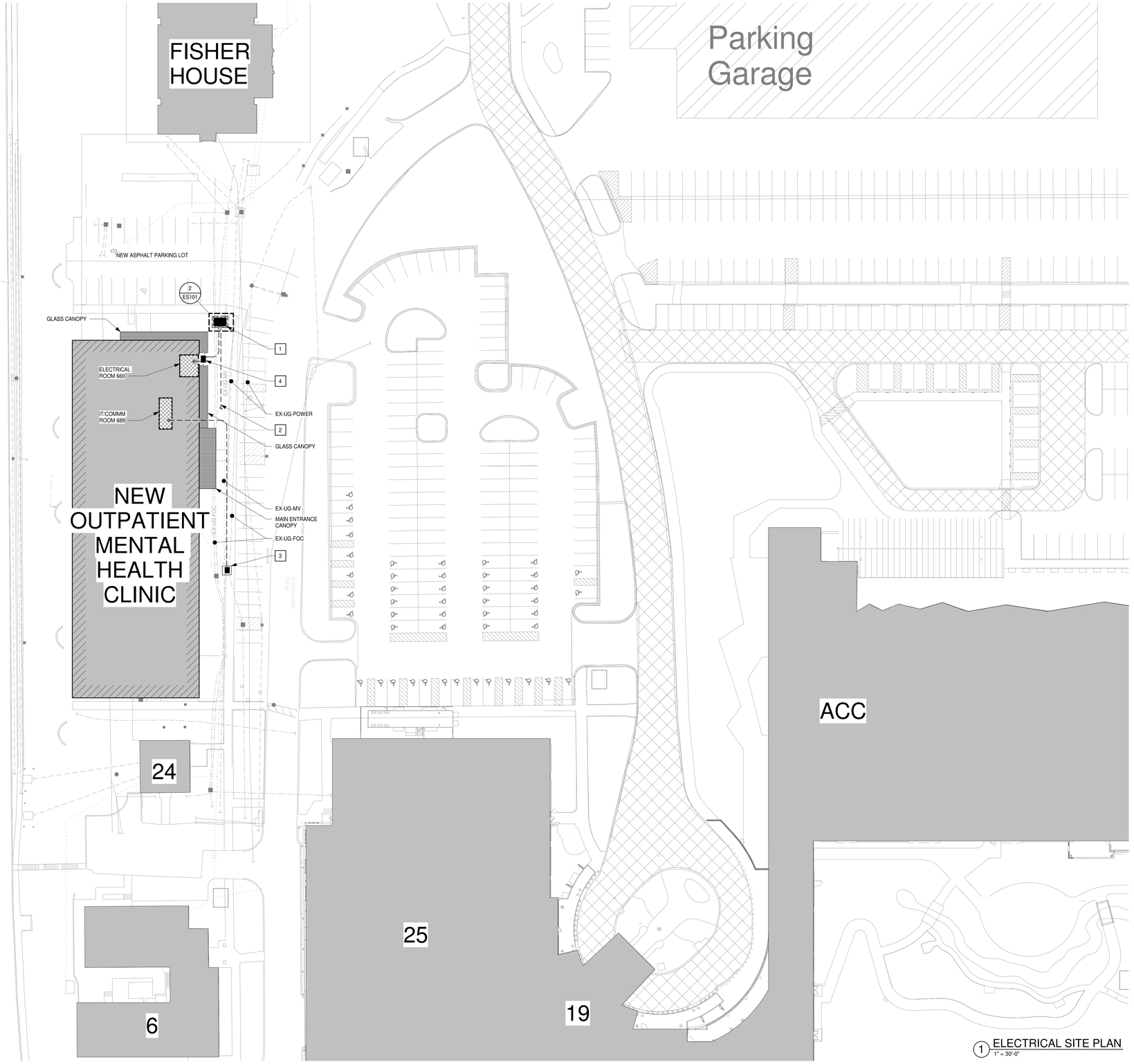
10. Nurse Call/Telemetry/Public Address/Intercom:

a. Nurse call, Telemetry, Public Address, and Intercom systems are to be provided as directed by the VA to meet the specific project requirements.
b. Nurse call will include pull cords in patient toilets with pull cords with a dome light in the corridor.

Attachments:

Sheet 100-ES101 Electrical Site Plan

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com



ELECTRICAL ABBREVIATIONS

A	AMPERE
AE	ARCHITECT / ENGINEER
AL	ALUMINUM
APPROX	APPROXIMATELY
C.C.	CENTER TO CENTER
EX	EXISTING
FOC	FIBER OPTIC CABLE
FT	FOOT
GAL	GALLON
IN	INCH
KVA	KILOVOLT-AMPERE
MAX	MAXIMUM
MIN	MINIMUM
MV	MEDIUM VOLTAGE
NEMA	NATIONAL ELECTRICAL MANUFACTURER ASSOCIATION
P	PHASE
PSI	POUND PER SQUARE INCH
QTY	QUANTITY
TYP	TYPICAL
UG	UNDER GROUND
VA	DEPARTMENT OF VETERAN'S AFFAIRS

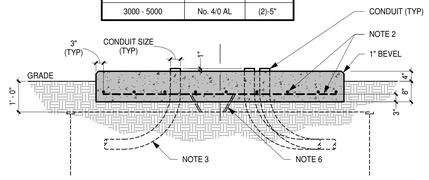
SHEET NOTES

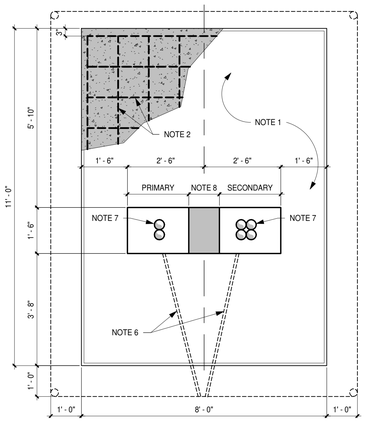
1. CALL 811 PRIOR TO ANY DIGGING AND HAVE ALL UTILITIES MARKED PRIOR TO ANY DIGGING BEING PERFORMED. IF CONTRACTOR SHOULD CUT ANY UTILITY IN THE PROCESS OF DIGGING ON THIS PROJECT, THEN THE CONTRACTOR WILL COVER ALL REQUIRED COSTS.
2. COORDINATE ALL UTILITY CONNECTIONS WITH THE VA.

KEYNOTES

1. NEW MEDIUM VOLTAGE TRANSFORMER AND TRANSFORMER PAD PROVIDED BY CONTRACTOR. REFER TO 2/ES101, TRANSFORMER PAD DETAIL FOR FUTHER DETAILS. COORDINATE LOCATION WITH THE VA.
2. ROUTE TWO - 4" CONDUITS TO UTILITY BUILDING 24. COORDINATE FURTHER ROUTING AND CONNECTION LOCATION.
3. EXISTING TELECOMMUNICATIONS BOX. ROUTE TWO-4" CONDUITS AND STUB UP IN IT/COMM ROOM 689 AND COORDINATE LOCATION WITH VA.
4. "MAIN DISCONNECT", PROVIDE 3P-1200A ENCLOSED CIRCUIT BREAKER IN A NEMA 3R ENCLOSURE ON AN EQUIPMENT PAD.

TRANSFORMER KVA	PRIMARY CONDUCTOR SIZE	CONDUIT SIZE
150 - 1500	No. 2 AL	(2)-4"
3000 - 5000	No. 4/0 AL	(2)-5"





FRONT OF PAD

NOTES:

1. WHERE POSSIBLE DO NOT PLACE CONDUIT UNDER THIS SECTION OF FOUNDATION.
2. REINFORCING #4 BARS 12" C.C. BOTH WAYS.
3. WHEN INSTALLING CONDUIT, DISTURB GROUND IN FOUNDATION AREA AS LITTLE AS POSSIBLE. EXTEND CONDUIT 1" ABOVE FOUNDATION.
4. TOP OF FOUNDATION TO BE SMOOTH AND LEVEL. FINAL GRADE SHALL SLOPE AWAY FROM PAD.
5. CONCRETE SHALL BE 3500 PSI AT 28 DAYS AND 1:2:4 MIXTURE WITH 6 GAL. MAX. WATER CONTENT PER SACK OF CEMENT.
6. CONTRACTOR TO FURNISH 1" CONDUIT UNDER PAD FOR GROUND WIRE.
7. LOCATE CONDUITS UNDER PRIMARY AND SECONDARY BUSHINGS.
8. PRIMARY AND SECONDARY CONDUITS AT LEAST 18 IN. APART.
9. TRANSFORMER LOCATION:
   - TRANSFORMER PAD REQUIRES A MIN. 3'-0" CLEARANCE AROUND EACH SIDE AND BACK OF PAD.
   - A 15'-0" CLEARANCE IS REQUIRED ON FRONT SIDE OF PAD.
   - THE TRANSFORMER SHALL BE INSTALLED SO THAT THE FRONT OF THE UNIT DOES NOT FACE THE BUILDING.
   - THE TRANSFORMER MUST BE INSTALLED 10' AWAY FROM ANY DOORS, WINDOWS, OR NON-METALLIC MASONRY WALLS.
   - THERE MUST BE A 20 FT. MIN. DIMENSION FROM A FIRE HYDRANT AND FIRE ESCAPE.

1 ELECTRICAL SITE PLAN
1" = 30'-0"

2 TRANSFORMER PAD DETAIL
1/2" = 1'-0"

NORTH

Revisions:	Date:

CONSULTANT

Consultant:
IMEG
15 SUNNEN DR SUITE 104
SAINT LOUIS, MO 63143
314.645.1132 FAX: 314.645.1173
www.imegcorp.com # 17002665.02

Consultant:
Terracon
Terracon Consultants, Inc.
15080 A Circle
Omaha, Nebraska 68144
www.terracon.com

ARCHITECT/ENGINEER OF RECORD

A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

Office of Construction and Facilities Management
VA | U.S. Department of Veterans Affairs

Drawing Title ELECTRICAL SITE PLAN
Approved:
Phase BRIDGING DOCUMENTS
Spinklered SPRINKLERED
Project Title OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS
Location VA NEBRASKA - WESTERN IOWA HEALTH CARE SYSTEM
Issue Date 11/04/2020
Checked JF
Drawn DW
Project Number 636-507
Building Number 100
Drawing Number 100-ES101

Graphic Scale: 1/16" = 1'-0" (32' 16' 8' 0')
Graphic Scale: 1/8" = 1'-0" (16' 8' 4' 0')
Graphic Scale: 3/32" = 1'-0" (2' 1' 8" 4" 0')
Graphic Scale: 1/4" = 1'-0" (4' 2' 1' 0')
Graphic Scale: 3/8" = 1'-0" (4' 2' 1' 0')
Graphic Scale: 1/2" = 1'-0" (4' 2' 1' 0')
Graphic Scale: 3/4" = 1'-0" (2' 1' 6" 0')
Graphic Scale: 1" = 1'-0" (2' 1' 6" 0')
Graphic Scale: 1 1/2" = 1'-0" (1' 6" 3" 0')

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
11/2/2020 4:48:14 PM

VA FORM 08 - 6231

L. Specifications:

EDITED LIST OF PROPOSED REQUIRED SPECIFICATION

TABLE OF CONTENTS

Section 00 01 10

SECTION NO.	DIVISION AND SECTION TITLES	DATE
	DIVISION 00 – SPECIAL SECTIONS	
00 01 15	List of Drawing Sheets	05-20
00 11 21	Request for Proposal to Design Build	06-20
	DIVISION 01 – GENERAL REQUIREMENTS	
01 00 00	General Requirements	03-20
01 32 16.01	Architectural and Engineering CPM Schedules	03-20
01 32 16.16	Network Analysis Schedules (Design-Build Only)	03-20
01 33 23	Shop Drawings, Product Data, and Samples	05-17
01 35 26	Safety Requirements	07-20
01 42 19	Reference Standards	09-19
01 45 00	Quality Control	03-19
01 45 29	Testing Laboratory Services	11-18
01 45 35	Special Inspections	03-19
01 57 19	Temporary Environmental Controls	01-11
01 58 16	Temporary Interior Signage	07-15
01 74 19	Construction Waste Management	09-13
01 81 13	Sustainable Construction Requirements	10-17
01 91 00	General Commissioning Requirements	10-15
	DIVISION 02 – EXISTING CONDITIONS	
02 21 13	Site Surveys	08-16
02 41 00	Demolition	08-17
	DIVISION 03 – CONCRETE	
03 30 00	Cast-in-Place Concrete	07-19
03 45 00	Precast Architectural Concrete	02-19
03 52 00	Lightweight Concrete Roof Insulation	05-15
	DIVISION 04 – MASONRY	
04 20 00	Unit Masonry	08-17

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

SECTION NO.	DIVISION AND SECTION TITLES	DATE
	DIVISION 05 – METALS	
05 12 00	Structural Steel Framing	11-18
05 21 00	Steel Joist Framing	11-18
05 31 00	Steel Decking	02-16
05 40 00	Cold-Formed Metal Framing	05-16
05 50 00	Metal Fabrications	08-18
	DIVISION 06 – WOOD, PLASTICS AND COMPOSITES	
06 10 00	Rough Carpentry	10-17
06 20 00	Finish Carpentry	08-16
	DIVISION 07 – THERMAL AND MOISTURE PROTECTION	
07 13 52	Modified Bituminous Sheet Waterproofing	08-16
07 14 21	Latex Mastic Deck Covering	05-15
07 18 13	Pedestrian Traffic Coatings	05-15
07 21 13	Thermal Insulation	10-17
07 21 23	Loose-Fill Insulation	02-16
07 22 00	Roof and Deck Insulation	02-16
07 53 23	Ethylene-Propylene-Diene-Monomer Roofing	02-16
07 60 00	Flashing and Sheet Metal	07-14
07 71 00	Roof Specialties	10-15
07 72 00	Roof Accessories	10-15
07 81 00	Applied Fireproofing	10-17
07 84 00	Firestopping	02-16
07 92 00	Joint Sealants	10-17
	DIVISION 08 – OPENINGS	
08 11 13	Hollow Metal Doors and Frames	08-16
08 14 00	Interior Wood Doors	02-16
08 17 10	Integrated Door Assemblies	02-16
08 31 13	Access Doors and Frames	02-16
08 41 13	Aluminum-Framed Entrances and Storefronts	08-16
08 51 13	Aluminum Windows	04-20
08 71 00	Door Hardware	04-20
08 71 13	Automatic Door Operators	02-16
08 80 00	Glazing	10-15
08 90 00	Louvers and Vents	05-15

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

SECTION NO.	DIVISION AND SECTION TITLES	DATE
	DIVISION 09 – FINISHES	
09 05 16	Subsurface Preparation for Floor Finishes	02-15
09 06 00	Schedule for Finishes	04-15
09 22 16	Non-Structural Metal Framing	06-18
09 29 00	Gypsum Board	04-20
09 30 13	Ceramic/Porcelain Tiling	09-15
09 51 00	Acoustical Ceilings	12-18
09 65 13	Resilient Base and Accessories	02-16
09 65 16	Resilient Sheet Flooring	05-18
09 68 00	Carpeting	10-15
09 72 16	Vinyl-Coated Fabric Wall Covering	10-15
09 91 00	Painting	01-16
	DIVISION 10 – SPECIALTIES	
10 11 13	Chalkboards and Markerboards	10-15
10 11 23	Tackboards	10-15
10 13 00	Directories	05-15
10 14 00	Signage	10-15
10 21 13	Toilet Compartments	12-15
10 21 23	Cubicle Curtain Tracks	05-15
10 26 00	Wall and Door Protection	10-15
10 28 00	Toilet, Bath, and Laundry Accessories	02-16
10 44 13	Fire Extinguisher Cabinets	08-18
	DIVISION 11 – EQUIPMENT	
	Not Used	
	DIVISION 12 – FURNISHINGS	
12 24 00	Window Shades	08-17
	DIVISION 13 – SPECIAL CONSTRUCTION	
13 05 41	Seismic Restraint Requirements for Non-Structural Components	01-14
	DIVISION 14– CONVEYING EQUIPEMENT	
	Not Used	

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

SECTION NO.	DIVISION AND SECTION TITLES	DATE
	DIVISION 21- FIRE SUPPRESSION	
21 08 00	Commissioning of Fire Suppression System	11-16
21 13 13	Wet-Pipe Sprinkler Systems	06-15
21 13 16	Dry-Pipe Sprinkler Systems	01-15
	DIVISION 22 – PLUMBING	
22 05 11	Common Work Results for Plumbing	07-16
22 05 12	General Motor Requirements for Plumbing Equipment	09-15
22 05 19	Meters and Gages for Plumbing Piping	09-15
22 05 23	General-Duty Valves for Plumbing Piping	09-15
22 07 11	Plumbing Insulation	09-19
22 08 00	Commissioning of Plumbing Systems	11-16
22 11 00	Facility Water Distribution	11-19
22 11 23	Domestic Water Pumps	09-15
22 13 00	Facility Sanitary and Vent Piping	09-15
22 14 00	Facility Storm Drainage	09-15
22 14 29	Sump Pumps	09-15
22 31 11	Water Softeners	09-15
22 34 00	Fuel-Fired Domestic Water Heaters	09-15
22 40 00	Plumbing Fixtures	09-15
	DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	
23 05 11	Common Work Results for HVAC	02-20
23 05 12	General Motor Requirements for HVAC and Steam Generation Equipment	02-20
23 05 41	Noise and Vibration Control for HVAC Piping and Equipment	02-20
23 05 93	Testing, Adjusting, and Balancing for HVAC	02-20
23 07 11	HVAC and Boiler Plant Insulation	02-20
23 08 00	Commissioning of HVAC Systems	02-20
23 09 23	Direct-Digital Control System for HVAC	09-11
23 11 23	Facility Natural-Gas Piping	04-20
23 21 13	Hydronic Piping	02-20
23 21 23	Hydronic Pumps	02-20
23 23 00	Refrigerant Piping	02-20
23 25 00	HVAC Water Treatment	02-20
23 31 00	HVAC Ducts and Casings	02-20
23 34 00	HVAC Fans	02-20
23 36 00	Air Terminal Units	02-20
23 37 00	Air Outlets and Inlets	02-20
23 40 00	HVAC Air Cleaning Devices	03-20
23 52 25	Low-Pressure Water Heating Boilers	04-20

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

SECTION NO.	DIVISION AND SECTION TITLES	DATE
23 74 13	Packaged, Outdoor, Central-Station Air-Handling Units	03-20
23 81 00	Decentralized Unitary HVAC Equipment	03-20
23 82 00	Convection Heating and Cooling Units	03-20
23 82 16	Air Coils	03-20
	DIVISION 25 – INTEGRATED AUTOMATION	
	Not Used	
	DIVISION 26 – ELECTRICAL	
26 05 11	Requirements for Electrical Installations	01-16
26 05 19	Low-Voltage Electrical Power Conductors and Cables	01-17
26 05 26	Grounding and Bonding for Electrical Systems	01-17
26 05 33	Raceway and Boxes for Electrical Systems	01-18
26 05 41	Underground Electrical Construction	01-17
26 05 73	Overcurrent Protective Device Coordination Study	01-18
26 08 00	Commissioning of Electrical Systems	11-16
26 09 23	Lighting Controls	01-18
26 12 19	Pad-Mounted, Liquid-Filled, Medium-Voltage Transformers	01-18
26 22 00	Low-Voltage Transformers	01-18
26 24 13	Distribution Switchboards	01-18
26 24 16	Panelboards	01-18
26 27 26	Wiring Devices	01-18
26 29 21	Enclosed Switches and Circuit Breakers	01-17
26 41 00	Facility Lightning Protection	01-17
26 43 13	Surge Protective Devices	01-17
26 51 00	Interior Lighting	01-18
26 56 00	Exterior Lighting	01-18
	DIVISION 27 – COMMUNICATIONS	
27 05 11	Requirements for Communications Installations	09-19
27 05 26	Grounding and Bonding for Communications Systems	06-15
27 05 33	Raceways and Boxes for Communications Systems	10-18
27 08 00	Commissioning of Communications Systems	11-16
27 11 00	Communications Equipment Room Fittings	06-15
27 15 00	Communications Structured Cabling	01-16
27 31 00	Voice Communications Switching and Routing Equipment	06-15
27 51 16	Public Address and Mass Notification Systems	10-18
27 51 23	Intercommunications and Program Systems	06-15
27 52 23	Nurse Call and Code Blue Systems	10-18

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

SECTION NO.	DIVISION AND SECTION TITLES	DATE
	DIVISION 28 – ELECTRONIC SAFETY AND SECURITY	
28 05 00	Common Work Results for Electronic Safety and Security	04-18
28 05 13	Conductors and Cables for Electronic Safety and Security	10-18
28 05 26	Grounding and Bonding for Electronic Safety and Security	09-11
28 05 28.33	Conduits and Backboxes for Electronic Safety and Security	09-11
28 08 00	Commissioning of Electronic Safety and Security Systems	11-16
28 13 00	Physical Access Control System	10-11
28 13 16	Physical Access Control System and Database Management	09-11
28 13 53	Security Access Detection	09-11
28 23 00	Video Surveillance	09-11
28 16 00	Intrusion Detection System	10-11
28 26 00	Electronic Personal Protection System	09-11
28 31 00	Fire Detection and Alarm	10-11
28 52 31	Emergency Call System	06-15
	DIVISION 31 – EARTHWORK	
31 20 11	Earthwork (Short Form)	10-12
31 23 19	Dewatering	10-12
31 23 23.33	Flowable Fill	10-12
	DIVISION 32 – EXTERIOR IMPROVEMENTS	
32 05 23	Cement and Concrete for Exterior Improvements	08-16
32 17 23	Pavement Markings	08-16
32 84 00	Planting Irrigation	08-16
32 90 00	Planting	08-16
	DIVISION 33 – UTILITIES	
33 08 00	Commissioning of Site Utility Systems	11-16
33 08 00.01	DVA/USACE Projects Commissioning of Site Utility Systems	08-19
33 10 00	Water Utilities	03-17
33 30 00	Sanitary Sewer Utilities	06-13
33 40 00	Storm Sewer Utilities	12-17
33 46 13	Foundation Drainage	10-11
33 51 00	Natural-Gas Distribution	10-11
33 63 00	Steam Energy Distribution	09-17

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

SECTION NO.	DIVISION AND SECTION TITLES	DATE
	DIVISION 34 – TRANSPORTATION	
34 71 13	Passive Vehicle Barriers	04-18
34 75 13.13	Active Vehicle Barriers	08-16
	DIVISION 48 – Electrical Power Generation	
	Not Used	

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

M. Critical Path Method (CPM) Requirements:

This project is planned to be constructed as 1 phase utilizing the design build method of project delivery. The building has been designed to allow future construction of a second level. The future construction is not part of this project.

The project schedule anticipates the Bid process and selection of design builder to take approximately 90 calendar days from issuance of documents. Completion of the design will take approximately 150 calendar days and the Build process to take 400 days from the date of Notice to Proceed issued to the selected design builder.

Attachment: None

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

PROGRAM FOR DESIGN

OUTPATIENT MENTAL HEALTH

MENTAL HEALTH BUILDING
OMAHA

Projected Year: 2020 Midpoint Year: 2022

VISN: 23 State: NE Station ID: 636
Station: Omaha
Installation: VA Nebraska Omaha, NE Division

Project Created: 03 Jul 2018 10:04AM ET by Cory McGraw
Space Plan Last Edited: 09 Jul 2018 07:59AM ET by Cory McGraw

Report Generated: 09 Jul 2018 08:01AM

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department: 1 - MENTAL HEALTH CLINIC (260)

Functional Area: 1 - RECEPTION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	NSTA1	Reception / Communication Center	200	200	1	0
2	TNPG1	Toilet, Public	60	120	1	0
1	WTG10	Waiting	215	215	1	0

FA Totals: **Room Qty:** 4 **Net Area:** 535 **Gross Area:** 749

Department: 1 - MENTAL HEALTH CLINIC (260)

Functional Area: 2 - PATIENT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
8	EXRG3	Exam Room	120	960	1	0
2	OPMH1	Group Therapy Room	300	600	1	0
5	TPG01	Toilet, Patient	60	300	1	0
2	TRGM1	Treatment Room	160	320	1	0

FA Totals: **Room Qty:** 17 **Net Area:** 2,180 **Gross Area:** 3,052

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department: 1 - MENTAL HEALTH CLINIC (260)

Functional Area: 3 - STAFF AND ADMINISTRATIVE AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
5	OFA07	Workstation, Clerical	56	280	1	0
1	OFA07	Workstation, Secretary	56	56	1	0
1	OFA09	Office, Mental Health Clinic Chief	100	100	1	0
30	OFDC1	Office, Counselor	120	3,600	1	0
1	SL001	Lounge, Staff	210	210	1	0
3	TNPG1	Toilet, Staff	60	180	1	0

FA Totals: **Room Qty:** 41 **Net Area:** 4,426 **Gross Area:** 6,196

Department: 1 - MENTAL HEALTH CLINIC (260)

Functional Area: 4 - EDUCATION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CLR10	Conference Room / Classroom	545	545	1	1
2	SL002	Team Room	240	480	1	1

FA Totals: **Room Qty:** 3 **Net Area:** 1,025 **Gross Area:** 1,435

Dept Totals: **Room Qty:** 65 **Net Area:** 8,166 **Gross Area:** 11,432

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department: 2 - SUBSTANCE ABUSE CLINIC (202)

Functional Area: 1 - RECEPTION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	NSTA4	Reception / Communication Center	170	170	1	0
2	TNPG1	Toilet, Public	60	120	1	1
2	WTG20	Waiting	415	830	1	0

FA Totals: **Room Qty:** 5 **Net Area:** 1,120 **Gross Area:** 1,568

Department: 2 - SUBSTANCE ABUSE CLINIC (202)

Functional Area: 2 - PATIENT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFDC2	Consult Room	120	120	1	1
2	OPMH1	Group Therapy Room	300	600	1	0
1	SRS01	Storage Room	120	120	1	1

FA Totals: **Room Qty:** 4 **Net Area:** 840 **Gross Area:** 1,176

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department: 2 - SUBSTANCE ABUSE CLINIC (202)

Functional Area: 3 - STAFF AND ADMINISTRATIVE AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CFR01	Conference Room	240	240	1	0
2	OFA07	Workstation, Physician	56	112	1	0
2	OFA07	Workstation, Psychologist / Chaplain	56	112	1	0
4	OFA07	Workstation, Rehabilitation Counselor	56	224	1	0
3	OFA07	Workstation, Social Worker	56	168	1	0
1	OFA07	Workstation, Secretary	56	56	1	1
1	OFA09	Office, Substance Abuse Service Chief	100	100	1	1
1	SL001	Lounge, Staff	170	170	1	0
1	TNPG1	Toilet, Staff	60	60	1	0

FA Totals: **Room Qty:** 16 **Net Area:** 1,242 **Gross Area:** 1,739

Department: 2 - SUBSTANCE ABUSE CLINIC (202)

Functional Area: 4 - EDUCATION AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	CFR01	Training Room, Resident	240	240	1	0
1	SL002	Team Room	240	240	1	0

FA Totals: **Room Qty:** 2 **Net Area:** 480 **Gross Area:** 672

Dept Totals: **Room Qty:** 27 **Net Area:** 3,682 **Gross Area:** 5,155

Bldg Totals: **Room Qty:** 92 **Net Area:** 11,848 **Sum of Dept Gross Area:** 16,587 **Gross Area:** 22,392

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department Area Summary (NSF/GSF)

Department	Total NSF	Total GSF
1 - MENTAL HEALTH CLINIC (260) (NTG Factor: 1.40)	8,166	11,432
2 - SUBSTANCE ABUSE CLINIC (202) (NTG Factor: 1.40)	3,682	5,155
Totals:	11,848	16,587

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Department Area Summary (GSF) - Current and Standard Gross Comparison

Department	Current GSF	Standard GSF
1 - MENTAL HEALTH CLINIC (260) (Curr NTG Factor: 1.40 / Std NTG Factor: 1.40)	11,432	11,432
2 - SUBSTANCE ABUSE CLINIC (202) (Curr NTG Factor: 1.40 / Std NTG Factor: 1.40)	5,155	5,155
Totals:	16,587	16,587

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Building Area Summary And Net to Gross Factor Breakdown

Current Building Factor applied to this Project: 1.35

Standard Building Factor: 1.35

	Building GSF
Current	22,393
Standard	22,393

OUTPATIENT MENTAL HEALTH
MENTAL HEALTH BUILDING
OMAHA

Report Parameters

Sorted By: Compressed to Dept position, FA position, Room Code

(END OF REPORT)

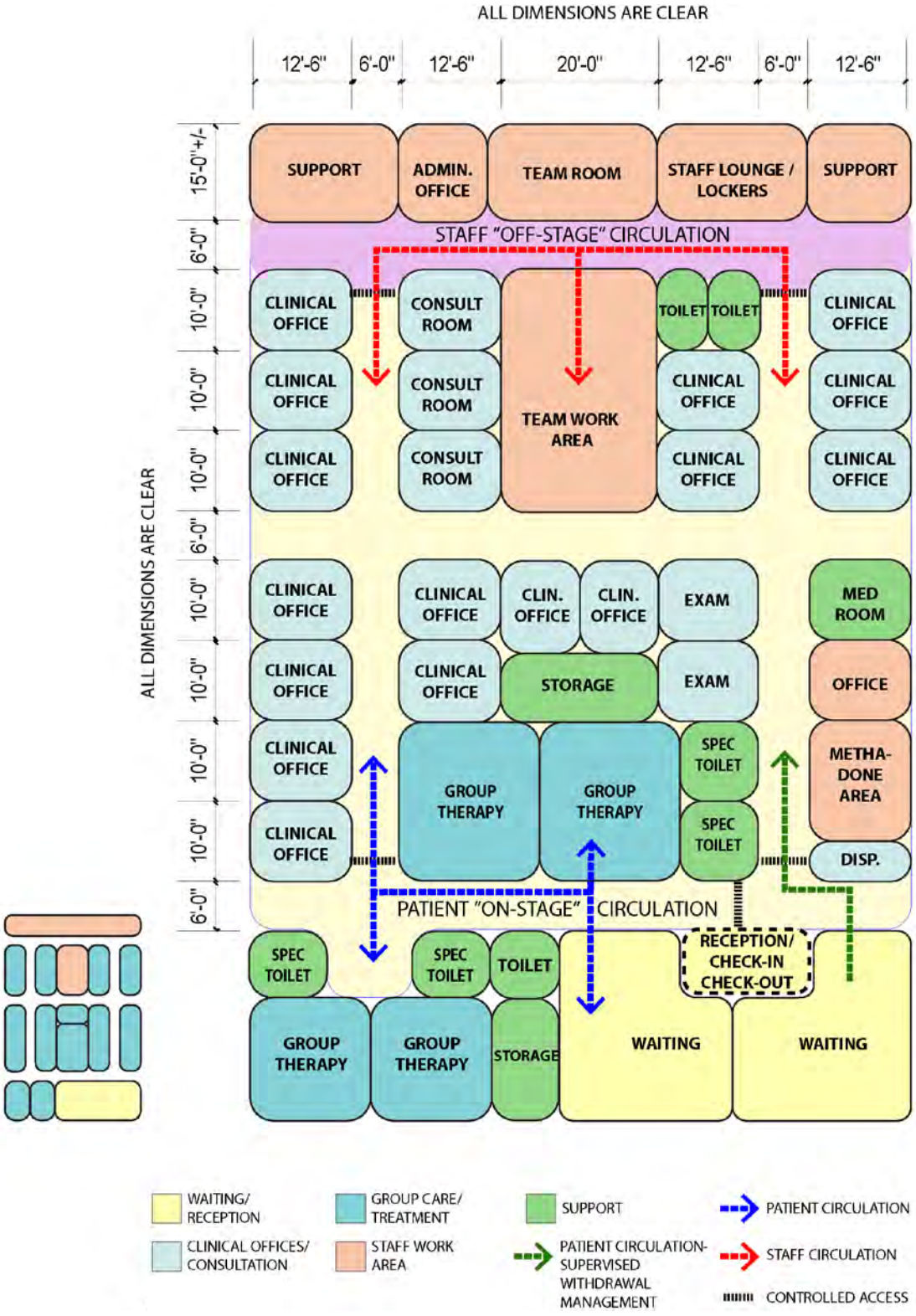


Figure 3.3.9. Plan diagram, adaptation of Universal Module to accommodate IOP – SUD Clinic

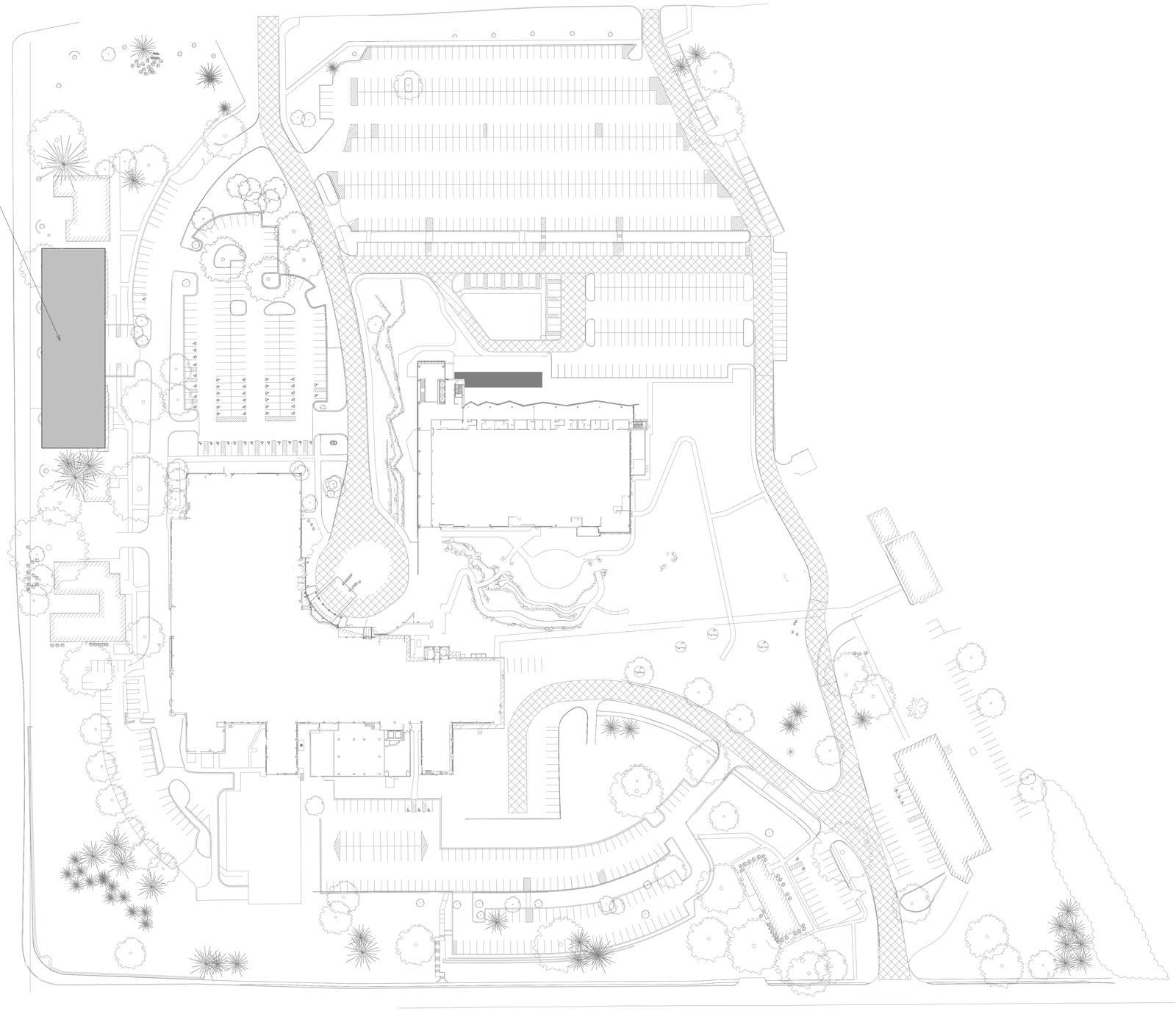
1.2 VA FACILITIES

The Department of Veterans Affairs (VA) is composed of a Central Office (VACO) and three administrations, the Veterans Health Administration (VHA), the Veterans Benefits Administration (VBA), and the National Cemetery Administration (NCA). VHA manages one of the largest health care systems in the U.S. In addition to providing health care, VHA also has missions to provide training for health care professionals; to conduct medical research; to serve as a contingency backup to DoD medical services; and, during national emergencies, to support the National Disaster Medical System (NDMS). VBA provides benefits and services to veterans including compensation and pension, education, loan guaranty, and insurance. NCA deliveries burial benefits to veterans and eligible dependents. In total, VA provides a mission critical medical and economic infrastructure to the government and population of the United States.

Mission critical facilities shall include all of the following:

- Acute Care
- Ambulatory Care
- Animal Facility
- Boiler Plant
- Communications Center
- Consolidated Mail-Out Pharmacy
- Dietetics
- Domiciliary
- Drug/Alcohol Rehabilitation
- Emergency Command Center
- Emergency Generator
- Fire/Police Station
- Hazardous Material Storage
- Hospital
- Information Technology
- Long-Term Care
- Medical Equipment Storage
- Medical Gas Storage
- Medical Records
- Medical Research
- Mental Health – Inpatient
- National Continuity of Operations Center
- Outpatient Clinic
- Psychiatric Care Facility
- Rehabilitation Medicine
- Rehabilitation/Prosthetics
- Security and Law Enforcement
- Water Tower, Utility Supply Storage Structure

NEW
OUTPATIENT
MENTAL
HEALTH
CLINIC



1 SITE PLAN
1" = 60'-0"

NORTH

GROSS SF: 22,392

Revision 1	Date 1
Revisions:	Date:

CONSULTANT

Consultant:

ARCHITECT/ENGINEER OF RECORD

A/E:

Romanyk Consulting
Focusing on what matters

Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP

NOT FOR PERMITTING OR CONSTRUCTION

XXXX

VA | U.S. Department of Veterans Affairs

Drawing Title
SITE PLAN

Approved:

Phase
PROJECT STATUS

Sprinklered
Sprinklerd

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
XXXX

Issue Date
ISSUE DATE

Checked
CHK

Drawn
DRW

Project Number
123456.78

Building Number
100

Drawing Number
100-A-100

Graphic Scale : 11/16" = 1'-0"
Graphic Scale : 1/8" = 1'-0"
Graphic Scale : 3/32" = 1'-0"
Graphic Scale : 1/4" = 1'-0"
Graphic Scale : 3/8" = 1'-0"
Graphic Scale : 1/2" = 1'-0"
Graphic Scale : 3/4" = 1'-0"
Graphic Scale : 1" = 1'-0"
Graphic Scale : 1 1/2" = 1'-0"

7/20/2020 11:30:07 AM

BIM 360://VISN 23 - Omaha O-patient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt

VA FORM 08 - 6231

NEW
OUTPATIENT
MENTAL
HEALTH
CLINIC

1 Level 01 - SCHEMATIC FLOOR PLAN AND SITE - 1 STORY
1" = 20'-0"

NORTH

GROSS SF: 22,392

Graphic Scale : 11/16" = 1'-0" (0' 8' 16' 32')
Graphic Scale : 1/8" = 1'-0" (0' 4' 8' 16')
Graphic Scale : 3/32" = 1'-0" (0' 4" 8" 1' 2')
Graphic Scale : 1/4" = 1'-0" (0' 1' 2' 4')
Graphic Scale : 3/8" = 1'-0" (0' 1' 2' 4')
Graphic Scale : 1/2" = 1'-0" (0' 1' 2' 4')
Graphic Scale : 3/4" = 1'-0" (0' 6" 1' 2')
Graphic Scale : 1" = 1'-0" (0' 6" 1' 2')
Graphic Scale : 1 1/2" = 1'-0" (0' 3" 6" 1' 1' 6")

Revisions:	Date:

CONSULTANT

Consultant:

ARCHITECT/ENGINEER OF RECORD

A/E:

Romanyk Consulting
Focusing on what matters

Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP

NOT FOR PERMITTING OR CONSTRUCTION

XXXX

VA U.S. Department of Veterans Affairs

Drawing Title
1 STORY SITE AND FLOOR PLAN

Approved:

Phase
PROJECT STATUS

Sprinklered
Sprinklerd

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
XXXX

Issue Date ISSUE DATE | **Checked** Checker | **Drawn** Author

Project Number
123456.78

Building Number
100

Drawing Number
100-A-101

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
7/20/2020 11:30:21 AM

VA FORM 08 - 6231

DEPARTMENT LEGEND

- ADDITIONAL PROGRAM SPACE
- CIRCULATION
- CLINICAL OFFICES/CONSULTATION
- GROUP CARE/TREATMENT
- STAFF WORK AREA
- SUPPORT
- WAITING/RECEPTION

1 Level 01 - SCHEMATIC FLOOR PLAN
1/8" = 1'-0"

NORTH

GROSS SF: 22,392

Graphic Scale : 11/16" = 1'-0" (32' 16' 8' 0')
Graphic Scale : 1/8" = 1'-0" (16' 8' 4' 0')
Graphic Scale : 3/32" = 1'-0" (2' 1' 8" 4" 0')
Graphic Scale : 1/4" = 1'-0" (4' 2' 1' 0')
Graphic Scale : 3/8" = 1'-0" (4' 2' 1' 0')
Graphic Scale : 1/2" = 1'-0" (4' 2' 1' 0')
Graphic Scale : 3/4" = 1'-0" (2' 1' 6" 0')
Graphic Scale : 1" = 1'-0" (2' 1' 6" 0')
Graphic Scale : 1/2" = 1'-0" (1' 6" 3" 0')

Revisions:	Date:

CONSULTANT

Consultant:

ARCHITECT/ENGINEER OF RECORD

A/E:

Romanyk Consulting
Focusing on what matters

Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP

NOT FOR PERMITTING OR CONSTRUCTION

XXXX

VA U.S. Department of Veterans Affairs

Drawing Title
1 STORY SCHEMATIC FLOOR PLAN

Approved:

Phase
PROJECT STATUS

Sprinklered
Sprinklerd

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
XXXX

Issue Date	Checked	Drawn
ISSUE DATE	Checker	Author

Project Number
123456.78

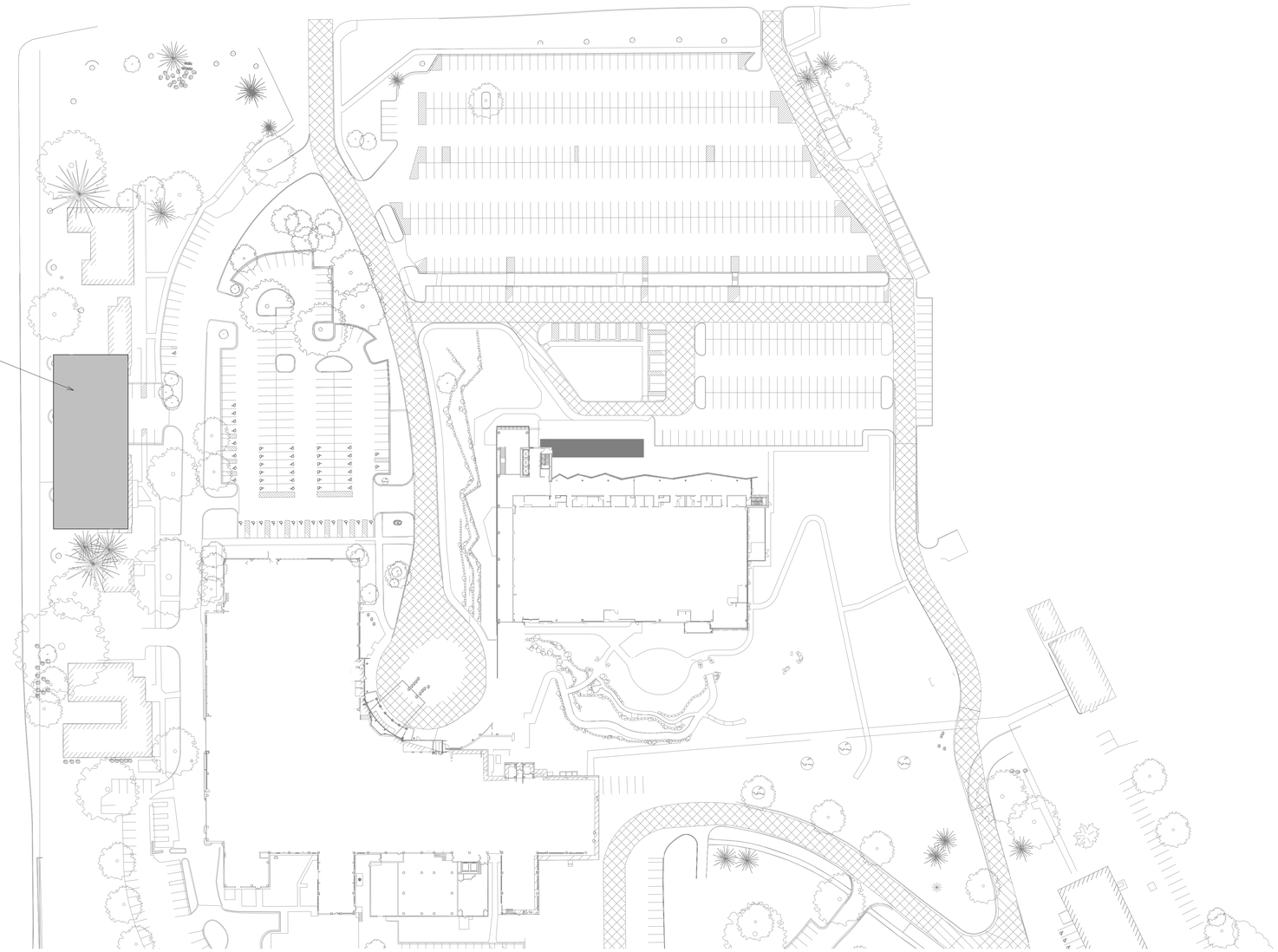
Building Number
100

Drawing Number
100-A-103

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
7/20/2020 11:30:39 AM

VA FORM 08 - 6231

NEW
OUTPATIENT
MENTAL
HEALTH
CLINIC



1 SITE PLAN 2 STORY
1" = 60'-0"

Graphic Scale : 11/16" = 1'-0" (0' 8' 16' 32')
Graphic Scale : 1/8" = 1'-0" (0' 4' 8' 16')
Graphic Scale : 3/32" = 1'-0" (0' 4" 8" 1' 2')
Graphic Scale : 1/4" = 1'-0" (0' 1' 2' 4')
Graphic Scale : 3/8" = 1'-0" (0' 1' 2' 4')
Graphic Scale : 1/2" = 1'-0" (0' 1' 2' 4')
Graphic Scale : 3/4" = 1'-0" (0' 6" 1' 2')
Graphic Scale : 1" = 1'-0" (0' 6" 1' 2')
Graphic Scale : 1 1/2" = 1'-0" (0' 3" 6" 1' 1' 6")

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt
7/20/2020 11:52:39 AM

Revisions:	Date:

CONSULTANT
Consultant:

ARCHITECT/ENGINEER OF RECORD
A/E:
Romanyk Consulting
Focusing on what matters
Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP
NOT FOR PERMITTING OR CONSTRUCTION

XXXX

VA U.S. Department of Veterans Affairs

Drawing Title: SITE PLAN 2 STORY
Approved:
Phase: PROJECT STATUS
Sprinklered: Sprinklerd
Project Title: OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS
Location: XXXX
Issue Date: ISSUE DATE
Checked: Checker
Drawn: Author
Project Number: 123456.78
Building Number: 100
Drawing Number: 100-A-100a

VA FORM 08 - 6231

NEW
OUTPATIENT
MENTAL
HEALTH
CLINIC

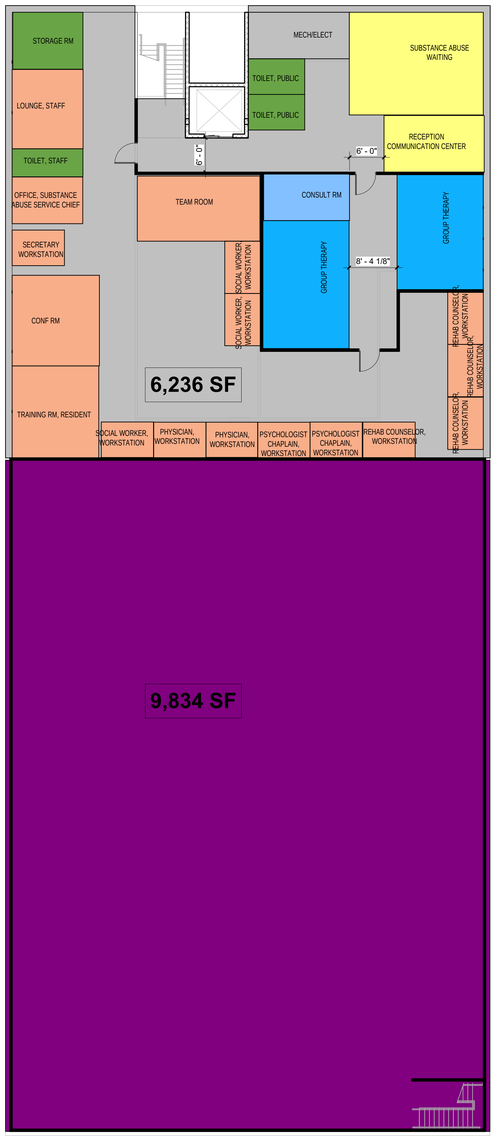
STAIR
ELEV
ELEV EQUIP
FWW
CATECHOLAMINE WORK AREA
WORK AREA
WORK AREA
RECEPTION/ADMINISTRATION LOBBY
TRIAGE
TRIAGE
TRIAGE

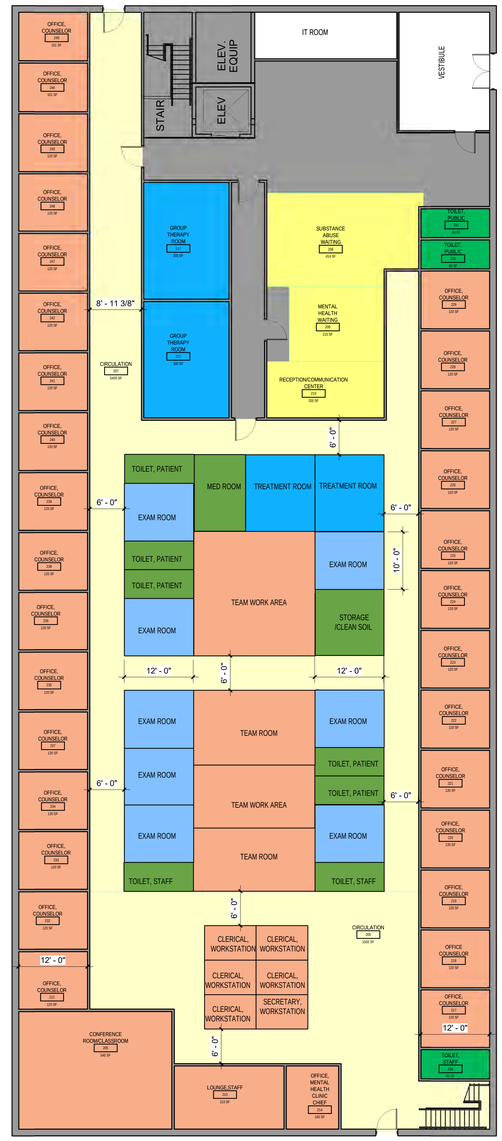
Department Legend

- CIRCULATION
- GROUP CARE/TREATMENT
- STAFF WORK AREA
- SUPPORT
- WAITING/RECEPTION

Department Legend

- ADDITIONAL PROGRAM SPACE





1 LEVEL 02-SCHEMATIC FLOOR PLAN 2 STORY
3/32" = 1'-0"

2nd floor: 16,070SF

NORTH

2 Level 01 - SCHEMATIC FLOOR PLAN 2 STORY
3/32" = 1'-0"

1st Floor: 16,558 SF

NORTH

TOTAL GROSS
1st and 2nd Flr SF: 22,794

Revisions:	Date:

CONSULTANT

Consultant:

ARCHITECT/ENGINEER OF RECORD

A/E:

Romanyk Consulting
Focusing on what matters

Romanyk Consulting Corp. www.romanykconsulting.com
3308 Preston Road, Suite 350-164, Plano, Texas 75093

STAMP

NOT FOR PERMITTING OR CONSTRUCTION

XXXX

VA U.S. Department of Veterans Affairs

Drawing Title
2 STORY SCHEMATIC FLOOR PLAN

Approved:

Phase
PROJECT STATUS

Sprinklered
Sprinklerd

Project Title
OMAHA OUTPATIENT MENTAL HEALTH BRIDGING DOCUMENTS

Location
XXXX

Issue Date
ISSUE DATE

Checked
Checker

Drawn
Author

Project Number
123456.78

Building Number
100

Drawing Number
100-A-104.

Graphic Scale - 11/16" = 1'-0"
Graphic Scale - 1/8" = 1'-0"
Graphic Scale - 3/32" = 1'-0"
Graphic Scale - 1/4" = 1'-0"
Graphic Scale - 3/8" = 1'-0"
Graphic Scale - 1/2" = 1'-0"
Graphic Scale - 3/4" = 1'-0"
Graphic Scale - 1" = 1'-0"
Graphic Scale - 1 1/2" = 1'-0"

7/20/2020 3:19:31 PM

BIM 360://VISN 23 - Omaha Outpatient MH Bridging Documents/Omaha Outpatient MH Bridging Documents.rvt

VA FORM 08 - 6231

OMAHA, NEBRASKA

DEPARTMENT OF VETERANS AFFAIRS

NEBRASKA WESTERN IOWA VA HEALTH CARE SYSTEM

636-507

BRIDGING DOCUMENTS – CONSTRUCT OUTPATIENT MENTAL HEALTH

AUGUST 10, 2020

All Information Contained Herein is Privileged and Confidential Proprietary Information
ROMANYK CONSULTING CORP. COPYRIGHT © 2020

Romanyk Consulting
Focusing on what matters

AGENDA

INTRODUCTION
SITE PLAN
FLOOR PLAN
ELEVATIONS
MATERIALS

Collaborative Process

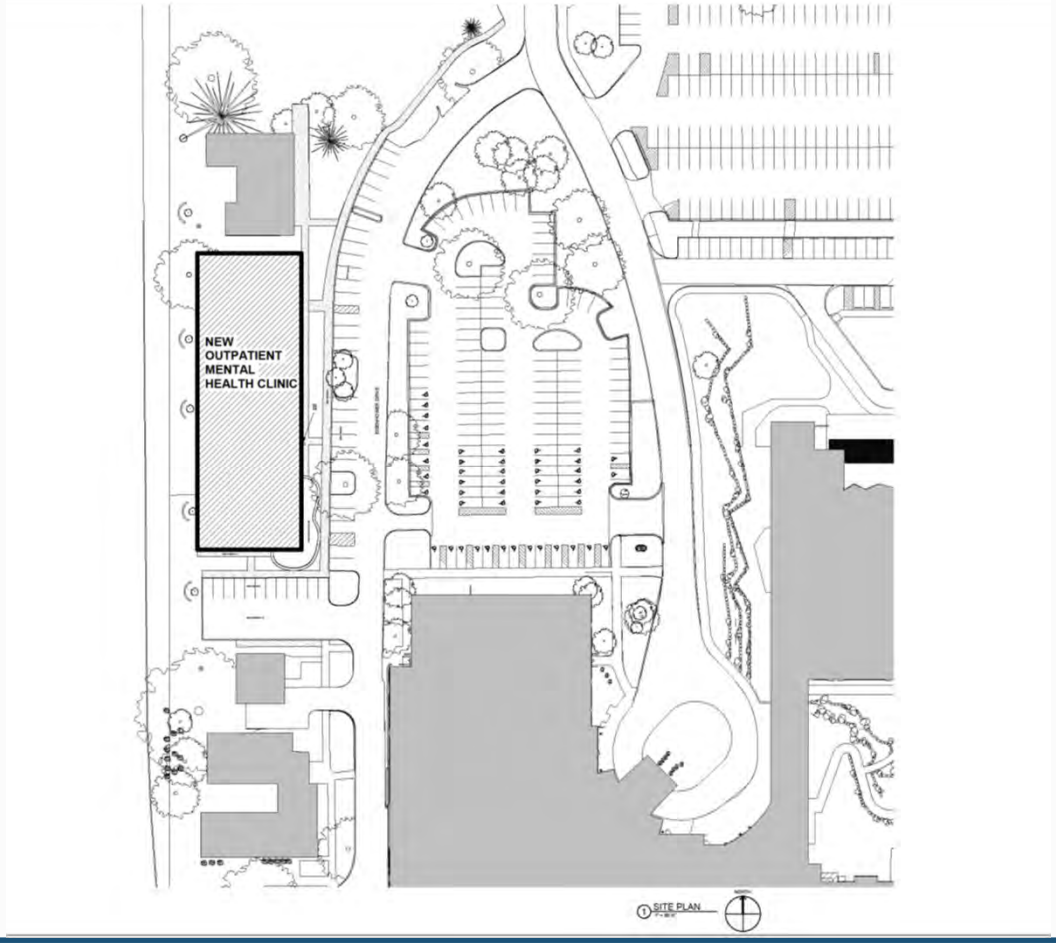
- June 15, 2020; Virtual Kickoff Meeting
- July 2, 2020; On-site Kickoff and Field Investigation
- July 20, 2020; Concept Plan Review
- July 27, 2020; Concept Plan Review
- August 6, 2020; Concept Plan and Exterior Elevation Review

What are Bridging Documents?

- Fixed price established earlier
- Construction schedule shortened
- Reduced Risk
- Creativity/ Contractor is involved
- Cost creep minimized

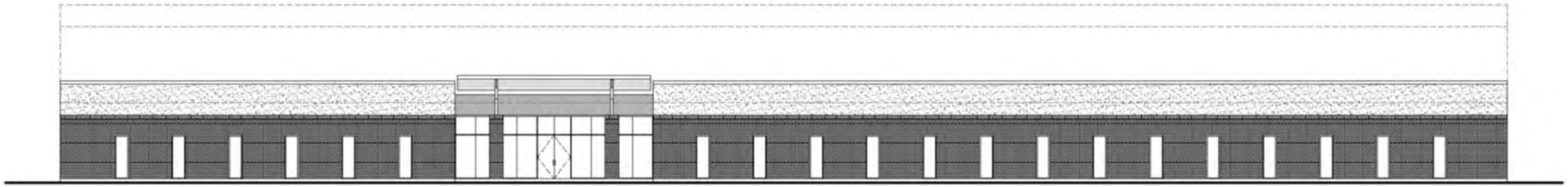
Describe the Design and Construction requirements to the Design-Build Teams bidding the project.

SITE PLAN

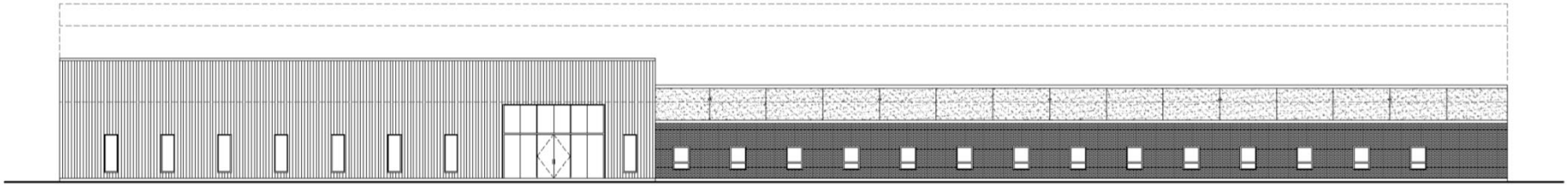


FLOOR PLAN | Level 1

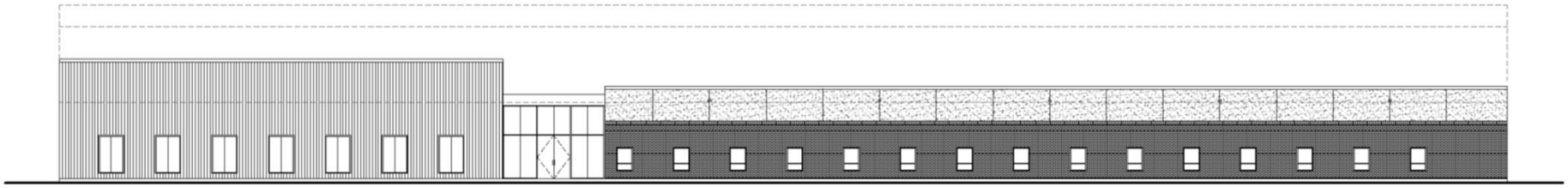
EXTERIOR ELEVATION | Option 1



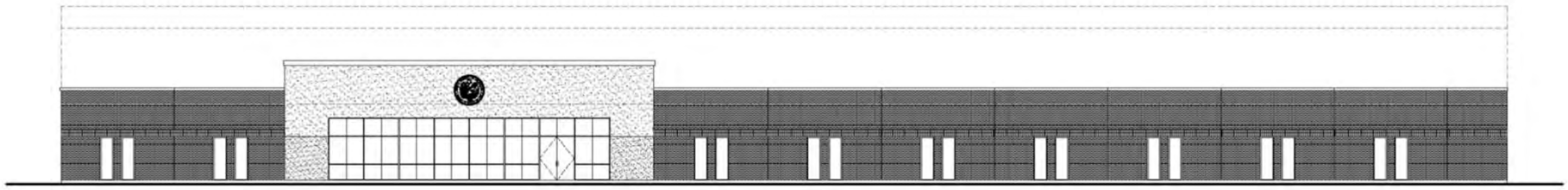
EXTERIOR ELEVATION| Option 2



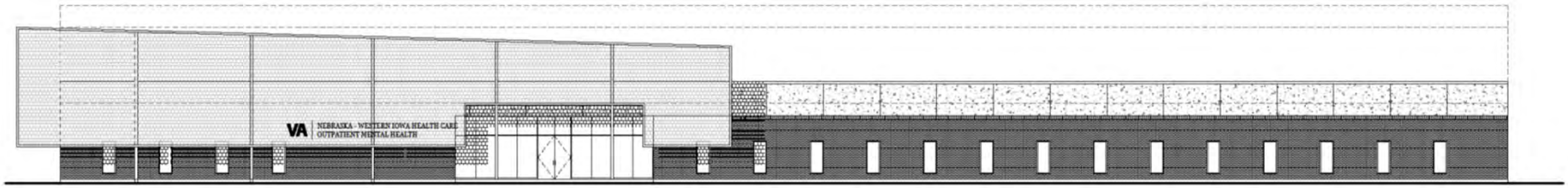
EXTERIOR ELEVATION| Option 3



EXTERIOR ELEVATION| Option 4

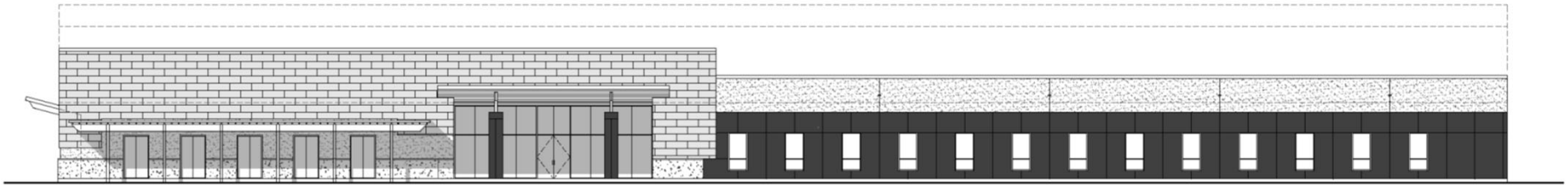


EXTERIOR ELEVATION | Option 5



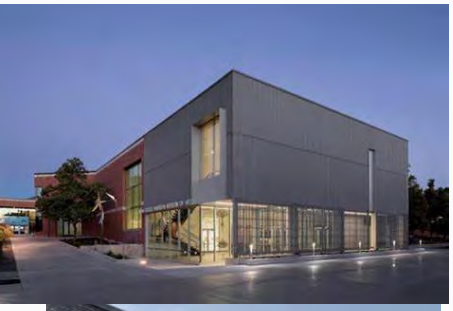
EXTERIOR ELEVATION | Option 5

EXTERIOR ELEVATION| Option 6

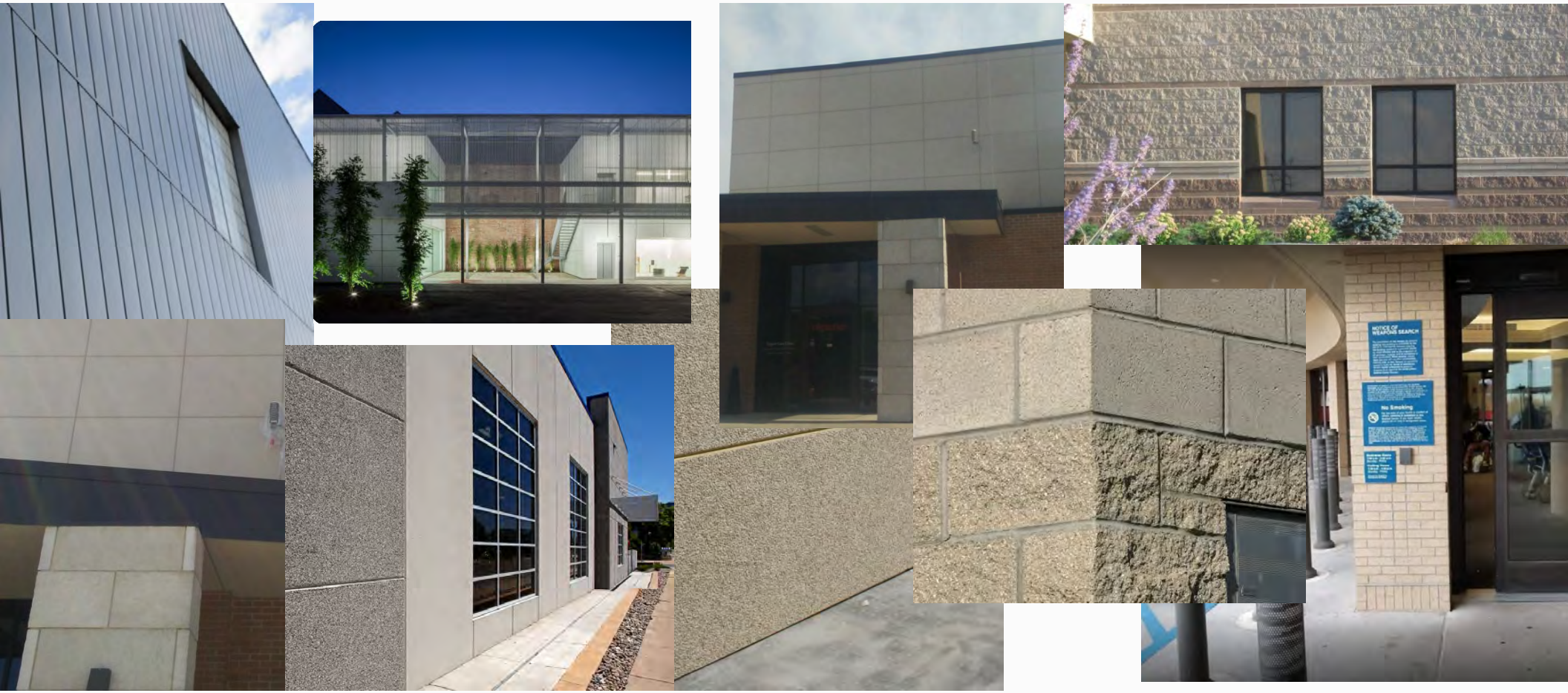


EXTERIOR ELEVATION| Option 6

EXTERIOR | Elevation Concepts



EXTERIOR | Elevation Materials



EXTERIOR | Outdoor Space

Thank You!

Romanyk Consulting
Focusing on what matters

Project 636-507 AE Outpatient Mental Health Bridging Documents- VISN 23 NE/SD IDIQ

PROJECT:	Project Number 636-507, Outpatient Mental Health
AUDIENCE:	RCC Design Team and Omaha VAMC
MEETING DATE:	Thursday, August 13, 2020 (follow up of 8/10 Presentation)
MEETING TIME:	10:30 AM – 11:00 AM CST
MEETING PURPOSE:	Omaha bridging document comments from 8/10/20 meeting, review block diagram plans and next steps

ATTENDEES:

Omaha VAMC: Brian Hovey, Regina Wessel, Dr. Ruben Pulido, Robyn Brown

VAMC attendees of 8/10 presentation: Don Burman, Julie Rickert, Dr. Pulido, Regina Wessel, David Perez AOC, Robert Volz, Mark Fienhold, Rob Norrie, Brian Hovey

Romanyk Consulting (RCC): Rebecca Olson, Michele Kiehl, Elisha Martin

RCC attendees of 8/10 presentation: Rebecca Olson, Jeff White, Jeff Sage, Michele Kiehl, Elisha Martin, Barrett Webb, Scott Thraen, Jonathan Foster

MINUTES FROM THE CALL:

1. **DELIVERABLE UPDATES**
   - Site Plan
     a. The VA stated that they would like the building as far south as it can go. They want to get rid of the parking shown to the south and would like a parking lot on the North side. They would like it as big as possible, and closer to the Fisher House.
     b. Building C has been demolished, so the parking lot would go in that area.
     c. RCC stated that the building has to be at least 25' from roads and parking. There needs to be access to the south of the building. There are also utilities on the south side.
     d. The VA stated that the 25'feet stand off from the building is for normal vehicular traffic. The gravel road next to Building #24 is controlled access. The gate is locked so the vehicles coming through are inspected. Therefore, the stand-off distance would not be needed.

   - Floor Plan
     a. The VA would like to flip the floor plan back to the previous mirror image. The existing walkway doesn't matter since the parking will be on the northside of the plan.
     b. The VA would like to put the outdoor area on the north side. This would be a green space to put a picnic table with ample landscaping. This could be shared with the Fisher House.
     c. The VA would like to keep the two work areas separate. RCC stated that this would keep the sound down in the area.
     d. The VA would like an air curtain in the vestibule. RCC will address this in the narrative.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

e. The SEPS program shows 31 consult rooms in the program. The block diagram from RCC shows 12-15 additional workstations and 4 additional rooms. The VA stated the number of exam/ consult rooms should be sufficient.
f. RCC stated that our scope of work is to meet the 14.5 million-dollar construction cost and to stay within the 22,293 SF for GSF.
g. 14.5 million construction cost is different from the 16.5 million dollars, which is the total project cost.
h. Dr. Pulido will consult with his team regarding his room and staffing requirements. Brian Hovey will schedule a meeting with Dr. Pulido and RCC to review the layout as well, and to make sure his staffing needs are met on the layout.
i. RCC stated that there is enough storage for cleaning materials, and environmental services. RCC placed 2 HAC rooms on each end of the building. RCC also put in a couple of different storage rooms as well. RCC placed an elevator equipment room in the building as well.
j. The VA stated that they implemented the 10-year model for patient growth in the program, plus the block diagram contains additional rooms. The program has 35 consult rooms plus 8 exam rooms. That is the number of providers you can have.
k. The VA stated that this project is strictly outpatient.
l. The design can incorporate requirements for social distancing due to COVID 19. The layout of the furniture will be designed by the DB AE.
m. The VA is concerned there will be issues hearing sound from adjacent exam/ consult rooms if adequate sound measures are not put in place. The narrative will address the sound control requirements.

- <u>Elevations</u>
  a. The exterior elevation options were reviewed. The VA stated that option #6 is the preferred elevation.
  b. The VA doesn't not want the EIFS product. They would like to match the Ambulatory Care Center.
  c. The VA wanted the window tint to match the flag wall at the Ambulatory Care Center (blueish tint). All windows should match.
  d. The metal panels need to match the back of the Ambulatory Care Center.
  e. The VA will send RCC pictures and specs of the Ambulatory Care Center.
  f. RCC will put the desired materials in the narrative and update the color elevations.

- <u>Other Comments:</u>
  a. The proposed building number is 103.
  b. A monument sign will be needed at the entry to the building.
  c. The building is being designed to accept a second story in the future. The VAMC would need to apply for a new minor budget.
  d. The future second story may potentially house the day hospital, kitchen, day hospital patient beds.
  e. Two 75' x 150' buildings will not fit on the planned site and allow for green space between the buildings. The MEP systems would be cost prohibitive since the project would require 2 systems.

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

2. **NEXT STEPS**
   - Brian Hovey will schedule a meeting for next week with the VA team.
   - Michele Kiehl (RCC) will let the VA know if she has enough site information to update the site plan.
   - RCC will get back with the team on the revisions for the 95% submission.

Please review these notes referenced above and let us know if you have any corrections, additions, or modifications no later than the end of business Friday (08/18/2020). If we have not heard from you by then, it will be assumed that these notes are complete and correct.

Sincerely,

Michele Kiehl
Client Leader

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838
www.romanykconsulting.com

P. Appendix 2: Geotechnical Report

Geotechnical Engineering Report – by Terracon, dated September 18, 2020

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

Geotechnical Engineering Report

Omaha Outpatient Mental Health Building
Omaha, Douglas County, Nebraska
September 18, 2020
Terracon Project No. 05205063

Prepared for:
Romanyk Consulting Corp
Plano, Texas

Prepared by:
Terracon Consultants, Inc.
Omaha, Nebraska

September 18, 2020

Romanyk Consulting Corp
3308 Preston Road Suite 350-164
Plano, Texas 75093

Attn: Rebecca Olson
P: 602.430.1265
E: rebecca.olson@romanykconsulting.com

Re: Geotechnical Engineering Report
Omaha Outpatient Mental Health Building
42nd Street and Woolworth Avenue
Omaha, Douglas County, Nebraska
Terracon Project No. 05205063

Dear Ms. Olson:

We have completed the Geotechnical Engineering services for the above referenced project. This study was performed in general accordance with Terracon Proposal No. P05205063 dated June 15, 2020. This report presents the findings of the subsurface exploration and provides geotechnical recommendations concerning earthwork and the design and construction of foundations and floor slabs for the proposed Omaha Outpatient Mental Health Building project.

We appreciate the opportunity to be of service to you on this project. Please contact us if you have any questions concerning this report or if we may be of further service.

Sincerely,
Terracon Consultants, Inc.

Amelia C. Ganze, P.E.
Senior Staff Engineer

Michael D. Ringler, P.E.
Senior Engineer

Distribution: Addressee (pdf)

REPORT TOPICS

INTRODUCTION 1
SITE CONDITIONS 1
PROJECT DESCRIPTION 2
GEOTECHNICAL CHARACTERIZATION 3
GEOTECHNICAL OVERVIEW 4
EARTHWORK 5
SHALLOW FOUNDATIONS 10
SEISMIC CONSIDERATIONS 12
FLOOR SLABS 13
LATERAL EARTH PRESSURES AND DRAINAGE 14
FROST CONSIDERATIONS 17
GENERAL COMMENTS 18

Note: This report was originally delivered in a web-based format. **Orange Bold** text in the report indicates a referenced section heading. The PDF version also includes hyperlinks which direct the reader to that section and clicking on the ***GeoReport*** logo will bring you back to this page. For more interactive features, please view your project online at client.terracon.com.

ATTACHMENTS

EXPLORATION AND TESTING PROCEDURES
SITE LOCATION AND EXPLORATION PLANS
EXPLORATION RESULTS
SUPPORTING INFORMATION

Note: Refer to each individual Attachment for a listing of contents.

Geotechnical Engineering Report
Omaha Outpatient Mental Health Building
42nd Street and Woolworth Avenue
Omaha, Douglas County, Nebraska
Terracon Project No. 05205063
September 18, 2020

INTRODUCTION

This report presents the results of our subsurface exploration and geotechnical engineering services performed for the proposed Outpatient Mental Health Building to be located at 42nd Street and Woolworth Avenue in Omaha, Douglas County, Nebraska.

The field exploration included three soil borings to depths ranging from approximately 20 to 70 feet below existing grades. Maps showing the site and boring locations are shown on **Site Location** and **Exploration Plan**, respectively. The results of the laboratory testing performed on soil samples obtained from the site during the field exploration are included on the boring logs in **Exploration Results**.

The purposes of this exploration and report are to provide information and geotechnical engineering recommendations relative to:

- Soil conditions
- Groundwater conditions
- Site preparation and earthwork
- Floor slab design and construction
- Seismic site classification per IBC
- Lateral earth pressures and drainage

SITE CONDITIONS

Item	Description
Parcel Information	The project is located on an approximate 0.8-acre site at the southeast corner of 42nd Street and Woolworth Avenue in Omaha, Douglas County, Nebraska. Latitude 41.2440, Longitude -95.9754 (approximate). See **Site Location**.
Existing Improvements	Existing one and two-story buildings with associated paved driveways, parking lots, sidewalks, trees, and landscaping. Removal of these features will be necessary to construct the Omaha Outpatient Mental Health building.
Existing Topography	According to Google Earth and USGS Topographic Maps, most of the building footprint is nearly level. However, the western portion of the building area and site slopes downward more steeply toward 42nd Street. About 10 to 14 feet of elevation difference is indicated between the site and 42nd Street.

PROJECT DESCRIPTION

Item	Description
Information Provided	From Romanyk. Via email in March and April, 2020; via conference call in July and August, 2020.
Proposed Structure	The project includes a 21,250 square-foot building with a footprint of about 85 feet x 250 feet. The main level of the building will be slab-on-grade (non-basement). We understand initial construction will include a one-story structure that will have a second level added at a future date.
Finished Floor Elevation	Unknown. Estimated to be around 1234.5
Maximum Loads	■ Columns: 100 kips ■ Walls: 5 kips per linear foot (klf) ■ Slabs: 150 pounds per square foot (psf)
Grading/Slopes	Grading plan not available. Based on the estimated finished floor elevation, grading will include up to less than one foot of grade raise at the southeast corner of the building, and up to 8 feet of fill at the northwest corner of the building. Final slopes of 3H:1V (Horizontal: Vertical) or flatter are expected.
Below Grade Structures	None
Free-Standing Retaining Walls	We understand the trees along the slope are to remain in place. This will result in the north and west building walls acting as retaining walls to accommodate the grade raise for the building's finished floor elevation.
Pavements	None

GEOTECHNICAL CHARACTERIZATION

Subsurface Profile

We have developed a general characterization of the soil and groundwater conditions based upon our review of the boring information, the geologic setting, and our understanding of the project. This characterization, termed GeoModel, forms the basis for our geotechnical evaluations and recommendations for site preparation, earthwork, and foundation options. Conditions encountered at each boring location are indicated on the individual boring logs. The GeoModel and individual logs are provided in **Exploration Results**.

The GeoModel is based upon our boring information. Variations can occur between boring locations and across the site. Previous construction and grading may have created additional variations.

Groundwater Conditions

The boreholes were observed while drilling and after completion for the presence and level of groundwater. In addition, delayed water levels were also obtained in some borings. The water levels observed in the boreholes are provided on the boring logs in **Exploration Results**, and are summarized below.

Boring Number	Approximate Depth to Groundwater while Drilling (feet) [1]
B-1, B-2	Not encountered
B-3	58

1. Below ground surface

A relatively long period of time is necessary for a groundwater level to develop and stabilize in a borehole. Longer term monitoring in cased holes or piezometers would be required for a more accurate evaluation of the groundwater conditions and seasonal fluctuations.

Groundwater level fluctuations occur due to seasonal variations in the amount of rainfall, runoff, and other factors not evident at the time the borings were performed. Therefore, groundwater levels during construction or at other times in the life of the structure may vary from than the levels indicated on the boring logs. In addition, perched water can occur overlying compacted cohesive fill or over dense clay layers. The possibility of groundwater level fluctuations and development of perched water conditions should be considered when developing the design and construction plans for the project.

GEOTECHNICAL OVERVIEW

Existing Structures

Three structures will be demolished to accommodate construction of the new building. Debris from the demolition and the footing foundations and utilities associated with these buildings should be removed from the proposed building footprint.

Existing Fill Soils

Fill soils consisting of gravel with lean clay were encountered in Boring B-2 to a depth of about 3 feet below existing grade. We recommend any gravel encountered within the building footprint be removed and replaced with structural fill.

Existing fill consisting of lean clay may be encountered in other areas of the site, particularly as backfill associated with existing foundations and utilities. Where encountered, we recommend existing fill be completely removed from the building footprint and replaced with structural fill. Existing lean clay fill soils may be reused as structural fill.

Grade Raise Fill

Up to 8 feet of fill will be required at the northwest corner of the building footprint. Due to the amount of planned fill, we recommend the building be brought to grade and allowed to sit for a period of two weeks prior to installation of the shallow footing foundation system.

Due to the amount of planned grade raise, we anticipate the north and west building walls will also act as retaining walls for the interior fill. In addition, placing spread footings at the top of a slope reduces the bearing capacity of the footings. For these reasons, we recommend the foundation bearing elevation for these walls be deepened to accommodate design of these walls and provide proper embedment for footing bearing. In addition, we recommend global stability of the slope to the west of the building be examined after the final location and grading for the building are determined.

Low Density Loess

The soil borings encountered natural loess (wind-deposited) soils. In general, loess soils are known to be collapse-susceptible upon wetting, particularly when the soils exist at relatively low *in situ* dry densities. Based on the boring information, zones of relatively low-density (dry unit weight less than about 85 pcf) and moisture-sensitive soils are anticipated within the building footprint. Although these soils have sufficient strength to support the expected foundation loads in their currently dry condition, low-density loess soils are susceptible to strength loss and collapse upon wetting, and present a risk of adverse footing foundation performance should they become wetted at any time during the life of the structure. Based on the measured dry unit weights and

moisture contents of the natural soils encountered in the borings, it is our opinion that collapse of the loess soils is a concern for the field house.

We recommend building foundations bear on a minimum of 2 feet of structural fill consisting of low-plasticity cohesive soil. Additional details are provided in **Earthwork**. Deeper overexcavation and recompaction depths could be considered to further reduce risks.

Although moisture-sensitive soils will still be present below the densified zone, the relatively low permeability of the densified layer will help reduce the rate of vertical infiltration of surface water into the underlying moisture-sensitive soils. Replacement of the overexcavated soils as compacted fill should be performed in accordance with the recommendations outlined in this report. Even with the recommended soil improvements, additional recommendations have been provided herein to help reduce the potential for surface water infiltration and resultant wetting of the moisture-sensitive soils. Additional recommendations are provided in **Earthwork**.

The **Shallow Foundations** section addresses support of the building bearing on native stiff to hard lean/fat clay or engineered fill. The **Floor Slabs** section addresses slab-on-grade support of the building.

The **General Comments** section provides an understanding of the report limitations.

EARTHWORK

Site Preparation

Removal of existing foundations and pavements, and stripping of all existing vegetation, organic topsoil, and any other materials unsuitable for re-use as engineered fill should be performed within all cut, fill, building, and pavement areas. A stripping depth of about 6 to 9 inches is expected to be adequate in grassy areas; however, areas requiring deeper stripping may be encountered. We recommend that site stripping and subgrade preparation procedures extend at least 5 feet beyond building walls. A Terracon geotechnical representative should help evaluate actual stripping depths at the time of construction.

Tree and shrub root systems should be thoroughly removed from building area. This applies both to trees currently on the site and to trees removed in the past several years. An effort should be made to locate records, plats or photographs indicating the past location of trees or other large vegetation. In addition, some of the natural soils may have been desiccated by the tree roots. Desiccated clays present a significant risk of heave if left in-place below footing foundations, floor slabs, or pavements. Therefore, any soils desiccated by trees or shrub roots should be removed and replaced with approved fill.

As discussed in **Geotechnical Considerations**, we recommend a minimum of 2 feet of structural fill be placed below footing foundation bearing level. Following stripping, we recommend the native soils be undercut to 2 feet below the perimeter footing bearing level across the building footprint. Considering the west perimeter footings will be significantly deeper than the remainder of the building footings, we are available to review and modify the undercut geometry after building details are available. These excavations should also extend at least 5 feet beyond all footing edges.

The combination of the planned grade raise and recommended overexcavation and backfill procedure will install several feet of new structural fill below floor slabs.

Prior to placing fill in areas to receive fill, the subgrade should be proofrolled in the presence of a Terracon geotechnical representative. Proofrolling aids in providing a firm base for compaction of fill and delineating soft, or disturbed areas that may exist below subgrade level. Unsuitable areas observed at this time should be improved by scarification and recompaction or by undercutting and replacement with structural fill. Proofrolling may be accomplished with a fully loaded, tandem-axle, dump truck with a minimum gross weight of 25 tons or other equipment providing an equivalent subgrade loading.

Terracon should be retained to monitor stripping, subgrade stability, existing fill and structure removal, utility abandonment, site excavation, removal of unsuitable materials, and proofrolling. Terracon can assist in identifying existing fill soils or low-strength native soils that should be undercut and removed, as well as identifying additional corrective measures for conditions that may become apparent during construction.

Fill Material Types

Structural fill should meet the following material property requirements:

Fill Type [1]	USCS Classification	Acceptable Location for Placement
Low-plasticity, cohesive soil	CL (LL ≤ 45 and 10 ≤ PI ≤ 20) [2]	All locations and elevations.
Granular [3]	SP, SW, GW	Leveling course below interior slabs-on-grade.
Drainage Fill [4]	SP, SW, GW	Free-draining granular fill adjacent to cantilever retaining walls.
On-site soil [8]	CL	Generally appears suitable for use as low-plasticity cohesive fill.

1. Structural fill should consist of approved materials that are free of organic matter or debris. Frozen material should not be used, and fill should not be placed on a frozen subgrade. Each proposed fill material should be sampled and evaluated by the geotechnical engineer prior to its delivery and/or use.
2. LL = Liquid Limit, PI = Plasticity Index.

Fill Type [1]	USCS Classification	Acceptable Location for Placement

3. A well graded granular material, with 100 percent passing the 1-inch sieve with less than 6 percent passing the No. 200 sieve. Terracon can review proposed materials. Using a material similar to NDOT Crushed Rock for Base Course, with 6% or less fines (material passing the #200 sieve) for this layer will improve subgrade stability during compaction and slab construction.
4. Well-graded, free-draining granular material. A general gradation should be 100% passing the 1½-inch sieve, about 40 percent passing the No. 10 sieve, and less than 6 percent fines. Terracon can review proposed materials. NDOT 47B Fine Aggregate for Concrete or approved alternative.
5. Sorting of topsoil and on-site soils containing debris, organics, etc., will be necessary. Delineation of unsuitable on-site soils should be performed in the field by a Terracon representative. Moisture conditioning of the on-site soils will be necessary to facilitate compaction.

Terracon should be retained to evaluate proposed fill materials, including sampling and performing laboratory tests on proposed fill to evaluate compliance with the project specifications. We can also review data for proposed materials which are generated by the contractor or suppliers.

Fill Compaction Requirements

Structural fill should meet the following compaction requirements.

Item	Structural Fill
Maximum Lift Thickness	8 inches or less in loose thickness when heavy, self-propelled compaction equipment is used 4 to 6 inches in loose thickness when hand-operated equipment (i.e. jumping jack or plate compactor) is used
Minimum Compaction Requirements [1, 2, 3]	98% of maximum below foundation bearing levels and within 8 inches of finished pavement subgrade 95% of maximum above foundations, below floor slabs, and more than 8 inches below finished pavement subgrade
Water Content Range [4]	Low plasticity cohesive: -1% to +3% of optimum Granular: Workable moisture levels

1. Maximum density and optimum water content as determined by the standard Proctor test (ASTM D 698).
2. If the granular material is a coarse sand or gravel, or of a uniform size, or has a low fines content, compaction comparison to relative density may be more appropriate. In this case, granular materials should be compacted to at least 70% relative density (ASTM D 4253 and D 4254).
3. Consideration can be given to compacting all fill below pavements to 95% during mass grading. Immediately prior to paving, we recommend that the subgrade below exterior pavements be rough-graded as needed, and then scarified and recompacted. We recommend this process include scarifying the subgrade to a depth of about 8 inches, moisture conditioning the scarified soil to within -2 to +3 percent of the material's optimum, and compacting the scarified soil to at least 98%. Scarified

Item	Structural Fill
	soils which cannot be recompacted to this degree should be undercut and replaced with stable material.
	4. Specifically, moisture levels should be maintained low enough to allow for satisfactory compaction to be achieved without the cohesionless fill material pumping when proofrolled or containing excess water (ponding).

Terracon should be retained to monitor fill placement and to perform field density tests as each lift of fill is placed in order to evaluate compliance with the design requirements. Terracon should be retained to observe and test floor slab and pavement subgrades immediately prior to paving.

Utility Trench Bedding and Backfill

All trench excavations should be made with sufficient working space to permit construction, including backfill placement and compaction. Utility trenches are a common source of water infiltration and migration. If utility trenches are backfilled with relatively clean granular material, they should be capped with either paving or at least 18 inches of cohesive fill to reduce the infiltration and conveyance of surface water through the trench backfill.

We also recommend constructing an effective clay “trench plug” that extends at least 5 feet out from the face of the building exterior. The plug material should consist of either cementitious flowable fill or low permeability clay. The trench plug should be placed to completely surround the utility line.

Construction Considerations

Any areas of standing surface water should be drained as far in advance of construction as possible. Any saturated soils should be removed prior to placing fill or proceeding with construction.

The clays encountered in the borings will be sensitive to disturbance from construction activity and water seepage. If precipitation occurs immediately prior to or during construction, the near-surface clay soils could increase in moisture content and become more susceptible to disturbance. Construction activity should be monitored, and should be curtailed if the construction activity is causing subgrade disturbance. A Terracon representative can help with monitoring and developing recommendations to avoid subgrade disturbance.

Surface water should not be allowed to pond on the site and soak into the soil during construction. Construction staging should provide drainage of surface water and precipitation away from the building and pavement areas. Any water that collects over or adjacent to construction areas should be promptly removed, along with any softened or disturbed soils. Surface water control in the form of sloping surfaces, drainage ditches and trenches, and sump pits and pumps will be important to avoid ponding and associated delays due to precipitation and seepage.

Upon completion of filling and grading, care should be taken to maintain the subgrade moisture content prior to construction of floor slabs and pavements. Construction traffic over the completed subgrade should be avoided. The site should also be graded to prevent ponding of surface water on the prepared subgrades or in excavations. If the subgrade should become frozen, desiccated, saturated, or disturbed, the affected material should be removed or these materials should be scarified, moisture conditioned, and recompacted prior to floor slab and pavement construction.

As a minimum, all temporary excavations should be sloped or braced as required by Occupational Safety and Health Administration (OSHA) regulations to provide stability and safe working conditions. Construction site safety is the sole responsibility of the contractor who controls the means, methods, and sequencing of construction operations. All excavations should comply with applicable local, state and federal safety regulations, including the current OSHA Excavation and Trench Safety Standards.

Exterior Grading

Poor site drainage and ponding of surface water can increase the potential for frost heave or settlement. Excessive moisture can reduce bearing capacity and contribute to slab and pavement settlement and cracking.

Finished grading slopes should promote drainage away from the buildings and pavements. We recommend final grades for seeded and landscaped areas be sloped at least 5 percent within 10 feet around the buildings. We recommend cohesive backfill be placed in utility trenches and adjacent to building foundations and curbs, and this fill be compacted to at least 95 percent of standard Proctor maximum dry density to help prevent surface water infiltration. Roof drains should be extended to discharge on pavements or in lawn areas more than 5 feet from the buildings. Pavements or sidewalks installed adjacent to the building should slope away from the building at a grade of 2% or more.

Overwatering of grass or landscaping vegetation is a significant source of water, and should be avoided near the buildings and pavements. Sprinkler heads should be adjusted to miss the exterior building walls and pavements. Automated watering systems should be programmed to not run after natural rain events, and to not overwater. Any utility leaks should be promptly repaired. Lining the bottom of irrigated planter areas along the buildings with an impermeable moisture barrier, and installing tile lines leading to gravity outlets or sump pits and pumps, would also help to control surface water that infiltrates into these features.

SHALLOW FOUNDATIONS

Design Parameters – Compressive Loads

In our opinion, the proposed building can be supported by a shallow, spread footing foundation system bearing on a minimum of 2 feet of structural fill.

We recommend the foundations along the west wall of the building bear at an elevation that is lower than a 5H:1V slope extending up from the east edge of the sidewalk east of 42nd Street to the building. This will require footings bearing at depths greater than typical frost depth, and footings along the west building wall may require steps due to the slope of 42nd Street. We also recommend final ground elevations along and within 5 feet west of the building be maintained at or above elevation 1229 feet or at least 5 feet above bearing level in order to provide confinement and protection of the footings; if it is not possible to maintain this elevation then the footings should be deepened. Lateral resistance of these footings should not include passive resistance of the soil outside of the west building wall.

Design recommendations for shallow foundations for the proposed building are presented in the following table.

Description	Column	Wall
Net allowable soil bearing pressure [1]	2,000 psf	2,000 psf
Minimum dimensions	30 inches	18 inches
Minimum embedment [2, 3]	42 inches	42 inches
Estimated total settlement [4]	< 1 inch	< 1 inch
Estimated differential settlement [4]	2/3-inch between columns	2/3-inch over 30 feet

1. The recommended net allowable bearing pressure is the pressure in excess of the minimum surrounding overburden pressure at the footing base elevation. Assumes any fill, or disturbed or soft soils, will be undercut and replaced.
2. For perimeter footings and footings in unheated areas. For frost protection and to reduce the effects of seasonal moisture variations in the subgrade soils. If construction extends into freezing weather, we recommend that either all footings extend to frost depth (as measured from adjacent grade at the time of construction) or that the foundations be protected from the elements by straw, frost blankets, or similar means.
3. Foundation bearing elevation depth may need to be deepened along the west building wall and northwest building corner to accommodate the foundation walls acting as retaining walls.
4. The foundation settlement will depend upon the variations within the soil profile, the structural loading conditions, the embedment depth of the footings, the thickness of compacted fill, and the quality of

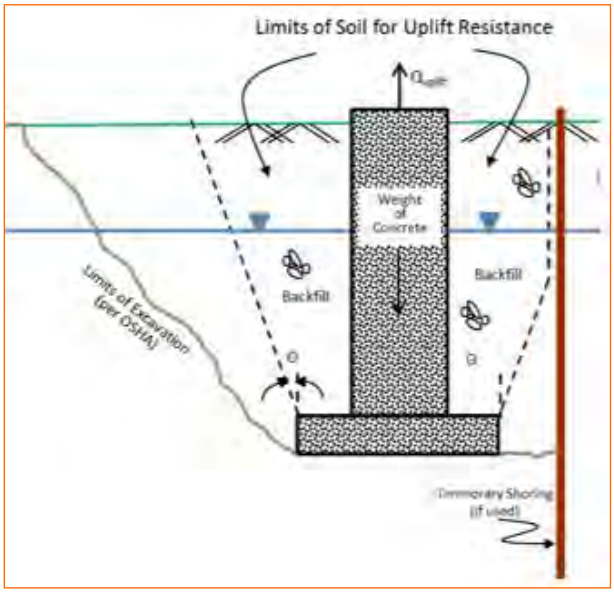
Description	Column	Wall

the earthwork operations. The above settlement estimates assume the maximum footing size is 7 feet for column footings, 2.5 feet for continuous footings, and relatively uniform loading.

5. The sides of the excavation for the spread footing foundation must be nearly vertical and the concrete should be placed neat against these vertical faces for the passive earth pressure values to be valid. If the loaded side is sloped or benched and then backfilled, the allowable passive pressure will be significantly reduced. Passive resistance in the upper 42 inches of the soil profile should be neglected.
6. Neglect for foundations subject to net uplift conditions.

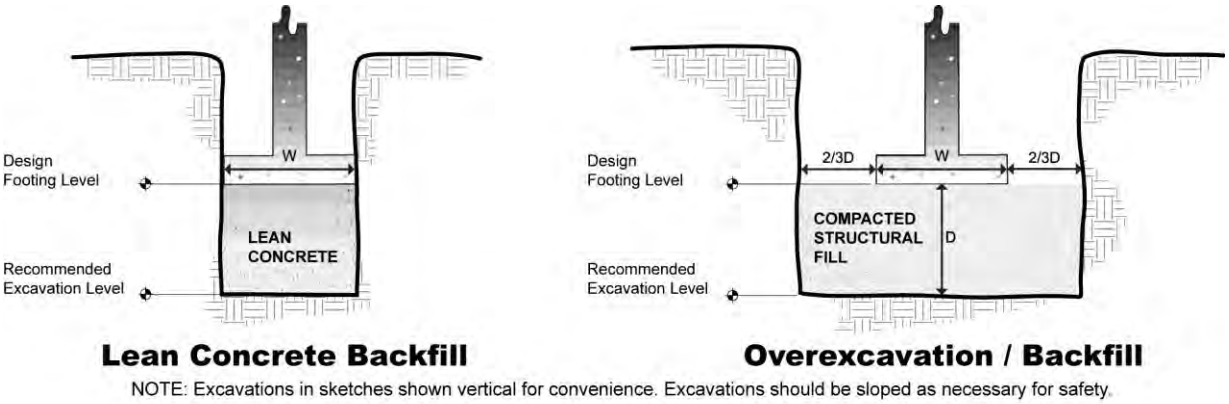
Design Parameters - Uplift Loads

Uplift resistance of spread footings can be developed from the effective weight of the footing and the overlying soils. As illustrated on the subsequent figure, the effective weight of the soil prism defined by diagonal planes extending up from the top of the perimeter of the foundation to the ground surface at an angle, θ, of 20 degrees from the vertical can be included in uplift resistance. The maximum allowable uplift capacity should be taken as a sum of the effective weight of soil plus the dead weight of the foundation, divided by an appropriate factor of safety. A maximum total unit weight of 100 pcf should be used for the backfill. This unit weight should be reduced to 40 pcf for portions of the backfill or natural soils below the groundwater elevation.



Foundation Construction Considerations

Terracon should be retained to observe and test the bearing materials exposed in all foundation excavations. If disturbed or otherwise unsuitable bearing materials are encountered in a footing excavation, the excavation should be extended deeper, as necessary, to suitable materials. The footing could bear directly on the suitable materials at the lower level or on lean concrete backfill placed back up to design bearing level. The footings could also bear on approved, properly compacted backfill extending down to the suitable materials. Overexcavation for compacted backfill placement below footings should extend laterally at least 8 inches beyond the edges of the footings for each foot of depth below footing base elevation. The overexcavation should then be backfilled up to the footing base elevation with approved fill placed and compacted as recommended in **Earthwork**. The adjacent figures depict these options.



The clay soils on this site are susceptible to disturbance from construction activities, particularly if the soils have high natural moisture contents or become wetted by surface water or seepage. Care should be taken during excavation and construction of footings to avoid disturbing the bearing soils. The base of all foundation excavations should be free of water and loose material prior to placement of concrete. Concrete should be placed within a few hours after excavating to reduce disturbance of the bearing materials. If the materials at bearing level become excessively dry, disturbed or saturated, the affected material should be removed prior to placing concrete.

SEISMIC CONSIDERATIONS

Based upon the results of the borings, we estimate the project site as “Site Class D” according to the 2012 International Building Code (IBC), which references Chapter 20 of ASCE-7. This site class assumes that soils similar to the native soils encountered at the bottom of the borings continue to a depth of 100 feet. A more detailed and accurate Site Class evaluation can be achieved by retaining Terracon to perform a deeper soil boring, to perform a cone sounding with shear wave measurements, or to use the SeisOpt®ReMi™ method to develop the full depth shear wave profile.

FLOOR SLABS

Design Recommendations

Item	Description
Floor slab support [1]	Aggregate base (see below) underlain by low-plasticity cohesive fill prepared according to **Earthwork.**
Modulus of subgrade reaction [2]	100 pounds per square inch per inch (psi/in) for point loading conditions.
Aggregate base course/capillary break [3]	4 inches of free draining granular material

1. Floor slabs should be structurally independent of any building footings or walls to reduce the possibility of floor slab cracking caused by differential movements between the slab and foundation.
2. Modulus of subgrade reaction is an estimated value based upon our experience with the subgrade condition, the requirements noted in **Earthwork**, and the floor slab support as noted in this table. It is provided for point loads. For large area loads the modulus of subgrade reaction will be lower.
3. The floor slab design should include a capillary break, comprised of compacted, granular material, as described in **Earthwork**.

Slabs-on-grade should be isolated from structures and utilities to allow independent movement. Joints should be constructed at regular intervals as recommended by the American Concrete Institute (ACI) to help control the location of any cracking. Keyed and doweled joints should be considered. The owner should be made aware that differential movement between the slabs and foundations could occur.

The use of a vapor retarder should be considered beneath concrete slabs on grade that will be covered with wood, tile, carpet or other moisture sensitive or impervious coverings, or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor retarder, the slab designer should refer to ACI 302 and/or ACI 360 for procedures and cautions regarding the use and placement of a vapor retarder.

Construction Considerations

On most project sites, the floor slab subgrades are developed early in the construction phase. However, as construction proceeds, the subgrade may be disturbed due to utility excavations, construction traffic, desiccation, rainfall, etc. As a result, the floor slab subgrade may not be suitable for placement of base rock and concrete and corrective action will be required.

We recommend the floor slab subgrade be rough graded and then proofrolled with a loaded tandem axle dump truck prior to fine grading and placement of base rock. Particular attention should be paid to high traffic areas that were rutted and disturbed earlier and to areas where backfilled

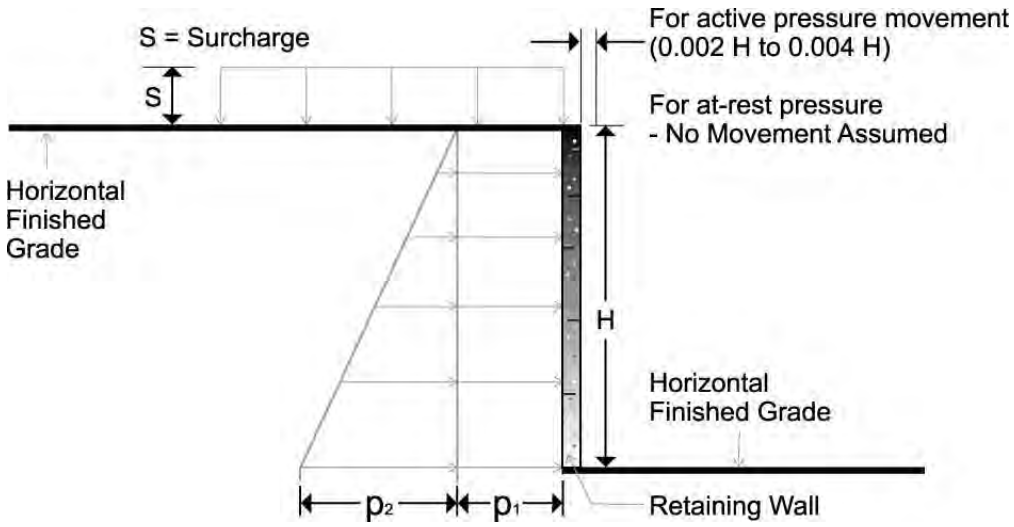
trenches are located. Areas where unsuitable conditions are located should be repaired by removing and replacing the affected material with compacted fill. All floor slab subgrades should be moisture conditioned and properly compacted to the recommendations in this report immediately prior to placement of the aggregate base course and concrete.

LATERAL EARTH PRESSURES AND DRAINAGE

Design Parameters

The lateral earth pressure recommendations given in this section are applicable to the design of rigid retaining walls subject to slight rotation, such as cantilever, or gravity type concrete walls. These recommendations are not applicable to the design of modular-block retaining walls (also termed segmental retaining walls).

Reinforced concrete walls with unbalanced backfill levels on opposite sides should be designed for earth pressures at least equal to those indicated in the following table. Earth pressures will be influenced by structural design of the walls, conditions of wall restraint, methods of construction and/or compaction and the strength of the materials being restrained. Two wall restraint conditions are shown. Active earth pressure is commonly used for design of free-standing cantilever retaining walls and assumes wall movement. The "at-rest" condition assumes no wall movement. The recommended design lateral earth pressures do not include a factor of safety and do not provide for hydrostatic pressure on the walls.



Earth Pressure Coefficients				
Earth Pressure Conditions	**Coefficient for Backfill Type**	**Equivalent Fluid Density (pcf)**	**Surcharge Pressure, p_1 (psf)**	**Earth Pressure, p_2 (psf)**
Active (Ka)	Granular - 0.33	40	(0.33)S	(40)H
	Lean Clay - 0.42	50	(0.42)S	(50)H
At-Rest (Ko)	Granular - 0.46	55	(0.46)S	(55)H
	Lean Clay - 0.50	60	(0.50)S	(60)H
Passive (Kp)	Granular - 3.0	360	---	---
	Lean Clay - 2.4	290	---	---

Applicable conditions to the above include:

- For active earth pressure, wall must rotate about base, with top lateral movements of about 0.002 **H** to 0.004 **H**, where **H** is wall height
- For passive earth pressure to develop, wall must move horizontally to mobilize resistance.
- Uniform surcharge, where **S** is surcharge pressure
- In-situ soil backfill weight a maximum of 120 pcf
- Horizontal backfill, compacted between 95 and 98 percent of standard Proctor maximum dry density
- Passive resistance values are not applicable where the ground surface outside the building slopes downward away from the building (e.g., for the west building wall).
- No hydrostatic pressure acting on wall
- No loading from compaction equipment
- No loading from nearby footings or slabs
- No dynamic loading
- No safety factor included in soil parameters
- Ignore passive pressure in frost zone

Backfill placed against structures should consist of granular drainage fill or low plasticity cohesive soils. For the granular values to be valid, the granular backfill must extend out from the base of the wall at an angle of at least 45 and 60 degrees from vertical for the active and passive cases, respectively. To calculate the resistance to sliding, a value of 0.45 should be used as the ultimate coefficient of friction between the footing and the underlying soil.

To control the water level behind the retaining wall, we recommend a perimeter drain be installed behind the wall as described in **Drainage of Cantilever Retaining Walls**. If this is not possible, then combined hydrostatic and lateral earth pressures should be calculated using the values shown in the following table.

Undrained Lateral Earth Pressure Parameters		
Backfill Type	**Active Condition** [1, 2]	**At-Rest Condition** [1, 2]
Clay Backfill	89 pcf	96 pcf
Granular Backfill	83 pcf	91 pcf

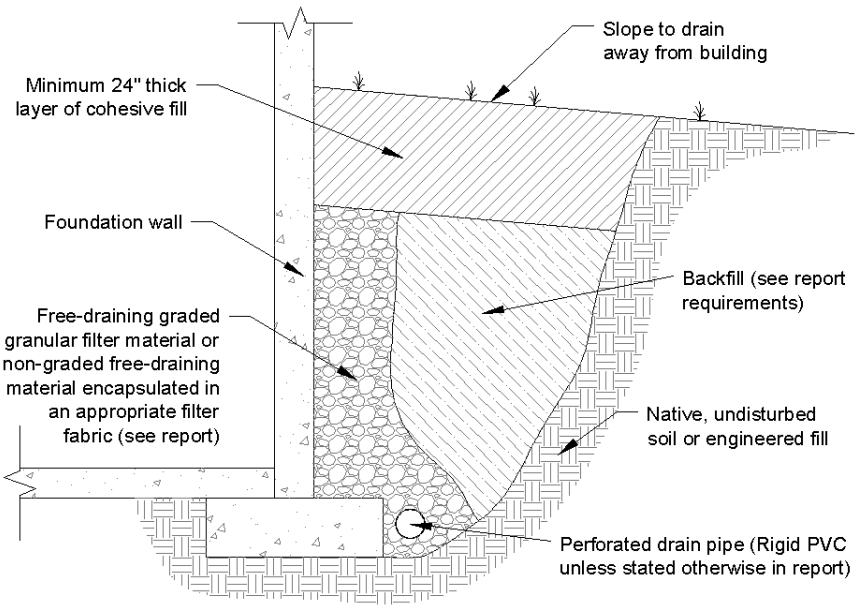
1. These pressures do not include the influence of surcharge, equipment, or floor loading, which should be added.
2. Calculated using a saturated soil unit weight of 125 pcf.

These pressures do not include the influence of surcharge, equipment or floor loading, which should be added. Footings and other loads located adjacent to walls may have a significant effect on lateral pressures. Placement of footings in wall backfill should be avoided unless structural analyses are performed to evaluate the resulting loads and effects on the wall. To avoid excessive lateral wall loads, heavy compaction equipment should not be operated within a distance out from new or existing walls equal to the height above the base of the wall.

Drainage of Cantilever Retaining Walls

A perforated rigid plastic or metal drain line should be installed behind the walls to prevent hydrostatic loading on the walls. The invert of a drain line around the walls should be at least 6 inches below the adjacent slabs. The drain line should be sloped to provide positive gravity drainage to a sump or other suitable outlet. The drain line should be surrounded by free-draining granular material graded to prevent the intrusion of soil fines into the granular material or the intrusion of the granular material into the drain pipe perforations. Alternatively, a coarse, clean, free-draining granular material could be used to surround the pipe if this material is encapsulated with suitable filter fabric.

At least a 2-foot wide section of free-draining granular fill is recommended for backfill above the drain line and adjacent to the wall and should extend up to the slab; if the drain pipe is around the exterior of the building, then a cohesive fill cap should be installed as shown in the schematic.



A prefabricated drainage structure may be used above a drain line and the surrounding filter, in lieu of

free-draining granular fill. A prefabricated drainage structure is a plastic drainage core or mesh which is covered with filter fabric to prevent soil intrusion, and is fastened to the wall prior to placing backfill.

FROST CONSIDERATIONS

The clayey soils on this site are considered frost susceptible. Grade-supported exterior slabs are expected to heave. The amount of heave may be reduced by providing surface drainage away from the buildings and slabs and toward the site storm drainage system. Structural stoops are recommended adjacent to exterior doors and other movement-sensitive exterior slabs. Consideration should be made to installing drain-tile around the perimeter of exterior slabs that connect directly to the storm drainage system to help further reduce the potential for frost heave.

Consideration can be given to extending a zone of non-frost susceptible fill to include the front sidewalks, ADA parking stalls, and pathways connecting the ADA stalls with the entrances. Non-frost susceptible fill should extend to at least 3½ feet below pavement grade. The subgrade below the non-frost susceptible fill should be sloped to a drain tile that is connected to the site's storm drainage system. As an alternative to extending the fill to the frost depth, consideration can be made to placing extruded polystyrene or cellular concrete under a buffer of at least 2 feet of non-frost susceptible granular fill, although care needs to be taken with extruded polystyrene or cellular concrete so that it does not pond in water and "float."

In order to help reduce abrupt changes between frost-susceptible and non-frost susceptible fills, we recommend that a transition zone be installed around the non-frost susceptible fill such that the thickness of the non-frost susceptible fill is reduced by no more than one foot for every three feet laterally (i.e. a 3:1 (H:V) back slope.). Non-frost susceptible fill should consist of an approved granular fill with no more than 50% material passing the number 40 sieve and 5% passing the number 200 sieve, by dry weight. If gravel is used as non-frost susceptible fill, a filter consisting of sand, sandy gravel, or a geotextile would be needed to help prevent migration of fines.

GENERAL COMMENTS

Terracon should be retained to review the final design plans and specifications so comments can be made regarding interpretation and implementation of our geotechnical recommendations in the design and specifications. In the event that changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless Terracon reviews the changes and either verifies or modifies the conclusions of this report in writing. Terracon also should be retained to provide observation and testing services during grading, excavation, construction, foundation, paving, and other earth-related construction phases of the project. Site safety, excavation support, and dewatering requirements are the responsibility of others.

The analysis and recommendations presented in this report are based upon our understanding of the project, the data obtained from the borings performed at the indicated locations, and from other information discussed in this report. This report does not reflect variations that may occur between borings, across the site, or due to the modifying effects of construction or weather. The nature and extent of such variations may not become evident until during or after construction. If variations appear, we should be immediately notified so that further evaluation and supplemental recommendations can be provided.

The scope of services for this project does not include either specifically or by implication any environmental or biological (e.g., mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

Our services and any correspondence or collaboration are intended for the sole benefit and exclusive use of our client for specific application to the project discussed and are accomplished in accordance with generally accepted geotechnical engineering practices with no third-party beneficiaries intended. Any third-party access to services or correspondence is solely for information purposes to support the services provided by Terracon to our client. Reliance upon the services and any work product is limited to our client, and is not intended for third parties. Any use or reliance of the provided information by third parties is done solely at their own risk. No warranties, either express or implied, are intended or made.

Any information we convey prior to the report completion is for informational purposes only and should not be used for decision-making purposes or final design.

ATTACHMENTS

EXPLORATION AND TESTING PROCEDURES

Field Exploration

Boring Layout and Elevations: Terracon personnel provided the boring layout. Coordinates of the boring locations were obtained with a handheld GPS unit (estimated horizontal accuracy of about ±15 feet). If more precise locations are desired, we recommend hiring a licensed surveyor.

The ground surface elevations indicated on the soil boring logs are approximate and were interpolated from a topographic plan of the site developed by Romanyk. True surface elevations at these locations could differ due to interpolation, and other differences could occur from superposing approximate boring locations on the topographic plan.

Subsurface Exploration Procedures: We advanced the borings with a truck-mounted rotary drill rig using continuous flight augers.

Samples were obtained using thin-walled tube sampling methods. In the thin-walled tube sampling procedure, a thin-walled, seamless steel tube with a sharp cutting edge was pushed hydraulically into the soil to obtain a relatively undisturbed sample. The samples were taken to our soil laboratory for testing and review.

Our exploration team prepared field boring logs as part of the drilling operations. These field logs included visual classifications of the materials encountered during drilling and our interpretation of the subsurface conditions between samples. Typed boring logs were prepared from the field logs, and represent the engineer's interpretation of the field logs and include modifications based on observations and tests of the samples in our laboratory.

Laboratory Testing

Water content tests were performed on the samples, and density determinations were performed on the thin-walled tube samples. Unconfined compression tests were performed on selected thin-walled tube samples. The unconfined compressive strength of many samples was estimated with a hand penetrometer test. In addition, an Atterberg limits test was completed on a selected sample. The results of these laboratory tests are provided on the boring logs.

The samples were classified in the laboratory based on visual observation and texture. Additional laboratory testing could be performed to more accurately classify the samples. The soil descriptions presented on the boring logs for native soils are in general accordance with the General Notes and Unified Soil Classification System (USCS), both of which are included in **Exploration Results**. The estimated group symbol for the USCS is also shown on the boring logs, and a brief description of the USCS is included in **Exploration Results**.

Procedural standards noted above are for reference to methodology in general. In some cases, variations to methods are applied as a result of local practice or professional judgment.

SITE LOCATION AND EXPLORATION PLANS

Contents:

Site Location Plan
Exploration Plan

SITE LOCATION

Omaha Outpatient Mental Health Building ■ Omaha, Douglas County, Nebraska
September 18, 2020 ■ Terracon Project No. 05205063

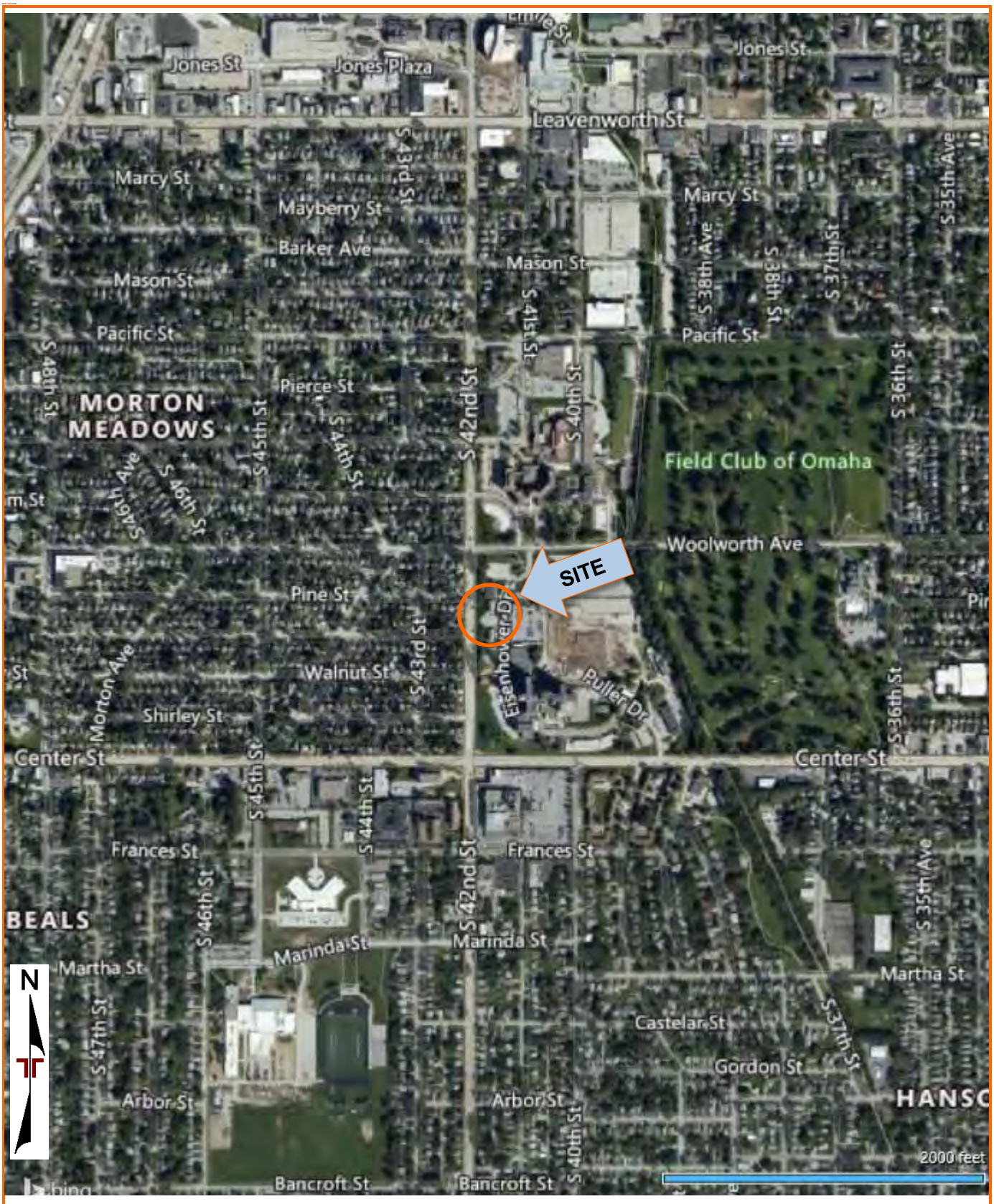


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

EXPLORATION PLAN

Omaha Outpatient Mental Health Building ■ Omaha, Douglas County, Nebraska
September 18, 2020 ■ Terracon Project No. 05205063

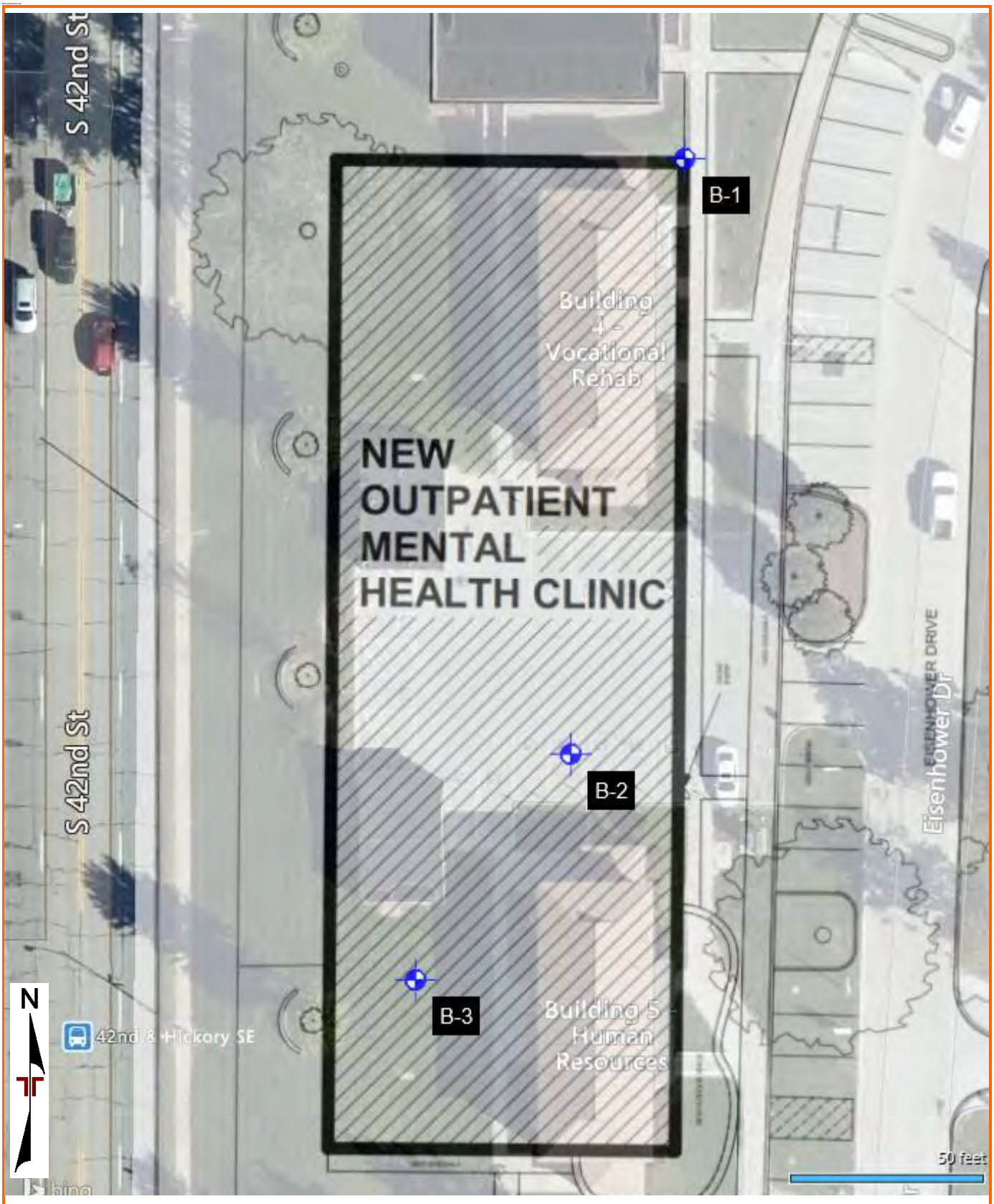


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

EXPLORATION RESULTS

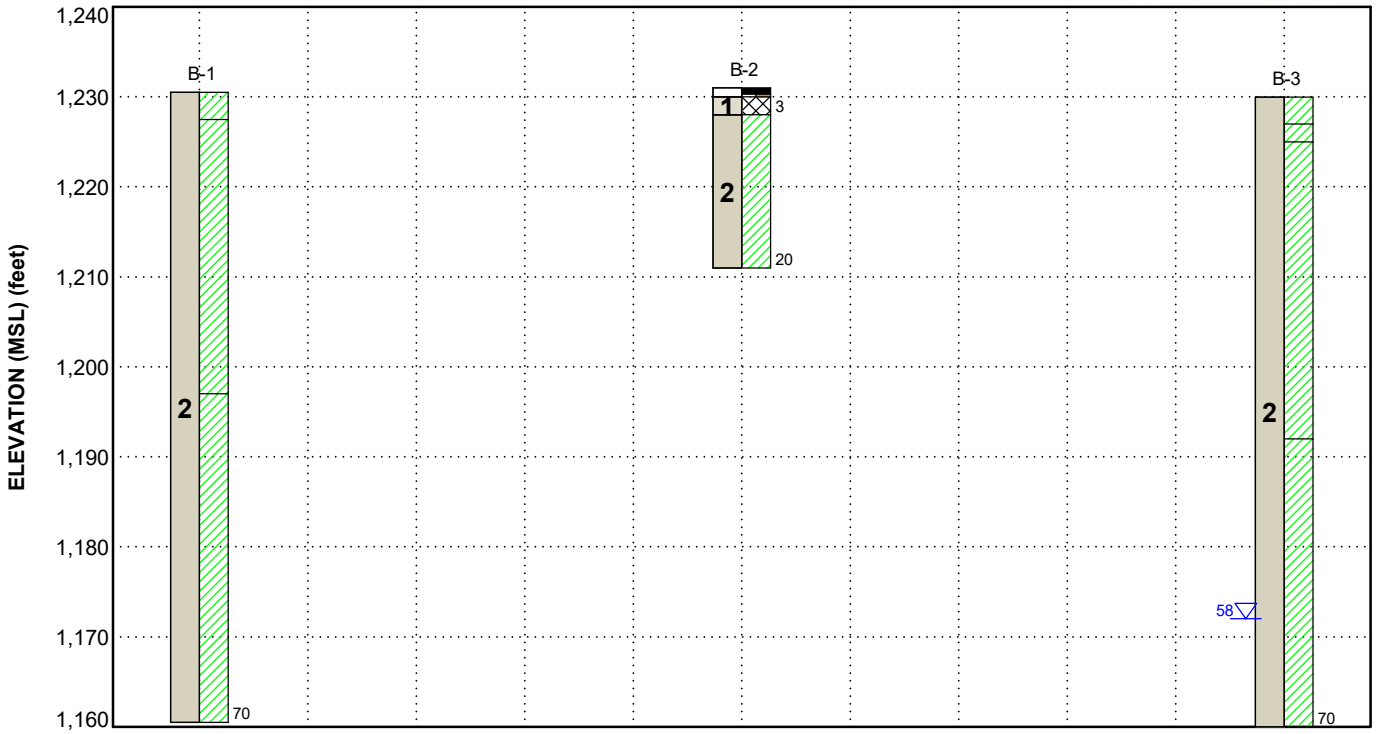
Contents:

Geomodel
Boring Logs (B-1 through B-3)

GEOMODEL

Omaha Outpatient Mental Health Building ■ Omaha, NE
Terracon Project No. 05205063

Terracon GeoReport



This is not a cross section. This is intended to display the Geotechnical Model only. See individual logs for more information.

Model Layer	Layer Name	General Description
1	Fill	Fill: Gravel with clay
2	Loess	Lean Clay: Very Stiff to Medium Stiff

LEGEND

Lean Clay
Fill
Asphalt
Poorly-graded Gravel

▽ First Water Observation

Groundwater levels are temporal. Significant changes are possible over time. Water levels shown are as measured during and/or after drilling. In some cases, boring advancement methods mask the presence/absence of groundwater. See individual logs for details.

NOTES:
Layering shown on this figure has been developed by the geotechnical engineer for purposes of modeling the subsurface conditions as required for the subsequent geotechnical engineering for this project. Numbers adjacent to soil column indicate depth below ground surface.

BORING LOG NO. B-1

PROJECT: Omaha Outpatient Mental Health Building

CLIENT: Romanyk Consulting Corp
Plano, TX

SITE: SEC, 42nd Street and Woolworth Avenue
Omaha, NE

LOCATION See Exploration Plan

Latitude: 41.2443° Longitude: -95.9752°

Approximate Surface Elev.: 1230.5 (Ft.) +/-

MODEL LAYER	GRAPHIC LOG	DEPTH	ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	LABORATORY HP (psf)	UNCONFINED COMPRESSIVE STRENGTH (psf)	WATER CONTENT (%)	DRY UNIT WEIGHT (pcf)	ATTERBERG LIMITS LL-PL-PI
		Grass at surface									
		LEAN CLAY (CL), trace sand, brown, very stiff, (possible fill)					7500 (HP)		19.9	96	
		3.0	1227.5+/-								
		LEAN CLAY (CL), trace sand, brown, stiff to medium stiff					1500 (HP)	2150	24.8	93	
		trace root hairs at 5-7 ft.		5			2000 (HP)		26.2	80	
							3500 (HP)	2020	25.5	93	
				10							
							3000 (HP)		24.6	88	
				15							
2							3000 (HP)	1890	23.4	92	
				20							
							6000 (HP)		23.1	93	
				25							
							1000 (HP)	1950	26.3	94	
				30							
		33.5	1197+/-				3000 (HP)	2600	22.2	99	
		LEAN CLAY (CL), trace sand, reddish brown, stiff to medium stiff		35							
							5000 (HP)	1940	22.9	96	
				40							

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Boring backfilled with Auger Cuttings and/or Bentonite

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

Terracon
15080 A Cir
Omaha, NE

Boring Started: 07-10-2020 | Boring Completed: 07-10-2020

Drill Rig: 618 | Driller: J. McGargill

Project No.: 05205063

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL 05205063 OMAHA OUTPATIENT .GPJ TERRACON_DATATEMPLATE.GDT 8/13/20

BORING LOG NO. B-1

PROJECT: Omaha Outpatient Mental Health Building

CLIENT: Romanyk Consulting Corp
Plano, TX

SITE: SEC, 42nd Street and Woolworth Avenue
Omaha, NE

LOCATION See Exploration Plan

Latitude: 41.2443° Longitude: -95.9752°

Approximate Surface Elev.: 1230.5 (Ft.) +/-

DEPTH | ELEVATION (Ft.)

MODEL LAYER	GRAPHIC LOG	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	LABORATORY HP (psf)	UNCONFINED COMPRESSIVE STRENGTH (psf)	WATER CONTENT (%)	DRY UNIT WEIGHT (pcf)	ATTERBERG LIMITS LL-PL-PI
2		45			5000 (HP)	2270	19.9	99	
		50			3000 (HP)	3250	24.2	95	
		55			4000 (HP)	1830	21.4	94	
		60			1000 (HP)	2200	25.9	97	
		65				1380	26.5	97	
		70			2000 (HP)	2560	27.3	95	

LEAN CLAY (CL), trace sand, reddish brown, stiff to medium stiff
(continued)

brown at 63-65 ft.

70.0 — 1160.5+/-

Boring Terminated at 70 Feet

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Boring backfilled with Auger Cuttings and/or Bentonite

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

Terracon
15080 A Cir
Omaha, NE

Boring Started: 07-10-2020 | Boring Completed: 07-10-2020

Drill Rig: 618 | Driller: J. McGargill

Project No.: 05205063

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL 05205063 OMAHA OUTPATIENT .GPJ TERRACON_DATATEMPLATE.GDT 8/13/20

BORING LOG NO. B-2

PROJECT: Omaha Outpatient Mental Health Building

CLIENT: Romanyk Consulting Corp
Plano, TX

SITE: SEC, 42nd Street and Woolworth Avenue
Omaha, NE

LOCATION See Exploration Plan

Latitude: 41.2439° Longitude: -95.9753°

Approximate Surface Elev.: 1231 (Ft.) +/-

MODEL LAYER	GRAPHIC LOG	DEPTH	ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	LABORATORY HP (psf)	UNCONFINED COMPRESSIVE STRENGTH (psf)	WATER CONTENT (%)	DRY UNIT WEIGHT (pcf)	ATTERBERG LIMITS LL-PL-PI
		0.7 **ASPHALT**, Eight inches of asphalt	1230.5+/-								
		1.0 **FILL - CRUSHED ROCK**, Three inches of crushed rock	1230+/-								
1		3.0 **FILL - GRAVEL**, with clay, gray	1228+/-				9000+ (HP)		10.9	109	31-16-15
2		**LEAN CLAY (CL)**, trace sand, brown, stiff					2000 (HP)		23.8	88	
				5			3000 (HP)	2160	22.6	94	
							2500 (HP)		24.3	79	
				10							
							3000 (HP)		22.9	92	
				15							
							5000 (HP)		23.3	94	
		20.0	1211+/-	20							
		Boring Terminated at 20 Feet									

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Boring backfilled with Auger Cuttings and/or Bentonite

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

Terracon
15080 A Cir
Omaha, NE

Boring Started: 07-10-2020 | Boring Completed: 07-10-2020

Drill Rig: 618 | Driller: J. McGargill

Project No.: 05205063

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL 05205063 OMAHA OUTPATIENT .GPJ TERRACON_DATATEMPLATE.GDT 8/13/20

BORING LOG NO. B-3

PROJECT: Omaha Outpatient Mental Health Building

CLIENT: Romanyk Consulting Corp
Plano, TX

SITE: SEC, 42nd Street and Woolworth Avenue
Omaha, NE

LOCATION See Exploration Plan

Latitude: 41.2437° Longitude: -95.9755°

Approximate Surface Elev.: 1230 (Ft.) +/-

MODEL LAYER	GRAPHIC LOG	DEPTH	ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	LABORATORY HP (psf)	UNCONFINED COMPRESSIVE STRENGTH (psf)	WATER CONTENT (%)	DRY UNIT WEIGHT (pcf)	ATTERBERG LIMITS LL-PL-PI
			Grass at surface								
2			**LEAN CLAY (CL)**, trace sand, brown, stiff, (possible fill)				2000 (HP)	2310	23.6	97	
		3.0									
			1227+/-								
			LEAN CLAY (CL), trace sand, dark brown, stiff				4000 (HP)	3200	25.8	92	
		5.0									
			1225+/-								
			LEAN CLAY (CL), trace sand, brown, stiff	5			2000 (HP)	1460	24.7	88	
			trace root holes at 5-7 ft.								
							2000 (HP)		26.7	92	
				10							
							5500 (HP)	2420	23.8	92	
				15							
							5000 (HP)	2460	23.5	91	
				20							
							5500 (HP)		23.2	89	
				25							
							2500 (HP)		21.2	89	
				30							
							3000 (HP)		24.6	91	
				35							
		38.0									
			1192+/-								
			LEAN CLAY (CL), trace sand, reddish brown, medium stiff to stiff				3000 (HP)	1470	28.0	89	
				40							

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Boring backfilled with Auger Cuttings and/or Bentonite

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

▽ *58 ft. while sampling*

Terracon
15080 A Cir
Omaha, NE

Boring Started: 07-09-2020 | Boring Completed: 07-09-2020

Drill Rig: 618 | Driller: J. McGargill

Project No.: 05205063

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL 05205063 OMAHA OUTPATIENT .GPJ TERRACON_DATATEMPLATE.GDT 8/13/20

BORING LOG NO. B-3

PROJECT: Omaha Outpatient Mental Health Building

CLIENT: Romanyk Consulting Corp
Plano, TX

SITE: SEC, 42nd Street and Woolworth Avenue
Omaha, NE

LOCATION See Exploration Plan

Latitude: 41.2437° Longitude: -95.9755°

Approximate Surface Elev.: 1230 (Ft.) +/-

MODEL LAYER	GRAPHIC LOG	DEPTH	ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	LABORATORY HP (psf)	UNCONFINED COMPRESSIVE STRENGTH (psf)	WATER CONTENT (%)	DRY UNIT WEIGHT (pcf)	ATTERBERG LIMITS LL-PL-PI
2			**LEAN CLAY (CL)**, trace sand, reddish brown, medium stiff to stiff *(continued)*								
							3500 (HP)	1430	22.5	99	
				45							
							2500 (HP)	2990	20.5	98	
				50							
			light reddish brown below 53 ft.				1500 (HP)	1420	27.5	93	
				55	▽						
							1500 (HP)	1420	27.4	95	
				60							
							2000 (HP)	1250	27.1	96	
				65							
			brown at 68-70 ft.				1000 (HP)	1030	28.4	95	
		70.0		70							
			Boring Terminated at 70 Feet								

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
Hollow Stem Auger

Abandonment Method:
Boring backfilled with Auger Cuttings and/or Bentonite

See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (If any).

See Supporting Information for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

▽ *58 ft. while sampling*

Terracon
15080 A Cir
Omaha, NE

Boring Started: 07-09-2020 | Boring Completed: 07-09-2020

Drill Rig: 618 | Driller: J. McGargill

Project No.: 05205063

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL 05205063 OMAHA OUTPATIENT .GPJ TERRACON_DATATEMPLATE.GDT 8/13/20

SUPPORTING INFORMATION

Contents:

General Notes
Unified Soil Classification System

Note: All attachments are one page unless noted above.

GENERAL NOTES
DESCRIPTION OF SYMBOLS AND ABBREVIATIONS

Terracon GeoReport

SAMPLING

Auger

Split Spoon

Shelby Tube

Macro Core

Ring Sampler

Rock Core

Grab Sample

No Recovery

WATER LEVEL

Water Initially Encountered

Water Level After a Specified Period of Time

Water Level After a Specified Period of Time

Water levels indicated on the soil boring logs are the levels measured in the borehole at the times indicated. Groundwater level variations will occur over time. In low permeability soils, accurate determination of groundwater levels is not possible with short term water level observations.

FIELD TESTS

(HP)	Hand Penetrometer
(T)	Torvane
(b/f)	Standard Penetration Test (blows per foot)
(PID)	Photo-Ionization Detector
(OVA)	Organic Vapor Analyzer
(DCP)	Dynamic Cone Penetrometer

DESCRIPTIVE SOIL CLASSIFICATION

Soil classification is based on the Unified Soil Classification System. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; their principal descriptors are: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are principally described as clays if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse-grained soils are defined on the basis of their in-place relative density and fine-grained soils on the basis of their consistency.

LOCATION AND ELEVATION NOTES

Unless otherwise noted, Latitude and Longitude are approximately determined using a hand-held GPS device. The accuracy of such devices is variable. Surface elevation data annotated with +/- indicates that no actual topographical survey was conducted to confirm the surface elevation. Instead, the surface elevation was approximately determined from topographic maps of the area.

STRENGTH TERMS

RELATIVE DENSITY OF COARSE-GRAINED SOILS (More than 50% retained on No. 200 sieve) Density determined by Standard Penetration Resistance		CONSISTENCY OF FINE-GRAINED SOILS (50% or more passing the No. 200 sieve) Consistency determined by laboratory shear strength testing, field visual-manual procedures, or standard penetration resistance			BEDROCK	
Descriptive Term (Density)	Standard Penetration or N-Value Blows/Ft.	Descriptive Term (Consistency)	Unconfined Compressive Strength, Qu, tsf	Standard Penetration or N-Value Blows/Ft.	Standard Penetration or N-Value Blows/Ft.	Descriptive Term (Consistency)
Very Loose	0 – 3	Very Soft	Less than 0.25	0 – 1	< 20	Weathered
Loose	4 – 9	Soft	0.25 to 0.50	2 – 4	20 – 29	Firm
Medium Dense	10 – 29	Medium Stiff	0.50 to 1.00	4 – 8	30 – 49	Medium Hard
Dense	30 – 50	Stiff	1.00 to 2.00	8 – 15	50 – 79	Hard
Very Dense	> 50	Very Stiff	2.00 to 4.00	15 – 30	> 79	Very Hard
		Hard	> 4.00	> 30		

RELATIVE PROPORTIONS OF SAND AND GRAVEL

Descriptive term(s) of other constituents	Percent (%) of dry weight
Trace	< 15
With	15 – 29
Modifier	> 30

GRAIN SIZE TERMINOLOGY

Major component of sample	Particle size
Boulders	Over 12 in. (300mm)
Cobbles	12 in. to 3 in. (300mm to 75mm)
Gravel	3 in. to #4 sieve (75mm to 4.75mm)
Sand	#4 to #200 sieve (4.75mm to 0.075mm)
Silt or Clay	Passing #200 sieve (0.075mm)

RELATIVE PROPORTIONS OF FINES

Descriptive term(s) of other constituents	Percent (%) of dry weight
Trace	< 5
With	5 – 12
Modifier	> 12

PLASTICITY DESCRIPTION

Term	Plasticity Index
Non plastic	0
Low	1 – 10
Medium	11 – 30
High	> 30

UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests [A]					Soil Classification	
					Group Symbol	Group Name [B]
Coarse-Grained Soils: More than 50% retained on No. 200 sieve	**Gravels:** More than 50% of coarse fraction retained on No. 4 sieve	**Clean Gravels:** Less than 5% fines [C]	$Cu \geq 4$ and $1 \leq Cc \leq 3$ [E]		GW	Well-graded gravel [F]
			$Cu < 4$ and/or [Cc<1 or Cc>3.0] [E]		GP	Poorly graded gravel [F]
		Gravels with Fines: More than 12% fines [C]	Fines classify as ML or MH		GM	Silty gravel [F, G, H]
			Fines classify as CL or CH		GC	Clayey gravel [F, G, H]
	Sands: 50% or more of coarse fraction passes No. 4 sieve	**Clean Sands:** Less than 5% fines [D]	$Cu \geq 6$ and $1 \leq Cc \leq 3$ [E]		SW	Well-graded sand [I]
			$Cu < 6$ and/or [Cc<1 or Cc>3.0] [E]		SP	Poorly graded sand [I]
		Sands with Fines: More than 12% fines [D]	Fines classify as ML or MH		SM	Silty sand [G, H, I]
			Fines classify as CL or CH		SC	Clayey sand [G, H, I]
Fine-Grained Soils: 50% or more passes the No. 200 sieve	**Silts and Clays:** Liquid limit less than 50	**Inorganic:**	PI > 7 and plots on or above "A"		CL	Lean clay [K, L, M]
			PI < 4 or plots below "A" line [J]		ML	Silt [K, L, M]
		Organic:	Liquid limit - oven dried	< 0.75	OL	Organic clay [K, L, M, N]
			Liquid limit - not dried			Organic silt [K, L, M, O]
	Silts and Clays: Liquid limit 50 or more	**Inorganic:**	PI plots on or above "A" line		CH	Fat clay [K, L, M]
			PI plots below "A" line		MH	Elastic Silt [K, L, M]
		Organic:	Liquid limit - oven dried	< 0.75	OH	Organic clay [K, L, M, P]
			Liquid limit - not dried			Organic silt [K, L, M, Q]
Highly organic soils:	Primarily organic matter, dark in color, and organic odor				PT	Peat

[A] Based on the material passing the 3-inch (75-mm) sieve.

[B] If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

[C] Gravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt, GP-GC poorly graded gravel with clay.

[D] Sands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay.

[E] $Cu = D_{60}/D_{10}$ $\quad Cc = \dfrac{(D_{30})^2}{D_{10} \times D_{60}}$

[F] If soil contains ≥ 15% sand, add "with sand" to group name.

[G] If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

[H] If fines are organic, add "with organic fines" to group name.

[I] If soil contains ≥ 15% gravel, add "with gravel" to group name.

[J] If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.

[K] If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

[L] If soil contains ≥ 30% plus No. 200 predominantly sand, add "sandy" to group name.

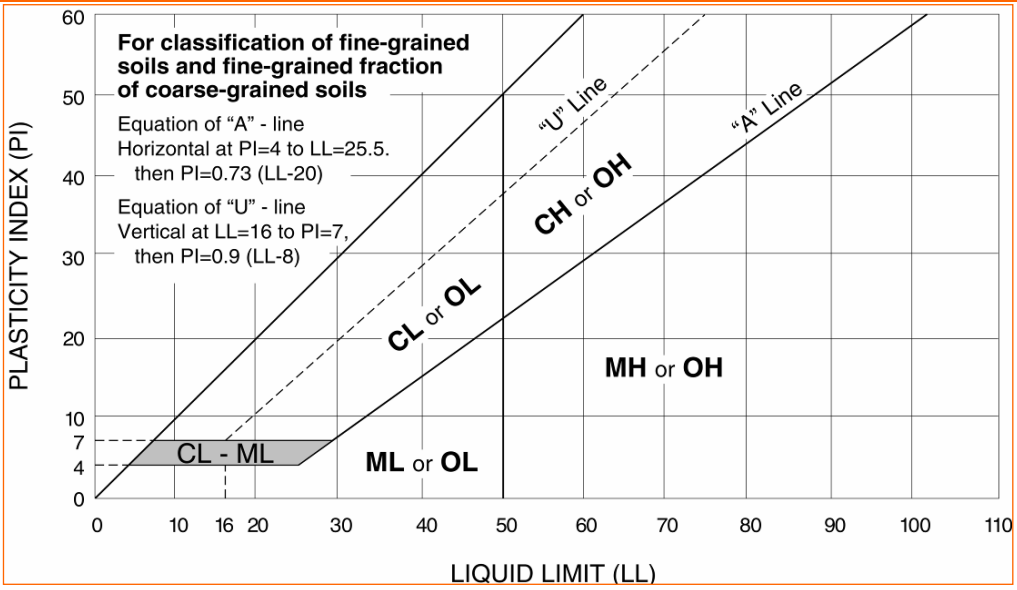
[M] If soil contains ≥ 30% plus No. 200, predominantly gravel, add "gravelly" to group name.

[N] PI ≥ 4 and plots on or above "A" line.

[O] PI < 4 or plots below "A" line.

[P] PI plots on or above "A" line.

[Q] PI plots below "A" line.



Q. Appendix 3: NEPA Checklist and Report

NEPA Checklist and Report –by Terracon, dated July 10, 2020

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

Project: VA Nebraska-Western Iowa Outpatient Mental Health Building	**Location:** 4101 Woolworth Ave, Omaha NE 68105 **Project Num.** 636-507	**Date:** July 10, 2020

Type of Project:

- ☐ Operation and Maintenance Activities
- ☐ Repairs/ Renovation Project
- ☒ New Construction Project
- ☐ Lease
- ☐ Other

Project Description:
The construction of a 22,000 square foot Outpatient Mental Health Building on approximately 0.8 acres of previously developed land which is part of the exiting Omaha VA Hospital Campus. The project will involve excavation, back-filling, building construction, paving and landscaping. Two small buildings exist at the site but will be removed prior to completing the building design and beginning construction. This demolition work is not considered part of this project as the work is underway.

Level of NEPA Analysis:

- ☒ Categorical Exclusion
- ☐ Environmental Assessment Needed
- ☐ Environmental Impact Statement Needed

Other Environmental Permits/Analysis Needed:

- ☐
- ☐
- ☐

See Attached Environmental Checklist

PROJECT IMPACTS

Would the proposed activity involve or generate any of the following?

SOURCE	YES	NO	SOURCE	YES	NO	SOURCE	YES	NO
Air Emissions including GHGs		x	Liquid Effluent		x	RCRA or CERCLA Sites		x
Asbestos		x	Petroleum Storage		x	Wetlands		x
Excess Noise	x		Solid Waste	x		Permit Modification		x
Utility Modification		x	Hazardous Waste		x	Chemical Use/Storage		x
Soil Disturbance	x		Biological Resources		x	Aesthetics		x
Water Treatment		x	Radioactive Waste		x	Water/Well Use		x
Water Flow Modification		x	Mixed Waste		x	Other:		x

DETERMINATION

- ☒ I find the proposed project qualifies as a CATEGORICAL EXCLUSION with no extraordinary circumstances. Specify which CATEX: 6
- ☐ I find that the proposed project MAY have a significant effect on the environment; therefore, an ENVIRONMENTAL ASSESSMENT will be prepared.
- ☐ EIS

Recommended by: _____ **Project Mgr** **Date:** _____

Approved by: _____ **GEMS** **Date:** _____

Instructions for completing the Project Information Table and the Environmental Checklist follow:

1) Complete Project Information table.

2) For projects that comprise a portion of a larger VHA facility project, checklist responses must take into account the environmental impact of the overall project. Responses should consider both off-site and on-site environmental impacts.

3) If the checklist response for a question listed in the "Issues" column indicates that the project may have an impact the environment, the "Impact" column must indicate whether the impact is potentially significant; less than significant providing mitigation (i.e., measures specifically designed to reduce environmental impact) is incorporated into the project; less than significant; or the environmental issue is present in project with no significant impact.

   Note: The terminology "significant" is purposely not defined. Defining what is significant is the responsibility of the knowledgeable person(s) completing the form.

4) For answers "Less Than Significant With Mitigation Incorporated", possible mitigative measures designed to reduce otherwise significant impacts should be described in the "Comments/Supporting Documentation" column.

5) Information supporting checklist responses should be provided in the "Comments/Supporting Documentation" column. This information should be sufficiently detailed to demonstrate that the VHA facility applied environmental due diligence in its evaluation of their projects' impact as it relates to the specific environmental issues (questions) being evaluated. A checklist response of NA (Environmental Issue Does Not Apply to Project) would require succinct explanation of why the specific environmental issue does not apply to the project.

6) Earlier environmental analysis performed for a project may be used to answer checklist questions if in the opinion of the person(s) completing the form this earlier analysis satisfactorily addressed the specific environmental issue (question) being addressed.

7) Assessing environmental impacts, including that which is required by NEPA and CERCLA, requires, in part, that non-quantitative information be evaluated to determine environmental impacts. In making determinations based on non-quantitative information, VHA facilities should consider whether a knowledgeable third party would reach the same conclusion based on the information that is available.

8) For each of the environmental checklist issues (questions) under environmental categories (Aesthetics, Air Quality, Biological Resources, etc.), the VHA facility staff completing the checklist should indicate under the column entitled "Impact" whether the anticipated environmental impact is:

PSI	Potentially a Significant Impact
LSI/M	Less Than Significant Impact Providing Mitigation is Incorporated into Project
LSI	Less Than Significant Impact
NI	Environmental Issue is Present in Project, -- There Is No Significant Impact
NA	Environmental Issue Does Not Apply to Project

GENERAL PROJECT INFORMATION

1.	Project title: Out Patient Mental Health Building 636-507
2.	VHA facility name and address: Veterans Administration Hospital Nebraska, Omaha, NE Division Hospital VA Nebraska-Western Iowa 4101 Woolworth Avenue, Omaha Nebraska 68105 Douglas County
3.	Contact person name, e-mail, telephone number and Fax number Kim Copenhaver, Terracon Consultants Inc, kim.copenhaver@terracon.com, P (402)384-7009, F(402) 330-7606
4.	Project location: West-central side of VA Hospital campus, approximately 350 feet south of the corner of Woolworth Ave and 42nd Street, Omaha NE, Latitude 41.243976, Longitude -95.945306
5.	Description of project (Describe all phases of the overall project of which this project is part. The proposed project involves the construction of a 22,000 square foot outpatient Mental Health Building on approximately 0.8 acres, of previously developed land, within the exiting Omaha VA hospital Campus. The project will involve excavation, backfilling, construction, paving and landscaping. Two small buildings exist at the site and will be removed prior to completing the building design and beginning construction. This demolition work is not considered part of this project and is occurring under as an unrelated action.
6.	Describe project's surroundings and use of VA and non-VA land in proximity to projects. The site is located on VA owned lands which are part of the existing hospital campus. The hospital campus is a multistory health facility with several outter buildings that are used for administration and maintenance services. The VA Hospital facility has a large parking area, several interior driveways and green space. The campus is bordered by a multiuse bike and pedestrian trail and a private golf course to the east, the Douglas County Health Center to the north, commercial properties and apartments to south, and residential neighborhoods to the west.
7.	List regulatory and other agencies that are required to issue permits and other approvals for project. City of Omaha Building and Grading Permits Douglas County Health Department Permit is possible.

ENVIRONMENTAL CHECKLIST ISSUES (QUESTIONS)

Issues	Impact PSI LSI/M LSI NI NA	Comments/Supporting Documentation Mitigative Measures Attach Additional Sheets If Necessary

Skip to II. AIR QUALITY if the project does not involve a new structure / property improvement or modification of an existing structure / property improvement. ____ *Check if you skip to II AIR QUALITY*		
I. AESTHETICS -- Would the project:		
a) Have a substantial adverse effect on a scenic vista?	NA	The project site is located within an existing VAMC campus, which intern is located within a mixed-use area; no scenic vistas are views are within the project area
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	NA	The site is not located near a scenic Highway
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	NI	The proposed project would replace two existing older institutional type buildings on site. The site is located on a hill which is approximately 10 feet above the existing road to the south. The new building will have no impact effect on the visual character of the site or its surroundings as it would be constructed in accordance with VA's building and design guidelines and would be consistent with the existing style of the medical center.
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	NI	There will no measurable impact or change in the existing lighting or glare at the site during day or evening hours. The lighting associated with the facility will be consistent with the existing structures within the medical center.

II. AIR QUALITY -- Would the project:	*Note: Where available, the significance criteria established by the applicable air quality management or air pollution control districts may be relied upon to make the following determinations.*	
Skip to III. BIOLOGICAL RESOURCES if the project will not during construction or operation result in 1. a new source of air pollution, 2. modification of an existing source of air pollution or 3. objectionable odor. __x__ *Check if you skip to III BIOLOGICAL RESOUCES*		
a) Conflict with or obstruct implementation of the applicable air quality plan?		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		
d) Release toxic substances to the air in		

quantities that could affect human health or safety, or environmental quality?		
e) Release substances for which there is a National Ambient Air Quality Standard (such as sulfur or nitrogen oxides, carbon monoxide, lead, particulates, etc.)?		
f) Result in the installation of devices including an incinerator that produce air emissions that are regulated by federal, state or local requirements?		

g) Create objectionable odors affecting a substantial number of people?		
h) Include a fossil fuel (natural gas, gasoline, diesel fuel, coal, etc.) burning heating system with a total capacity greater than 1 million BTU/hour?		
III. BIOLOGICAL RESOURCES -- Would the project:		
a) Have a substantial adverse effect, either directly or through habitat modifications, on rare, threatened, or endangered species, or a critical habitat?	NI	The site is located on developed, manicured lands. A review of the federally listed threatened and endangered species in the county is provided in Attachment C. These species or their habitats are not present on the site. The project will not have an adverse effect on endangered, threatened, rare species or critical habitats.
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the US Fish and Wildlife Service?	NA	No Stream Corridors are located in the immediate vicinity of the project site. Topographic map and the National Wetland Inventory Map included in Appendix A Exhibits 3 and 4 respectively. No Protected Habitats are located within the area.
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	NA	No wetlands are located on site or in the immediate vicinity of the project site has noted on Topographic map and the National Wetland Inventory Map included in Appendix A as Exhibits 3 and 4 respectively.
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	NI	No migratory fish or wildlife species are located in the area, with the exception of some migratory song birds that may utilize several small landscaped trees at the site. If these trees would be removed for the project, many other more mature trees are located in the neighborhood that could accommodate these migratory song birds. The project would have no impact on the movement of migratory birds, wildlife corridors or migratory wildlife species.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	NA	The site is previously developed, no protected biological resources are located on or adjacent to the site. There are no local natural resource policies or ordinances that would be in conflict with the project.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	NA	There are no known conversation plans adopted in the vicinity of the project site.
IV. CULTURAL RESOURCES -- Would the project:	NI	A review of Historic Properties of the site was completed as part of an Environmental Assessment completed in 2017 for the expansion of the existing hospital located on the Campus. In a letter dated October 4, 2017, the Nebraska State Historical Society confirmed this determination of "No Historic Properties affected" . See Appendix B
Skip to V. GEOLOGY AND SOILS if the project does not involve historical, archaeological or paleontological resources or the disturbance of human remains. *__x__ Check if you skip to V. GEOLOGY AND SOILS*		
a) Cause a substantial adverse change in the significance of a historical resource?	NA	
b) Cause a substantial adverse change in the significance of an archaeological resource?	NA	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	NA	
d) Disturb any human remains, including those interred outside of formal cemeteries?	NA	

V. GEOLOGY AND SOILS -- Would the project:		
Skip to VI. HAZARDS AND HAZARDOUS MATERIALS if the project does not involve the disturbance of soil. *____ Check if you skip to VI. HAZARDS AND HAZARDOUS MATERIALS*		
a) Result in substantial soil erosion or the loss of topsoil?	NI	The project is located on an existing developed site with manicured lawn and paved areas. Best management practices to prevent soil erosion will be in place during construction and the site will be permanently stabilized once construction is complete. A stormwater management plan will be prepared for the site, if required.
b) Be located on a geologic unit or soil that is either unstable or would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	NI	Geotechnical exploration has taken place at the campus over the course of many years and is currently underway for the proposed construction. No impacts area expected due to soil stability.
c) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	NA	The project is not located on expansive soils; therefore, no substantial risks to life or property are present. See soils map in Appendix A, Exhibit 5.

VI. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:		
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	NI	Hazardous materials will not be used in the construction or operations of the facility in any amount that would create a hazard to the public. The hospital has established appropriate procedures to store, use, and dispose of any controlled substances and materials that may be used for cleaning, treatment and overall operations. Appropriate best management practices will be utlitiized for any temporary fuels or other potentially hazardous substances that may be necessary for construction. A temporary spill control plan will be implemented for construction equipment as necessary.
b) Create a significant hazard to the public or the environment through reasonably foreseeable release of hazardous materials to the environment?	NI	Hazardous materials will not be used in the construction or operations of the facility in any amount that would create a significant hazard to the public or the environment.
c) Generate more than 100 kilograms of hazardous waste per month during construction or operation?	NA	
d) Be located on property that state or federal officials have identified as a hazardous or solid waste site or a CERCLA site?	NA	Based on a review of NEPA Assist for the site no hazardous or solid was waste sites or CERCLA sites are located in the area.
e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	NA	The site would not impair or alter any existing emergency response or evacuation plans.
f) Include the construction or close out of a solid waste management facility such as a landfill?	NA	No Solid waste facility is located at the site.
g) Involve structures that contain asbestos containing material (for demolition and renovation projects and projects that involve transfer or use of structure / property by non-VA entity)?	NA	The rehabilitation or removal of buildings or structures are not a part of this action.
h) Involve structures painted with lead-based paint (for demolition and renovation projects and projects that involve transfer or use of structure / property by non-VA entity)?	NA	The rehabilitation or removal of buildings or structures are not part of this action.
i) Involve renovation or demolition of structure that housed a laboratory or stored hazardous chemicals or hazardous waste?	NA	
j) Involve the closing out or removal of an above ground or underground storage tank?	NA	
VII. HYDROLOGY AND WATER QUALITY -- Would the project:	NA	

Skip to VII. d) HYDROLOGY AND WATER QUALITY if the project does not involve a discharge to groundwater or surface water resulting from construction or operation. _x___ Check if you skip to VII. d) HYDROLOGY AND WATER QUALITY		
a) Violate any water quality standards or waste discharge requirements?		
b) Degrade water quality in a sole source aquifer?		
c) Affect chemical quality of ground or surface waters (pH, dissolved oxygen, nutrients, dissolved solids, pesticides, etc.)?		
d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net reduction in aquifer volume or a lowering of the local groundwater table level.		
Skip e), f), g), h) and i) (below) and go to VIII LAND USE AND PLANNING if the project does not involve construction of a new structure; changing the footprint of an existing building; or construction of new infrastructure, including, but not limited to parking lots and roads. ____ *Check if you skip to VII. e) to i)HYDROLOGY AND WATER QUALITY*		
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	NI	No change in existing drainage or runoff will occur at the site. The site is currently paved with two small buildings. This is redevelopment of an existing developed parcel in an urbanized area. Streams and rivers are not within or adjacent to the site.
f) Substantially alter the existing drainage pattern of the site or area in a manner which would result in flooding on or off site?	NI	No change in existing drainage or stormwater management will occur at the site. The project will increase impervious surface, increasing the amount of surface runoff ; however, appropriate stormwater management infrastructure has sufficient capacity to manage the additional stormwater runoff from the site. No flooding impacts or excess runoff are expected from the project.
g) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	NI	Stormwater management systems exist on site which are adequate to handle the site runoff. No measurable change is expected.
h) Place a structure within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	NA	The site is not located within a flood plain. See Appendix A, Exhibit 6
i) Expose people or structures to a significant risk of loss, injury or death involving flooding?	NA	The site is not located within a floodplain See Appendix A, Exhibit 6.
VIII LAND USE AND PLANNING - Would the project:		
a) Conflict with any applicable land use plan, policy, or regulation of an agency that has jurisdiction over the project?	NI	The project site is located within an existing hospital campus. There will be no change in land use, zoning or planning initiatives of the community.

IX. NOISE -- Would the project result in:		
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable regulations and standards?	LSI	Temporary noise would occur from the construction of the project due to equipment operations and construction work. Construction work will be limited to daytime hours to minimize these temporary impacts These impacts would be minimal and short-term and would not result in any measurable increase in noise.
b) Exposure of persons to or the generation of excessive groundborne vibration or groundborne noise levels?	NI	Ground-borne vibrations or noise will not occur from the project.
c) A substantial temporary or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	LSI	Temporary noise would occur from the construction of the project due to equipment operations and construction work. Construction work will be limited to daytime hours to minimize these temporary impacts.
X. POPULATION AND HOUSING -- Would the project:		
a) Induce substantial population growth in an area, either directly or indirectly?	NA	
b) Displace substantial numbers of existing housing or persons, necessitating the construction of replacement housing elsewhere?	NA	The project involves the construction of a medical facility at an existing medical campus no housing is involved
XI. PUBLIC SERVICES		
a) Would the project result in substantial adverse impacts associated with changes in infrastructure needed to maintain acceptable levels of public service associated with:	NI	There will be no impact on the existing public service infrastructure at the site.
Fire protection?	NI	The project replaces two older building. New construction will bring the site up to current fire protection standards and therefore will not affect fire protection services in the area.
Police protection?	NI	No impact is expected to police protection services that currently are provided in the area.
Schools?	NA	
Parks?	NA	
Other public facilities? (Specify)	NI	The project will likely have a minor positive impact on other public facilities and services that support the Mental Health Treatment in the community. These positive impacts will be minimal; however, they are worth noting.
XII. TRANSPORTATION / TRAFFIC -- Would the project:		
a) Cause an increase in traffic which is substantial when compared to the existing traffic load and capacity of the roads in the vicinity of the project?	NI	The Omaha VA hospital currently provides outpatient mental services. There will be no measurable increase in traffic resulting from this project.

XIII. UTILITIES AND SERVICE SYSTEMS -- Would the project:		
a) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?	NA	The medical center is currently serviced by a public sanitary sewer system, no septic systems are required.
b) Result in wastewater that exceeds wastewater treatment requirements or capacity of the applicable state, regional or local water pollution agency?	NI	The proposed project will result in no change in the type of wastewater currently discharged from the site. The existing publicly owned waste water treatment plant has adequate capacity to treat any minor increase in wastewater that would occur from the construction of this new building.
c) Result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities that could result in significant environmental impacts?	NA	
d) Result in the discharge of industrial waste to wastewater treatment facilities?	NA	
e) If the answer to d) is "yes", is discharge of any of the industrial waste limited or prohibited?	NA	
f) Require or result in the construction of new storm water drainage facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?	NI	The site currently consists of impervious surface, with a small amount of lawn area. The project will remove the pervious cover and replace with impervious surface, generating minimal increase in stormwater runoff during rain events. The existing infrastructure is sufficient to manage any minor increase that may be expected.
g) Be able to obtain sufficient drinking water from existing sources and entitlements?	NI	Potable water is supplied by the Metropolitan Utilities District which has adequate capacity and currently serves the VA Hospital Campus.
h) Require the installation or removal of above ground or underground storage tanks?	NA	
i) Be served by a landfill or other solid waste disposal facility with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	NI	The proposed project will not result in any significant change to waste levels currently generated at the VA hospital Campus beyond the temporary waste associated with the building construction activities. Existing solid waste facilities and services provided to the medical center will be utlitiized for this facility, therefore no measurable changed in solid waste disposal is expected.
j) Result in the disturbance of > 1 acre and need to obtain storm water discharge permit?	NA	
XIV – REAL PROPERTY TRANSFER	*Note: Items under XIV REAL PROPERTY TRANSFER should be addressed if the project involves: VA purchasing, selling, donating, or otherwise acquiring or transferring real property; or an enhanced use lease or similar project involving long term use of VA property.*	

Skip to XV. – ENVIRONMENTAL PERMITTING *if the project does not involve real property transfer or an enhanced use lease.* __x__ *Check here if you skip to XV.* – ENVIRONMENTAL PERMITTING		
a) What has been the use of the property at question in the past: _____Health care? _____Industrial? _____Residential? _____Commercial (e.g., Office/Store)? _____Other (specify)? _____Unknown?		
b) Has past use of property involved storing, handling or use of hazardous materials, or the release of hazardous material to the environment?		
c) Has a Phase I Environmental Assessment (EA) been performed in accordance with ASTM specification 1527?		
d) Has a Phase I EA been expanded to cover asbestos containing material and lead-based paint?		
e) Does the Phase I EA conclude that there are environmental conditions that need to be further addressed?		
f) Has a Phase II EA (or its equivalent) been prepared to address environmental conditions identified in either the Phase I EA or other environmental review?		
g) Has Phase I EA and Phase II EA and other project data been reviewed to both determine if remedial action is needed and assess possible future VA environmental liabilities associated with the project?		
XV – Environmental Permitting – Does the project involve		
a) Installation or modification of new equipment or infrastructure that would require a federal, state or local environmental permit. This would include equipment or infrastructure that produces air emissions (e.g., boiler or incinerator); wastewater, industrial wastewater or stormwater discharge; solid or hazardous waste; or otherwise impacts on environmental media?	NA	

ENVIRONMENTAL FACTORS THAT WILL POTENTIALLY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT

If it is determined that any of the checklist responses under Aesthetics, Air Quality, Biological Resources, etc. indicate a "Potentially Significant Impact", the appropriate category should be checked. This individual should also sign and date this information.

p	Aesthetics	p	Air Quality	p	Biological Resources
p	Cultural Resources	p	Hazards & Hazardous Materials	p	Hydrology / Water Quality
p	Land Use / Planning	p	Mineral Resources	p	Noise
p	Population / Housing	p	Public Services	p	Transportation/Traffic
p	Utilities / Service Systems	p	Recreation	p	Real Property Transfer

DETERMINATION OF WHETHER THE PROJECT IN ITS ENTIRETY WILL HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT

In accordance with VHA policy and guidance, a senior VHA facility manager (i.e., VHA facility director or VHA facility associate director) is to determine if the project taken in its entirety will have a significant impact on the environment. This official is to indicate their determination in the table below and sign and date the table.

I am a senior VHA facility manager and have reviewed the information contained in this document. After appropriate review and discussion with VHA facility staff and others, I have determined that the subject project:

p WILL NOT have a significant effect on the environment.

p MAY HAVE a significant effect on the environment. HOWEVER, revisions to the project have been made to mitigate perceived significant environmental impacts.

p MAY HAVE a significant effect on the environment, and an Environmental Assessment or Environmental Impact Statement is required.

_____

Name of VAMC or Other VHA Facility Senior Manager Making Determination

_____

Title Date

CHECKLIST TO ASSIST VAMCS DETERMINE IF VHA ACTIONS INCLUDING CONSTRUCTION, REAL PROPERTY TRANFER, ENHANCED USE AND SIMILAR PROJECTS MIGHT REQUIRE THE PREPARATION OF AN ENVIRONMENTAL ASSESSMENT (EA) OR ENVIRONMENTAL IMPACT STATEMENT (EIS) UNDER THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)

Note: This checklist is to give VAMCs a sense for whether they may be required to develop an EA or an EIS. This checklist is not designed as a substitute for process that is required by Council on Environmental Quality (CEQ), EPA or VA requirements related to NEPA.

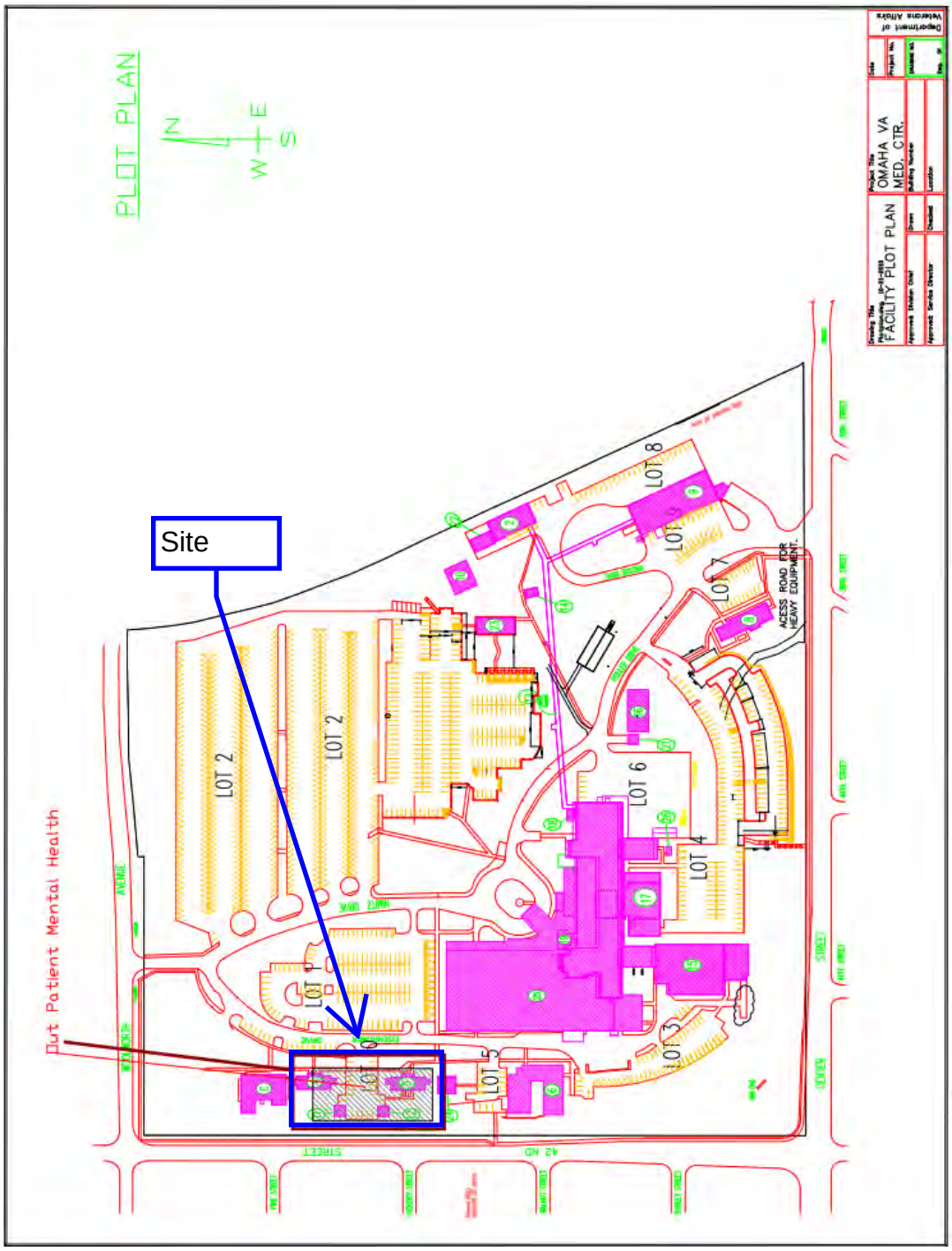
DETERMINATION OF WHETHER AN ACTION IS CATEGORICALLY EXCLUDED FROM DEVELOPING AN ENVIRONMENTAL ASSESSMENT OR ENVIRONMENTAL IMPACT STATEMENT	
Typical Classes of Action Which Normally Do Not Require an Environmental Impact Statements or Environmental Assessment. These actions are referred to as Categorical Exclusions. Does the action entail:	
	Yes or No
Repair, replacement, and new installation of primary or secondary electrical distribution systems.	NO
Repair, replacement, and new installation of components such as windows, doors, roofs; and site elements such as sidewalks, patios, fences, retaining walls, curbs, water distribution lines, and sewer lines.	NO
Routine VA grounds and facility maintenance activities.	NO
Interior construction or renovation.	NO
New construction of 75,000 gross square feet or less;	YES
Development of 20 acres of land or less within an existing cemetery, or development on acquired land of five acres or less.	NO

Examples of specific criteria associated with actions that do not normally require an Environmental Impact Statement or an Environmental Assessment are listed below. If any of the answers to the below questions are "no", further review of why the question was answered "no" should be conducted to determine an Environmental Impact Statement or Environmental Assessment is required. Does the subject VA action?	
	Yes or No
Minimal or no effect on the environment.	YES
No significant change to existing environmental conditions.	YES
No significant cumulative environmental impact.	YES
Possess conditions similar to Actions previously assessed with a finding of no significant impact.	YES
Before responsible officials can conclude that an action is categorically excluded, extraordinary circumstances associated with actions must be considered. Answers to the questions appearing below can be used to evaluate whether there are extraordinary circumstances associated with an action.	
	Yes or No
Will the action be greater scope or size than normally experienced for a particular categorical exclusion? remains, or other protected resources.	NO
Is the action located in highly populated or congested areas?	YES
Is there the potential for degradation, although slight, or existing poor environmental conditions?	NO
Does the action utilize unproven technology;	NO
Is there the potential presence of an endangered species or archeological remains or other protected resources at the action location?	NO
Is there the potential presence of hazardous or toxic substances at the action location?	NO
Actions that Normally Require an Environmental Impact Statements :	
.	Yes or No
Acquisition of land in excess of 10 acres for development of a VA medical center facility.	NO
Acquisition of land in excess of 50 acres for development of a VA national cemetery.	NO

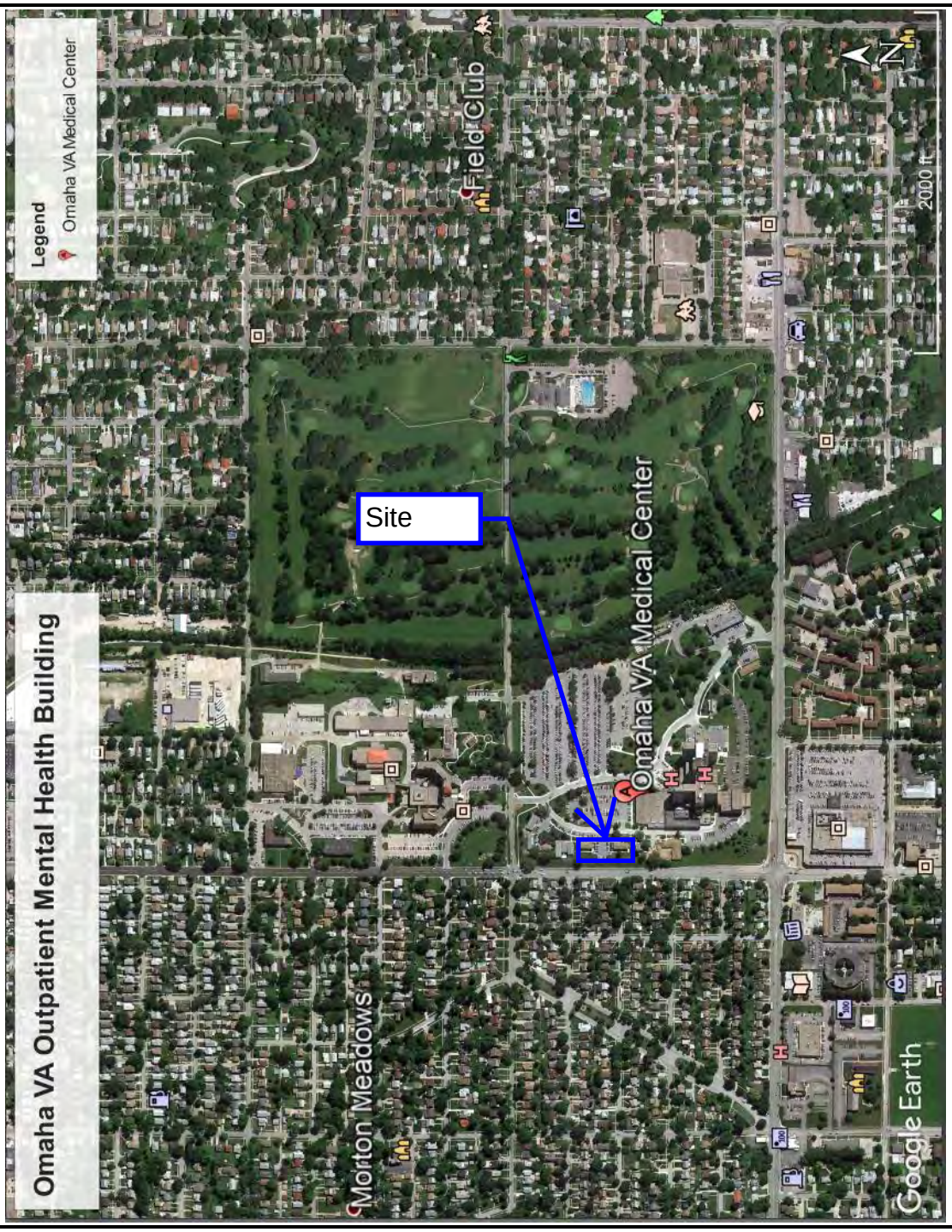
Examples of specific criteria associated with actions that do not normally require an Environmental Impact Statement are listed below. If any of the answers to the below questions are "yes", further review of why the question was answered "yes" should be conducted to determine an Environmental Impact Statement is required. Does the subject VA action?	
	Yes or No
Probable significant degradation of historic or cultural resources, park lands, prime farmlands, designated wetlands or ecologically critical areas.	NO
Probable significant impact on farmlands, designated wetlands or ecologically critical areas;	NO
Probable significant increase in average daily vehicle traffic volume of at least impact on 20 percent on access roads to the site or the major roadway network	NO
Probable significant conflict with Federal, State, or local environmental protection laws or requirements	NO
Probable significant threat or hazard to the public, or the involvement of highly uncertain risks to the environment.	NO
Probable significant conflict with, or significant effect on, local or regional zoning or comprehensive land use plans.	NO
Similarity to previous actions that required an environmental impact statement.	NO
If the proposed action is either not Categorically Excluded or required to have an Environmental Impact Statement prepared, responsible VA official(s) are to prepare an environmental assessment. Based on the findings of the environmental assessment, the responsible official(s) shall determine whether it is necessary to prepare an Environmental Impact Statement or a finding of no significant impact (FONSI).	
Typical action which normally require an environmental assessments, but not necessarily Environmental Impact Statement:	
	Yes or No
Acquisition of land of 10 acres or less for development of a VA medical facility.	NO
Acquisition of land from 5 to 50 acres for development of a VA national cemetery.	NO
New construction in excess of 75,000 gross square feet.	NO
Examples of specific criteria associated with actions that normally require an Environmental Assessment are listed below:	
Potential minor degradation of environmental quality.	NO
Potential cumulative impact on environmental quality.	NO
Presence of hazardous or toxic substances.	NO
Potential violation of pollution abatement laws.	NO
Potential impact on protected wildlife or vegetation.	NO
Potential effects on designated prime farmlands, wetlands, floodplains, or ecologically critical areas.	NO
Alteration of stormwater runoff and retention.	NO
Potential dislocation of persons or residences	NO
Potential increase of average daily vehicle traffic volume on access roads to the site by 10 percent or more but less than 20 percent, or which alters established traffic patterns in terms of location and direction.	NO

Potential threat or hazard to the public, or highly uncertain risks to the environment.	NO
Potential conflicts with Federal, State, or local environmental protection laws or requirements.	NO
Potential conflict with, or significant impact on, official local or regional zoning or comprehensive land use plans.	NO
Overloading of public utilities with insufficient capacity to provide reliable service and for average and peak periods.	NO

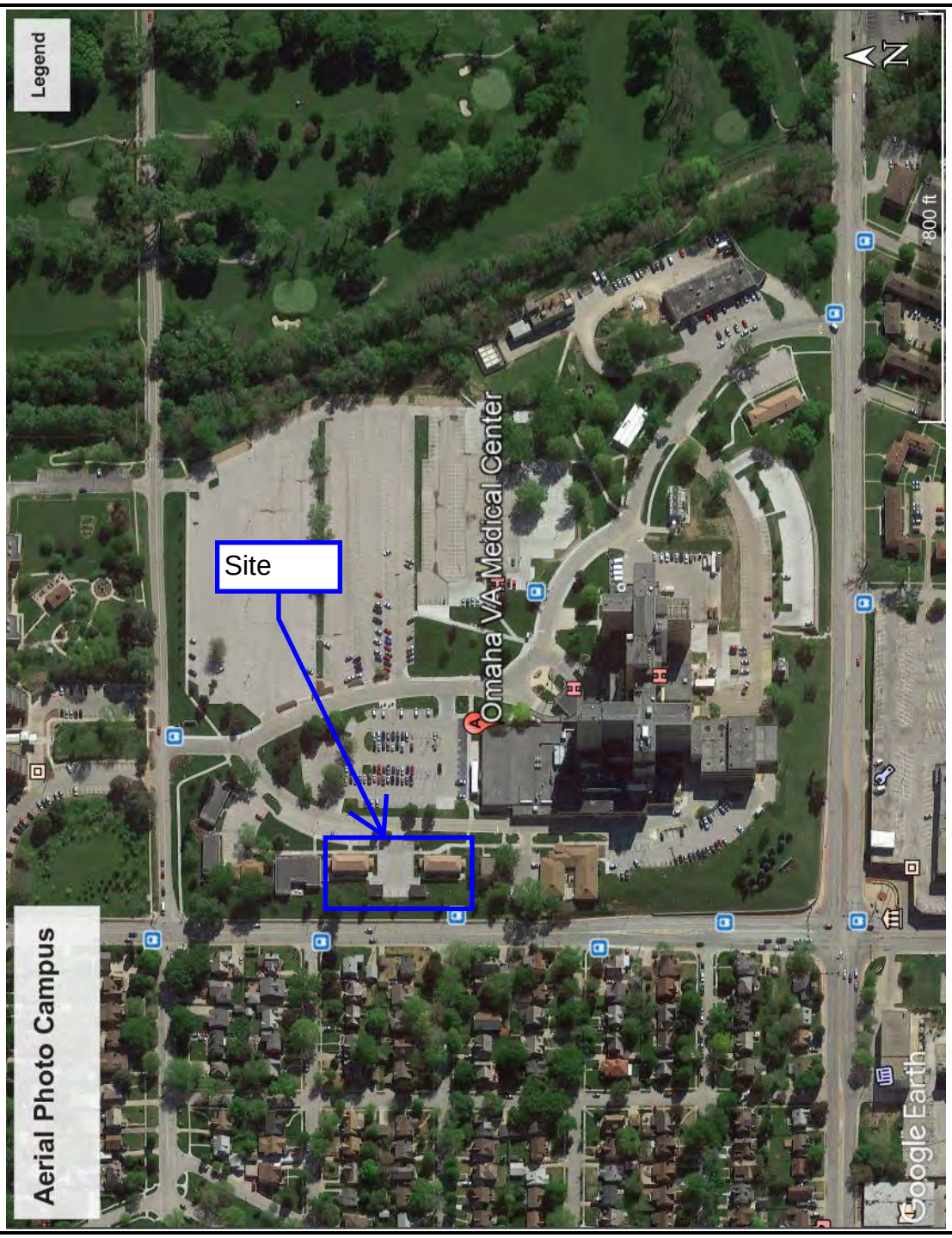
APPENDIX A
Exhibits



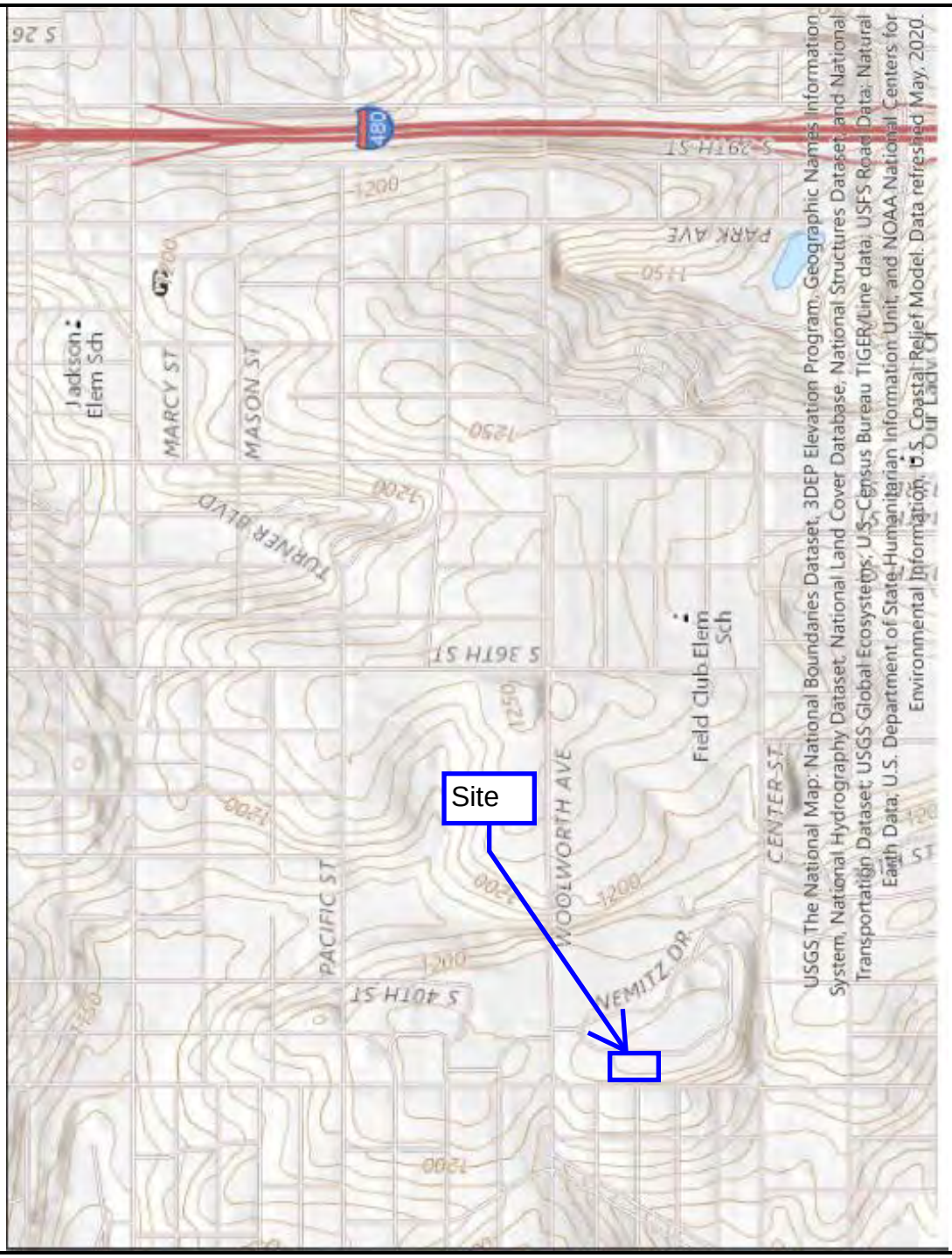
Project Mngr: KAC	Project No.: 05207253	Terracon Consulting Engineers and Scientists 15080 A CIRCLE OMAHA, NE 68144 PH (402) 330-2202 FAX (402) 330-7606	**Site/Review Area Map**	EXHIBIT
Drawn By:	Scale: As Shown		Omaha VA Outpatient Mental Health Building	1
Checked By: KAC	File No.: 05207253			
Approved By: KAC	Date: 07/02/2020		OMAHA NEBRASKA	



Project Mngr: KAC	Project No.: 05207253	Terracon Consulting Engineers and Scientists 15080 A CIRCLE OMAHA, NE 68144 PH (402) 330-2202 FAX (402) 330-7606	**Aerial Photos Vicinity**	EXHIBIT
Drawn By:	Scale: As Shown		Omaha VA Outpatient Mental Health Building	2a
Checked By: KAC	File No.: 05207253			
Approved By: KAC	Date: 07/02/2020		OMAHA NEBRASKA	



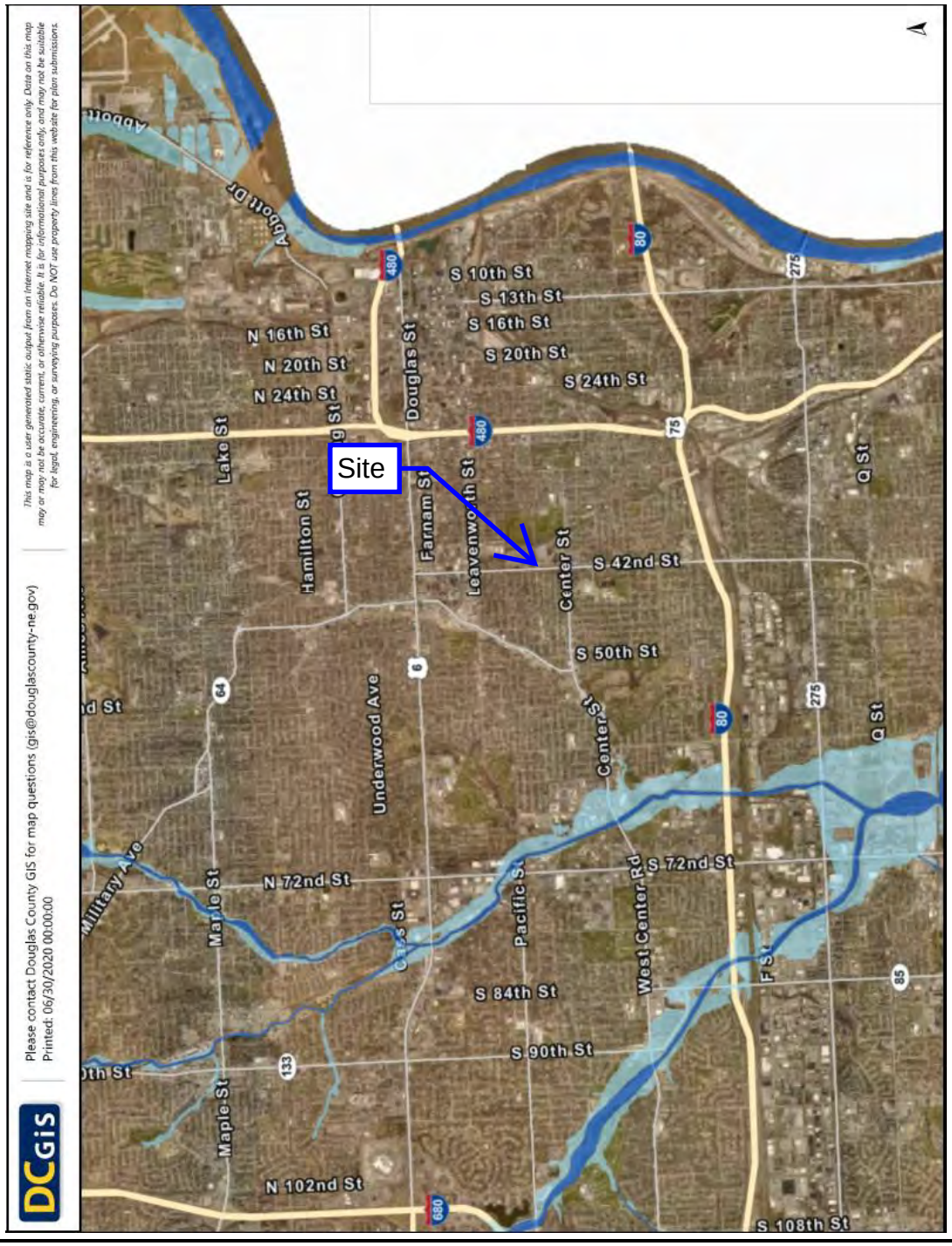
Project Mngr: KAC	Project No.: 05207253	Terracon Consulting Engineers and Scientists 15080 A CIRCLE OMAHA, NE 68144 PH (402) 330-2202 FAX (402) 330-7606	**Aerial Photo**	EXHIBIT
Drawn By:	Scale: As Shown		Omaha VA Outpatient Mental Health Building	2b
Checked By: KAC	File No.: 05207253			
Approved By: KAC	Date: 07/02/2020		OMAHA NEBRASKA	



Project Mngr: KAC	Project No.: 05207253	Terracon Consulting Engineers and Scientists 15080 A CIRCLE OMAHA, NE 68144 PH (402) 330-2202 FAX (402) 330-7606	**USGS Topographic Map**	EXHIBIT
Drawn By:	Scale: As Shown		Omaha VA Outpatient Mental Health Building	3
Checked By: KAC	File No.: 05207253			
Approved By: KAC	Date: 07/02/2020		OMAHA NEBRASKA	

Project Mngr: KAC	Project No.: 05207253	Terracon Consulting Engineers and Scientists 15080 A CIRCLE OMAHA, NE 68144 PH (402) 330-2202 FAX (402) 330-7606	**National Wetland Inventory Map**	EXHIBIT
Drawn By:	Scale: As Shown		Omaha VA Outpatient Mental Health Building	4
Checked By: KAC	File No.: 05207253			
Approved By: KAC	Date: 07/02/2020		OMAHA NEBRASKA	

Project Mngr: KAC	Project No.: 05207253	Terracon Consulting Engineers and Scientists 15080 A CIRCLE OMAHA, NE 68144 PH (402) 330-2202 FAX (402) 330-7606	**Soil Survey Map**	EXHIBIT
Drawn By:	Scale: As Shown		Omaha VA Outpatient Mental Health Building	5
Checked By: KAC	File No.: 05207253			
Approved By: KAC	Date: 07/02/2020		OMAHA NEBRASKA	



Project Mngr: KAC	Project No.: 05207253	Terracon Consulting Engineers and Scientists 15080 A CIRCLE OMAHA, NE 68144 PH (402) 330-2202 FAX (402) 330-7606	**Flood Plain Map**	EXHIBIT
Drawn By:	Scale: As Shown		Omaha VA Outpatient Mental Health Building	6
Checked By: KAC	File No.: 05207253			
Approved By: KAC	Date: 07/02/2020		OMAHA NEBRASKA	

APPENDIX B

State Historic Preservation Office Correspondence

2017 and 2011

Nebraska
STATE HISTORICAL SOCIETY

Glenn H. Wittman
Regional Environmental Engineer
Department of Veterans Affairs
Office of Construction and Facilities Mgmt
1425 Tri-State Parkway, Suite 140
Gurnee, Illinois 60031-24

October 4, 2017

RE: HP# 1709-088-01; Environmental Assessment of New Construction Activities for Ambulatory Care Clinic at Omaha Veterans Affairs Medical Center, Sect 29, T15N, R13E, Douglas County

Dear Mr. Wittman:

Thank you for submitting the additional information requested by the Nebraska State Historic Preservation Office (NeSHPO) necessary for review and comment under Section 106 of the National Historic Preservation Act of 1966, as amended in 2014 (Title 54 U.S.C. § 306108 [formerly 16 U.S.C. § 470f]), and its implementing regulations at 36 CFR § 800 for the above referenced project.

According to the cumulative information provided along with a check of Nebraska State Historical Society records, the ground disturbing activities associated with the proposed new construction of an Ambulatory Care Clinic (ACC) at Omaha Veterans Affairs Medical Center in Omaha, Nebraska are unlikely to impact any prehistoric or historic cultural resources listed on the National Register or eligible for such a listing. Thus, a determination of *no historic properties affected* is appropriate for this undertaking and the project should continue as planned.

However, since the project area has not been previously surveyed by professional archeologists there is the possibility that currently buried or otherwise obscured cultural or human remains may be discovered during the undertaking. If any such discovery is made, please contact this office immediately for further instruction.

Be advised that this determination does not necessarily reflect the opinion of any Native American Tribes that may have an interest in the area, nor does it to pertain to Traditional Cultural Properties, if they exist in the area.

Please submit this letter to the project's lead federal agency to fulfill the statutory obligation of Section 106 consultation with the Nebraska State Historic Preservation Office. Should you have any questions regarding this determination, please contact this office by phone (402-471-2609) or email (John.Rissetto@nebraska.gov).

Sincerely,

John Rissetto, Ph.D., Preservation Archeologist

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org

Nebraska
STATE HISTORICAL SOCIETY

COPY

July 8, 2011

Mr. Mark E. Eney
Project Manager (00CFM)
3001 Green Bay Road
North Chicago, IL 60064

RE: Omaha VA Medical Center, Douglas County, Nebraska HP# 1103-245-01

Dear Mr. Eney:

Thank you for submitting additional information regarding the referenced project for our review and comment. As you know, our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

In our opinion, the Omaha Veterans Administration Medical Center at 4101 Woolworth Avenue in Omaha, Nebraska, is not eligible for listing in the National Register of Historic Places. Although the original core of the hospital complex was built in 1950 and is therefore of age, many additions were added to the building between 1960 and the mid-1980s.

Therefore, there will be no historic properties affected by your project, as planned. Please let us know if you have any questions. Jill Dolberg can be reached at (402) 471-4773.

Sincerely,

Bob Puschendorf

L. Robert Puschendorf
Deputy State Historic Preservation Officer
Nebraska State Historical Society

CC: Mr. Paul Ziemba, 13595 Giles Road, Suite B, LaVista, NE 68138

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org

APPENDIX C

Threatened and Endangered Species
Nebraska Game And Parks
Environmental Report

Environmental Review Report

Project Information

Report Generation Date:	6/23/2020 12:54:47 PM
Project Title:	VA Hospital - Outpatient Mental Health Building
User Project Number(s):	
System Project ID:	NE-CERT-002733
Project Type:	Development, New construction within existing municipality - previously disturbed habitat
Project Activities:	None Selected
Project Size:	34.84 acres
County(s):	Douglas
Watershed(s):	Missouri Tributaries
Watershed(s) HUC 8:	Big Papillion-Mosquito
Watershed(s) HUC 12:	Little Papillion Creek; Mud Creek-Papillion Creek
Biologically Unique Landscape(s):	None
Township/Range and/or Section(s):	T15R13ES29
Latitude/Longitude:	41.243203 / -95.973443

Contact Information

Organization:	Terracon
Contact Name:	Jessica Engelbart
Contact Phone:	402-330-2202
Contact Email:	jessica.engelbart@terracon.com
Contact Address:	15080 A Circle Omaha NE 68144
Prepared By:	
Submitted On Behalf Of:	

Project Description

Constructing new outpatient mental health building within the VA Hospital Campus in Omaha, NE.

Introduction

The Nebraska Game and Parks Commission (Commission) and the U.S. Fish and Wildlife Service (Service) have special concerns for endangered and threatened species, migratory birds, and other fish and wildlife and their habitats. Habitats frequently used by fish and wildlife species are wetlands, streams, riparian areas, woodlands, and grasslands. Special attention is given to proposed projects which modify wetlands, alter streams, result in loss of riparian habitat, convert/remove grasslands, or contaminate habitats. When this occurs, the Commission and Service recommend ways to avoid, minimize, or compensate for adverse effects to fish and wildlife and their habitats.

CONSULTATION PURSUANT TO THE NEBRASKA NONGAME AND ENDANGERED SPECIES CONSERVATION ACT (NESCA)

The Commission has responsibility for protecting state-listed endangered and threatened species under authority of the Nongame and Endangered Species Conservation Act (NESCA) (Neb. Rev. Stat. § 37-801 to 37-811). Pursuant to § 37-807 (3) of NESCA, all state agencies shall, in consultation with the Commission, ensure projects they authorize (i.e., issue a permit for), fund or carry out do not jeopardize the continued existence of state-listed endangered or threatened species or result in the destruction or modification of habitat of such species which is determined by the Commission to be critical. If a proposed project may affect state-listed species or designated critical habitat, further consultation with the Commission is required.

Informal consultation pursuant to NESCA can be completed by using the Conservation and Environmental Review Tool (CERT). The CERT analyzes the project type and location, and based on the analysis, provides information about potential impacts to listed species, habitat questions and/or conservation conditions. Project proponents can agree to implement conservation conditions as outlined in the report and applicable to the project type by signing in the designated areas and uploading the signed PDF as part of their "final" project submittal. By agreeing to and implementing the conservation conditions as outlined (if applicable), then further consultation with the Commission is not required. If the report indicates the project may have impacts on listed species, then further consultation with the Commission is required.

TECHNICAL ASSISTANCE AND CONSULTATION PURSUANT TO THE ENDANGERED SPECIES ACT (ESA)

The Service has responsibility for conservation and management of fish and wildlife resources for the benefit of the American public under the following authorities: 1) Endangered Species Act of 1973 (ESA); 2) Fish and Wildlife Coordination Act; 3) Bald and Golden Eagle Protection Act; and 4) Migratory Bird Treaty Act. The National Environmental Policy Act (NEPA) requires compliance with all of these statutes and regulations.

Pursuant to section 7(a)(2) of ESA, every federal agency, shall in consultation with the Service, ensure that an action they authorize, fund, or carry out is not likely to jeopardize the continued existence of a listed species or result in the destruction or adverse modification of designated critical habitat. If a proposed project may affect federally listed species or designated critical habitat, section 7 consultation is required with the Service. It is the responsibility of the lead federal action agency to fully evaluate all potential effects (direct and indirect) that may occur to listed species and critical habitat in the action area. The lead federal agency provides their effect determination to the Service for concurrence. If federally listed species and/or designated/proposed critical habitat would be adversely affected by implementation of the project, the lead federal agency will need to formally request further section 7 consultation with the Service prior to making any irretrievable or irreversible commitment of federal funds (section 7(d) of ESA), or issuing any federal permits or licenses.

At this time, **the information generated in this report DOES NOT satisfy consultation obligations between the lead federal agency and the Service pursuant to ESA**. For the purposes of ESA, the information in this report should be considered as TECHNICAL ASSISTANCE, and does not serve as the Service's concurrence letter, even if the user signs and agrees to implement conservation conditions in order to satisfy the consultation requirements of NESCA.

Overall Results

The following result is based on a detailed analysis of your project.

- It is unlikely this project will negatively impact listed species or their designated critical habitat. Please review all the information provided in this document. Then, sign and date the "Certification" section and upload the signed document as "Final" in CERT. No additional correspondence with the Nebraska Game and Parks Commission is required unless otherwise indicated in the "Additional Information" section below. If the project involves a federal permit, action or funding, the lead federal agency should review the information provided in this report and make an "effect determination" pursuant to their obligations under ESA. Depending on the determination made by the lead federal agency, further consultation with the U.S. Fish and Wildlife Service may or may not be required.

Certification

I certify that ALL of the project information in this report (including project location, project size/configuration, project type, project activities, answers to questions) is true, accurate, and complete. If the project type, activities, location, size, or configuration of the project change, or if any of the answers to any questions asked in this report change, then this information is no longer valid and we recommend running the revised project through CERT to get an updated report.

_____ _____

Applicant/project proponent signature Date

Additional Considerations

Bald and Golden Eagle Protection Act

The federal Bald and Golden Eagle Protection Act (Eagle Act) (16 U.S.C. 668-668c) provides for the protection of the bald eagle (*Haliaeetus leucocephalus*) and golden eagle (*Aquila chrysaetos*). Under the Eagle Act, “take” of eagles, their parts, nests or eggs is prohibited. Disturbance resulting in injury to an eagle or a decrease in productivity or nest abandonment by substantially interfering with normal breeding, feeding, or sheltering behavior is a form of “take.”

Bald eagles use mature, forested riparian areas near rivers, streams, lakes, and wetlands and occur along all the major river systems in Nebraska. The bald eagle southward migration begins as early as October and the wintering period extends from December-March. The golden eagle is found in arid open country with grassland for foraging in western Nebraska and usually near buttes or canyons which serve as nesting sites. Golden eagles are often a permanent resident in the Pine Ridge area of Nebraska. Additionally, many bald and golden eagles nest in Nebraska from mid-February through mid-July. Disturbances within 0.5-miles of an active nest or within line-of-sight of the nest could cause adult eagles to discontinue nest building or to abandon eggs. Both bald and golden eagles frequent river systems in Nebraska during the winter where open water and forested corridors provide feeding, perching, and roosting habitats, respectively. The frequency and duration of eagle use of these habitats in the winter depends upon ice and weather conditions. Human disturbances and loss of wintering habitat can cause undue stress leading to cessation of feeding and failure to meet winter thermoregulatory requirements. These affects can reduce the carrying capacity of preferred wintering habitat and reproductive success for the species.

To comply with the Eagle Act, it is recommended that the project proponent determine if the proposed project would impact bald or golden eagles or their habitats. This can be done by conducting a habitat assessment, surveying nesting habitat for active and inactive nests, and surveying potential winter roosting habitat to determine if it is being used by eagles. The area to be surveyed is dependent on the type of project; however for most projects we recommend surveying the project area and a ½ mile buffer around the project area. If it is determined that either species could be affected by the proposed project, the Commission recommends that the project proponent notify the Nebraska Game and Parks Commission as well as the Nebraska Field Office, U.S. Fish and Wildlife Service for recommendations to avoid “take” of bald and golden eagles.

Migratory Bird Treaty Act and Nebraska Revised Statute §37-540

We recommend the project proponent compliy with the Migratory Bird Treaty Act (16 U.S.C. 703-712: Ch. 128 *as amended*) (MBTA). The project proponent should also comply with Nebraska Revised Statute §37-540, which prohibits take and destruction of nests or eggs of protected birds (as defined in Nebraska Revised Statute §37-237.01). Construction activities in grassland, wetland, stream, woodland, and river bank habitats that would result in impacts on birds, their nests or eggs protected under these laws should be avoided. Although the provisions of these laws are applicable year-round, most migratory bird nesting activity in Nebraska occurs during the period of April 1 to July 15. However, some migratory birds are known to nest outside of the aforementioned primary nesting season period. For example, raptors can be expected to nest in woodland habitats during February 1 through July 15, whereas sedge wrens, which occur in some wetland habitats, normally nest from July 15 to September 10. If development in this area is planned to occur during the primary nesting season or at any other time which may result in impacts to birds, their nests or eggs protected under these laws, we request that the project proponent arrange to have a qualified biologist conduct a field survey of the affected habitats to determine the absence or presence of nesting migratory birds. If a field survey identifies the existence of one or more active bird nests that cannot be avoided by the planned construction activities, the Nebraska Game and Parks Commission and the Nebraska Field Office, U.S. Fish and Wildlife Service should be contacted immediately. For more information on avoiding impacts to migratory birds, their nests and eggs, or to report active bird nests that cannot be avoided by planned construction activities, please contact the U.S. Fish and Wildlife Service and/or the Nebraska Game and Parks Commission (contact information within report). Adherence to these guidelines will help avoid unnecessary impacts on migratory birds.

Fish and Wildlife Coordination Act

The Fish and Wildlife Coordination Act (FWCA) requires consultation with the U.S. Fish and Wildlife Service (Service) and the State fish and wildlife agency (i.e., Nebraska Game and Parks Commission) for the purpose of preventing loss of and damage to fish and wildlife resources in the planning, implementation, and operation of federal and federaly funded, permitted, or licensed water resource development projects. This statute requires that federal agencies take into consideration the effect that the water related project would have on fish and wildlife resources, to take action to prevent loss or damage to these resources, and to provide for the development and improvement of these resources. The comments in this letter are provided as technical assistance only and are not the document required of the Secretary of the Interior pursuant to Section 2(b) of FWCA on any required federal environmental review or permit. This technical assistance is valid only for the described conditions and will have to be revised if significant environmental changes or changes in the proposed project take place. In order to determine whether the effects to fish and wildlife resources from the proposed project are being considered under FWCA, the lead federal agency must notify the Service in writing of how the comments and recommendations in this technical assistance letter are being considered into the proposed project.

Section 404 of the Clean Water Act

In general, the Nebraska Game and Parks Commission and the U.S. Fish and Wildlife Service have concerns for impacts to wetlands, streams and riparian habitats. We recommend that impacts to wetlands, streams, and associated riparian corridors be avoided and minimized, and that any unavoidable impacts to these habitats be mitigated. If any fill materials will be placed into waterways or wetlands, the U.S. Army Corps of Engineers Regulatory Office in Omaha should be contacted to determine if a 404 permit is needed.

Agency Contact Information

Nebraska Game and Parks Commission

Shannon Sjolie
2200 North 33rd Street
Lincoln, NE 68503
phone: (402) 471-5423
email: shannon.sjolie@nebraska.gov

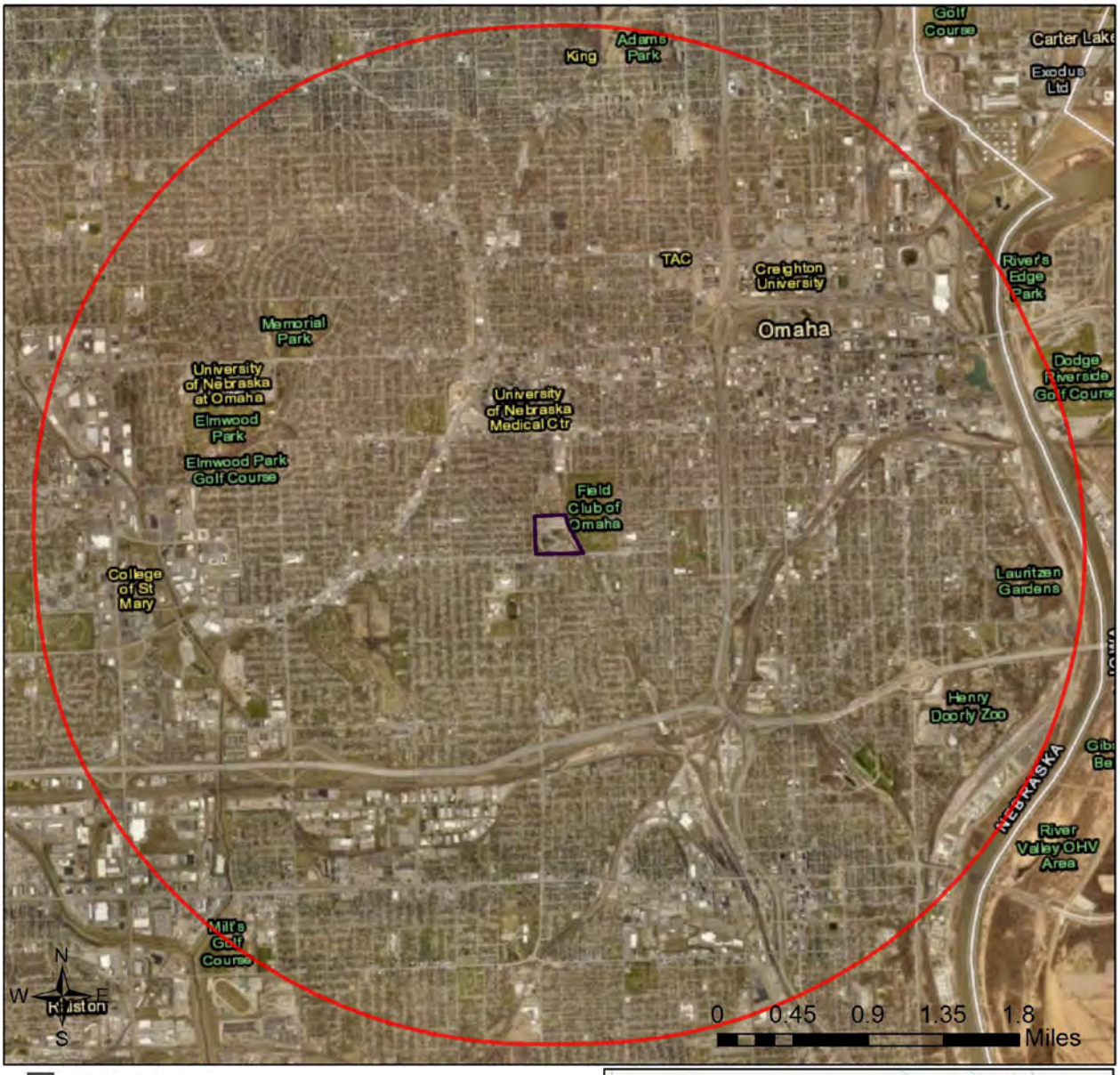
Melissa Marinovich
2200 North 33rd Street
Lincoln, NE 68503
phone: (402) 471-5422
email: melissa.marinovich@nebraska.gov

U.S. Fish and Wildlife Service

Eliza Hines
9325 South Alda Road
Wood River, NE 68883
phone: (308) 382-6468 ext. 204
email: eliza_hines@fws.gov

VA Hospital - Outpatient Mental Health Building

Aerial Image Basemap With Locator Map



- Project Boundary
- Project Review Boundary
- 3-mile Information Buffer Boundary

Project Size (acres): 34.84

Lat/Long (DD): 41.2432 / -95.9734

County(s): Douglas

BUL(s):

Township/Range/Section(s): T15R13ES29

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

VA Hospital - Outpatient Mental Health Building

Topographic Basemap With Sections and Protected Areas

- Project Boundary
- Project Review Boundary
- 3-mile Information Buffer Boundary
- Sections
- NGPC Properties
- PAD (USGS) - boundaries

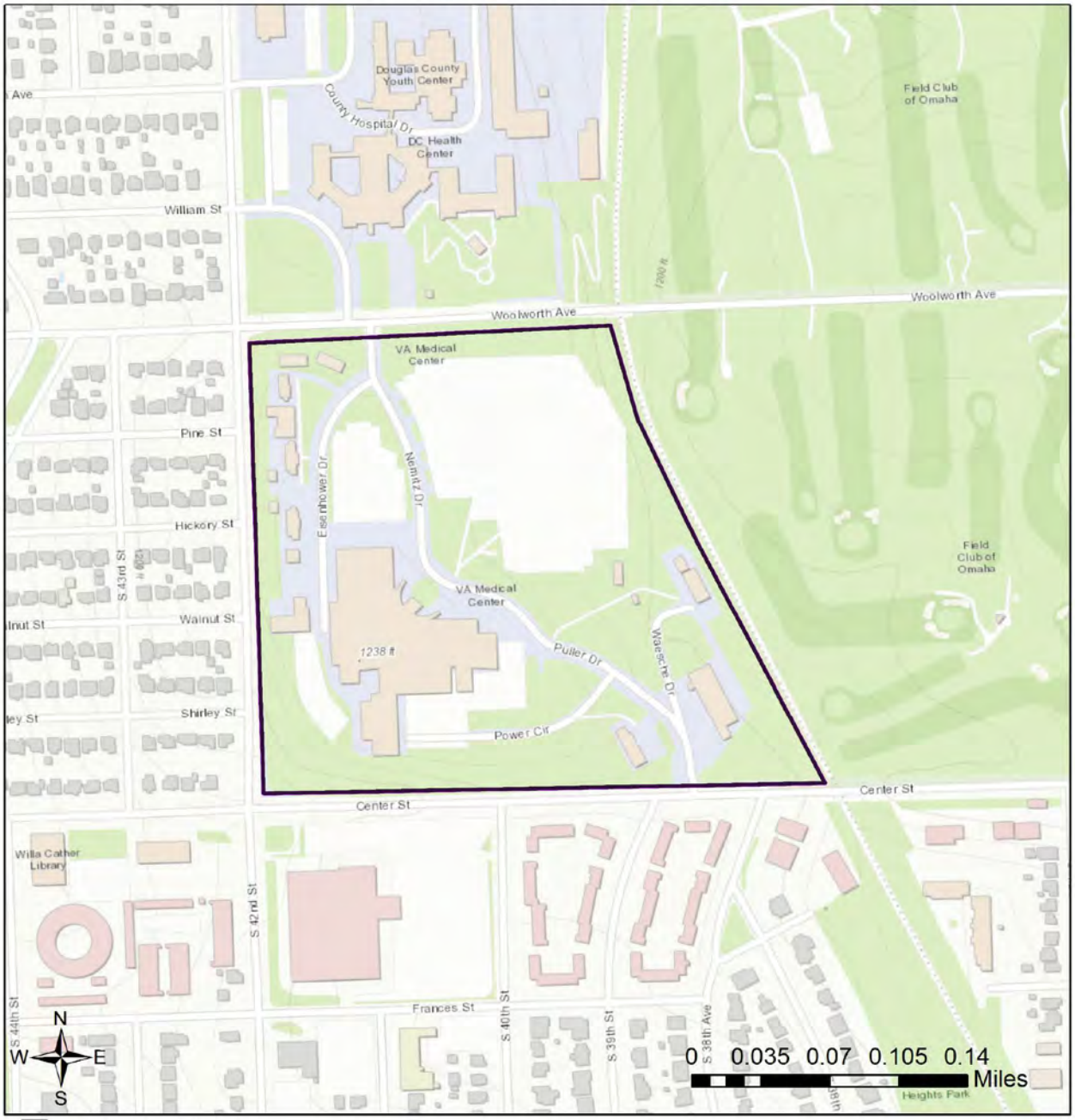
Protected Areas Database (USGS)

- U.S. Fish and Wildlife Service
- U.S. Forest Service
- National Park Service
- Bureau of Reclamation
- Designation
- Regional Agency
- State (NGPC)
- Other State
- NGO or Private
- Other (City, Unknown)

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

VA Hospital - Outpatient Mental Health Building

Web Map As Submitted By User



Project Boundary

Project Review Boundary

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Table 1
Protected Areas in Immediate Vicinity of Project (project review area)

This table has no results.

Table 2
Documented Occurrences in Immediate Vicinity of Project (project review area):
Natural communities and special areas

This table has no results.

Table 3
Township-level Documented Occurrences of Species within 1 Mile of Project Review Area

Scientific Name	Common Name	USFWS	State	SGCN	USFS	SRank	GRank
Acipenser fulvescens	Lake Sturgeon		T	Tier 1		S1	G3G4
Anguilla rostrata	American Eel			Tier 2		SNR	G4
Cycleptus elongatus	Blue Sucker			Tier 1		S1	G3G4
Hybognathus placitus	Plains Minnow			Tier 1	S	S2	G4
Ictiobus niger	Black Buffalo			Tier 2		S2	G5
Macrhybopsis gelida	Sturgeon Chub		E	Tier 1	S	S1	G3
Macrhybopsis meeki	Sicklefin Chub			Tier 1		S1	G3
Polyodon spathula	Paddlefish			Tier 2		S2	G4
Scaphirhynchus albus	Pallid Sturgeon	E	E	Tier 1		S1	G2

Table 4
Potential Occurrences in Immediate Vicinity of Project (project review area):
Special status species (Tier 1 at-risk species and Bald and Golden Eagle), based on models or range maps

Scientific Name	Common Name	Data Type	USFWS	State	SGCN	USFS	SRank	GRank
Ammodramus henslowii	Henslow's Sparrow	Range			Tier 1		S1	G4
Asio flammeus	Short-eared Owl	Range			Tier 1	S	S2	G5
Atrytone arogos iowa	Iowa Skipper	Range			Tier 1		S1	G3T3
Boloria selene nebraskensis	Nebraska Fritillary	Range			Tier 1		SNR	G5T3T4
Calidris subruficollis	Buff-breasted Sandpiper	Range			Tier 1		S2N	G4
Catocala nuptialis	Married Underwing	Range			Tier 1		SNR	G3G4
Catocala whitneyi	Whitney Underwing	Range			Tier 1		S1	G3G4
Coccyzus erythropthalmus	Black-billed Cuckoo	Range			Tier 1		S3	G5

Table 4
Potential Occurrences in Immediate Vicinity of Project (project review area):
Special status species (Tier 1 at-risk species and Bald and Golden Eagle), based on models or range maps

Scientific Name	Common Name	Data Type	USFWS	State	SGCN	USFS	SRank	GRank
Danaus plexippus	Monarch	Range			Tier 1	S	S2	G4
Emydoidea blandingii	Blanding's Turtle	Range		NC	Tier 1		S4	G4
Erynnis martialis	Mottled Duskywing	Range			Tier 1		S2	G3
Euphyes bimacula illinois	Two-spotted Skipper	Range			Tier 1		S3	G4T1T2
Euphyes conspicua buchholzi	Bucholz Black Dash	Range			Tier 1		S1	G4T1
Fundulus sciadicus	Plains Topminnow	Range			Tier 1	S	S3	G4
Haliaeetus leucocephalus	Bald Eagle	Range			Tier 2	S	S3	G5
Hesperia ottoe	Ottoe Skipper	Range			Tier 1	S	S2	G3G4
Hylocichla mustelina	Wood Thrush	Range			Tier 1		S3	G4
Lanius ludovicianus	Loggerhead Shrike	Range			Tier 1	S	S3	G4
Lasionycteris noctivagans	Silver-haired Bat	Range			Tier 1		S3	G3G4
Lasiurus borealis	Eastern Red Bat	Range			Tier 1		S3	G3G4
Lasiurus cinereus	Hoary Bat	Range			Tier 1	S	S3	G3G4
Lethe eurydice fumosus	Smoky-eyed Brown	Range			Tier 1		S3	G5T3T4
Myotis lucifugus	Little Brown Myotis	Range			Tier 1		SNR	G3
Myotis septentrionalis	Northern Long-eared Myotis	Range	T	T	Tier 1		S1S2	G1G2
Perimyotis subflavus	Tricolored Bat	Range			Tier 1		S3	G2G3
Problema byssus kumskaka	Byssus Skipper	Range			Tier 1		S1	G4TNR
Speyeria idalia	Regal Fritillary	Range			Tier 1	S	S3	G3?

APPENDIX D

NEPAssist Report

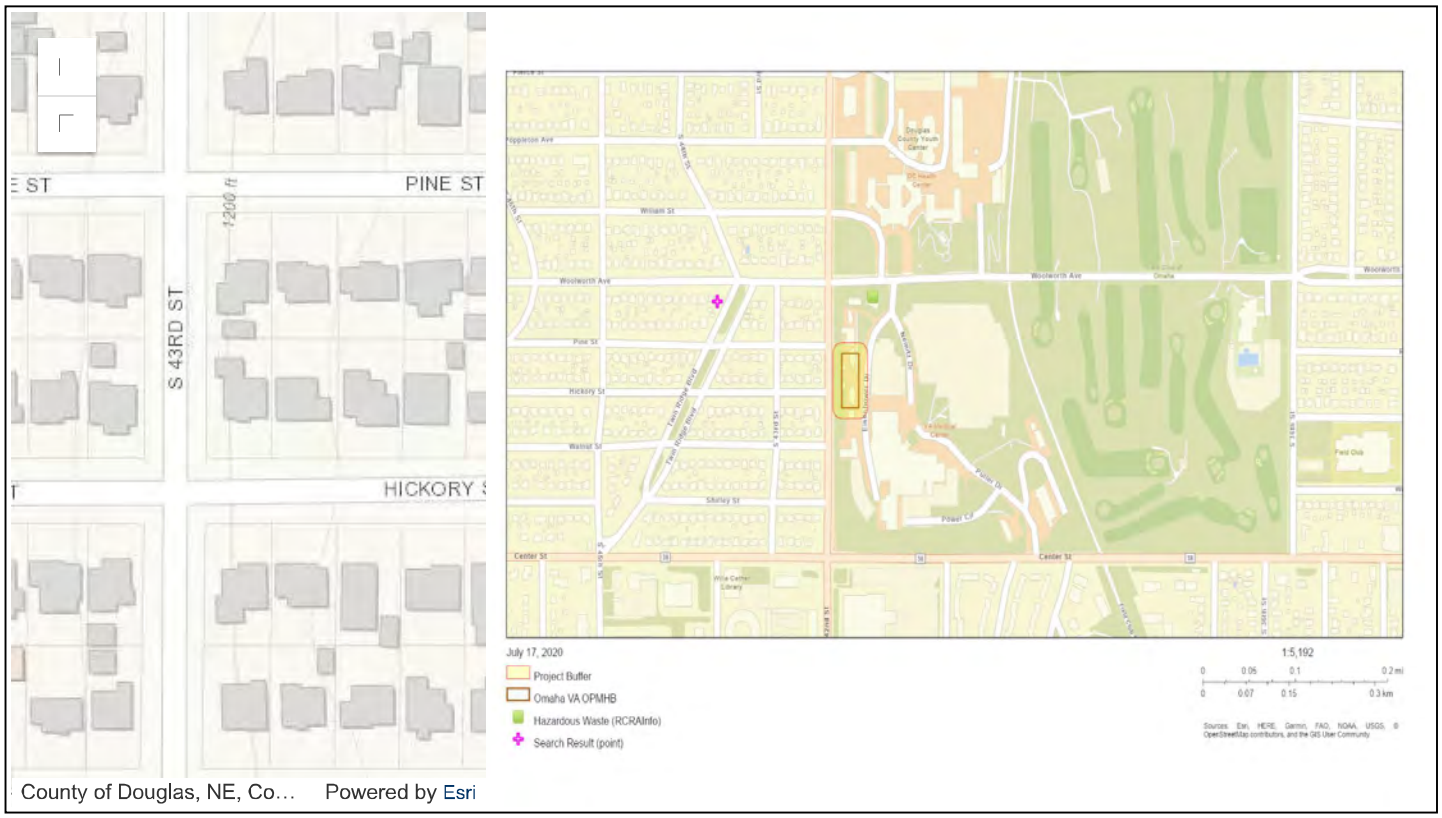
NEPAssist

Home | Help

US Environmental Protection Agency

Omaha VA OPMHB

Map



Geographic coordinates:

POLYGON (41.244217,-95.975533,41.244217,-95.975178,41.243498,-95.975178,41.243498,-95.975533,41.244217,-95.975533) with buffer 50 feet

Note: The information in the following reports is based on publicly available databases and web services. The National Report uses nationally available datasets and the State Reports use datasets available through the EPA Regions. Click on the hyperlinked question to view the data source and associated metadata.

National Report

Project Area	0.00 sq mi
Within 50 feet of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 50 feet of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 50 feet of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 50 feet of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 50 feet of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 50 feet of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 50 feet of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 50 feet of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 50 feet of a Federal Land?	no
Within 50 feet of an impaired stream?	no
Within 50 feet of an impaired waterbody?	no
Within 50 feet of a waterbody?	no
Within 50 feet of a stream?	no

Within 50 feet of an NWI wetland?	click here ***May take several minutes***
Within 50 feet of a Brownfields site?	no
Within 50 feet of a Superfund site?	no
Within 50 feet of a Toxic Release Inventory (TRI) site?	no
Within 50 feet of a water discharger (NPDES)?	no
Within 50 feet of a hazardous waste (RCRA) facility?	no
Within 50 feet of an air emission facility?	no
Within 50 feet of a school?	no
Within 50 feet of an airport?	no
Within 50 feet of a hospital?	no
Within 50 feet of a designated sole source aquifer?	no
Within 50 feet of a historic property on the National Register of Historic Places?	no
Within 50 feet of a Toxic Substances Control Act (TSCA) site?	no
Within 50 feet of a Land Cession Boundary?	yes
Within 50 feet of a tribal area (lower 48 states)?	no

Save to Excel Save as PDF

Nebraska Report

Demographic Reports

USFWS IPaC Report

R. Appendix 4: Stormwater Runoff Report

Stormwater Runoff Report: Calculations – by IMEG, October 2, 2020

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

This sheet left blank intentionally

3308 Preston Road . Suite 350-164
Plano, Texas 75093 . 972.625.3838

www.romanykconsulting.com

DEPARTMENT OF VETERANS AFFAIRS

OMAHA Outpatient Mental Health Bridging Documents

Stormwater Runoff Report: Calculations

VA # 636-507 / IMEG #20002101.01

Project Location:
OMAHA VA Medical Center
4101 Woolworth Ave.
Omaha, Nebraska 68105

October 2, 2020

Prepared by:

IMEG Corporation
15 Sunnen Drive, Suite 104
St. Louis, Missouri 63143
Phone: (314) 645-1132

EXECUTIVE SUMMARY

IMEG Corp. prepared this Storm Water report to determine the pre and post-construction runoff for the VA Omaha Outpatient Mental Health (OMH) Building bridging documents project on the site of the VA Medical Center in Omaha, Nebraska in Douglas County. The campus currently contains approximately 34.5 acres bound by Center Street, 42nd Street, Woolworth Avenue, and Field Club Trail. The VA is wanting to build a new approximate 22,500 square foot Outpatient Mental Health building where buildings C, 4, 11, 12, and 5 were previously located on the VAMC Omaha campus.

The VA requirements state that any footprint over 5,000 square feet requires stormwater detention measures to be installed, and the footprint of the building and improvements of this project are over 5,000 square feet as noted above. The OMH building project disturbs approximately 1.5 acres, the area that is used as the comparative 'site' used to analyze the pre- and post-construction conditions for the stormwater runoff calculations.

The requirements for the City of Omaha Regional Storm Water Design Manual states that the stormwater runoff differential for 2-year, 10-year, and 100-year design storm should not increase and that detention of storm water should be provided to retain enough stormwater to only allow the release at the rate of the pre-construction site condition. Based on the bridging documents for the Outpatient Mental Health building, the differential for the 2-year, 10-year, and 100-year design storms is an increase of, 0.14, 0.12, and 0.10 cubic feet per second (cfs) for the respective storms. The minor flow rate increase will need to be detained with an approved detention system. The Engineer of Record will need to verify the calculations and design the new stormwater detention system to the actual proposed site conditions (imperviousness) that are planned.

TABLE OF CONTENTS

1 – PROJECT OVERVIEW 1

2 – VICINITY MAP 1

3 – STORMWATER/DETENTION DESIGN 2

4 – EXISTING CONDITIONS HYDROLOGY STUDY 2

5 – PROPOSED CONDITIONS HYDROLOGY STUDY 3

6 – SUMMARY 4

APPENDICES

Appendices

Appendix A.1 ..... Existing Site Drainage Area Map

Appendix A.2 ..... Proposed Site Drainage Area Map

Appendix A.3 ..... Existing and Proposed Drainage Area Summary Tables

Appendix B.1 ..... TR-55 Input Data - Drainage Area Land Use Curve Number (Existing)

Appendix B.2 ..... TR-55 Input Data - Time of Concentration Calculations (Existing)

Appendix B.2.a ..... Drainage Path Slope Calculations (Existing)

Appendix B.3 ..... TR-55 Input Data - Storm Data for Douglas County, Nebraska (Existing)

Appendix C.1 ..... TR-55 Input Data - Drainage Area Land Use Curve Number (Proposed)

Appendix C.2 ..... TR-55 Input Data - Time of Concentration Calculations (Proposed)

Appendix C.2.a ..... Drainage Path Slope Calculations (Proposed)

Appendix C.3 ..... TR-55 Input Data - Storm Data for Douglas County, Nebraska (Proposed)

Appendix D ..... TR-55 Peak Outlow Differentials Summary Table

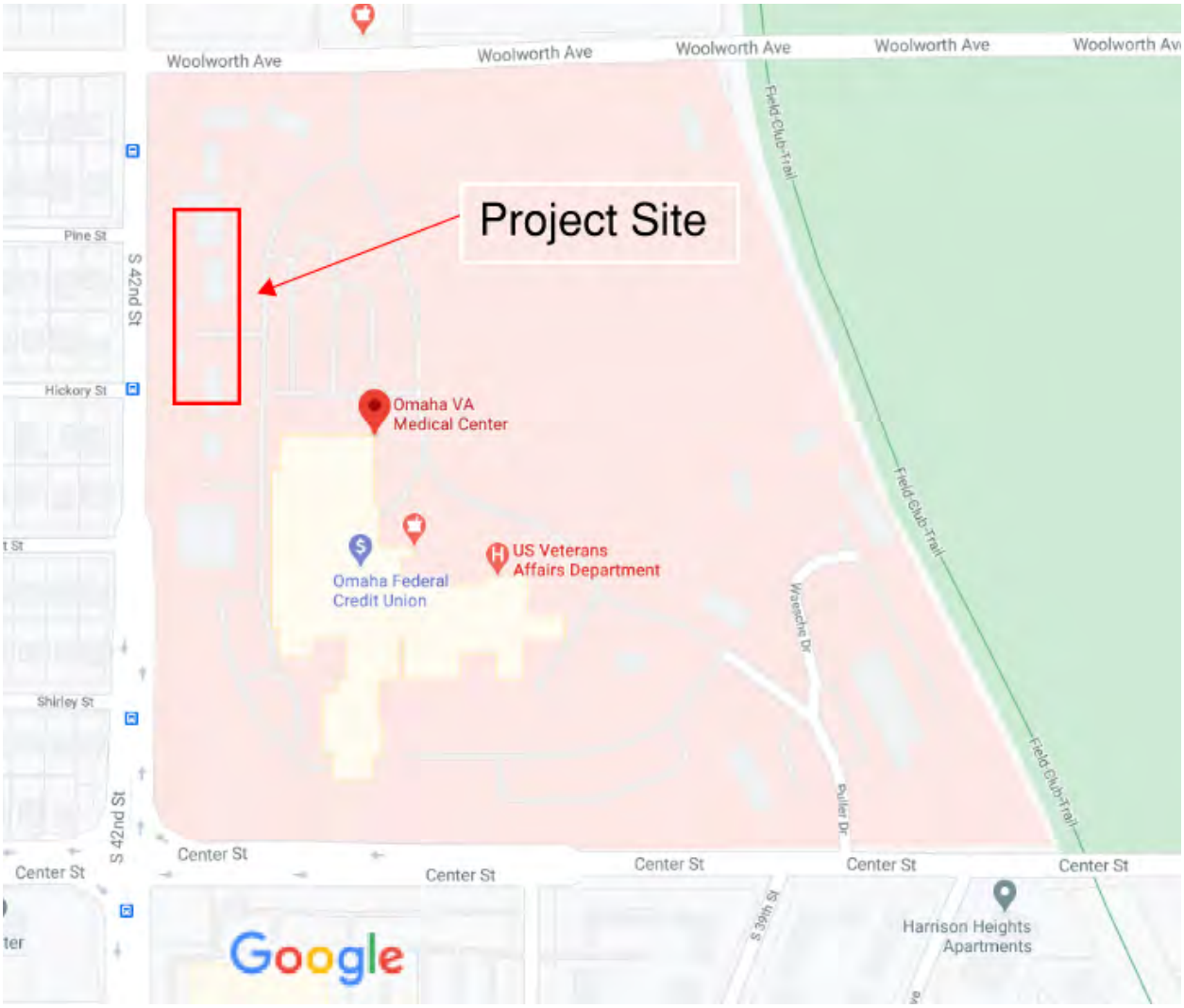
Appendix D.1 ..... TR-55 Peak Outflow (Existing)

Appendix D.2 ..... TR-55 Peak Outflow (Proposed)

1 – PROJECT OVERVIEW

The 34.5-acre project site is located at #4101 Woolworth Avenue in the center of Omaha, Nebraska in Douglas County. The site includes numerous buildings, but those buildings are currently being demolished. The calculations for this project are based on bridging plans for a new approximate 22,500 square foot Outpatient Mental Health building. The proposed site disturbance is estimated to be approximately 1.5 acres.

2 – VICINITY MAP



3 – STORMWATER/DETENTION DESIGN

The VA Site Development Manual (SDM) has specific stormwater and detention design criteria; however, the VA SDM states that the designer should use the more stringent of requirements between the VA design guidelines or the local jurisdictional drainage district. The City of Omaha is the local drainage district and although they have the more stringent requirements for stormwater/detention design, the VA design guide has the lower threshold of when the detention requirements are triggered. The detention differential must be lower for post-construction conditions than pre-construction conditions. With the increase in impervious surface (runoff) from the site, stormwater detention will be required to offset the increase in runoff.

The project should be designed in accordance with the current Omaha Regional Storm Water Design Manual - Chapter 6 Facilities. The 2-year, 10-year, and 100-year design storms should not increase the runoff on this site. The runoff is calculated using the rational method in the NRCS TR-55 Small Watershed Hydrology computer program.

Of note, the stormwater runoff eventually goes into the City of Omaha sewer system which is a combined sanitary and storm sewer.

4 – EXISTING CONDITIONS HYDROLOGY STUDY

The existing site used for the runoff calculations includes buildings (C, 4, 11, 12, and 5) which are currently being demolished, and the pavement and sidewalks currently scheduled to leave in place until they are removed during the actual construction of the OMH building. The area chosen as the 'site' for the project was arbitrarily set by estimating the limits of disturbance for the entire project. Appendix A.1 is the Existing Site Drainage Area Map and Appendix A.3 is the summary table. Appendix B.1 is a breakdown of the sub-basins with the associated Land Use Curve Number for the existing conditions.

The rainfall information for each storm was taken from the default input from the NRCS for Douglas County, Nebraska. The rainfall distribution was assumed to be Type II, a standard rainfall distribution. Appendix B.3 is the NRCS Storm Data downloaded from their website for the project site.

The USDA-NRCS Web Soil Survey database did not have a Hydraulic Soils Group rating for the soils within the project area. The Hydraulic Soils Group was assumed to be a D classification, which is the worst case (least absorbent) scenario.

The time of concentration is based on the longest drainage path to the outflow of the site (the curb inlet along 42nd Street). The drainage path runs along the side of the building in the grass area to the curb along 42nd Street then along the curb gutter to the curb inlet. The drainage path is the same for both the existing and proposed conditions. Appendix B.2 is the Time of Concentration Input and Appendix B.2.a is the Drainage Path slope calculations.

Appendix D.1 is the calculation of the Peak Outflow for the existing conditions for the storm events shown. A summary of the Peak Outflow (run-off) calculation (Appendix D) from the 15-year and 100-year storm events are summarized below for the existing conditions:

AREA(SF)	Pervious	Impervious	Q(2)cfs	Q(10)cfs	Q(100)cfs
67,477	32520	34957	5.22	8.41	12.32

5 – PROPOSED CONDITIONS HYDROLOGY STUDY

The site used for the existing conditions is the same site used for the proposed conditions. The proposed site includes the proposed OMH building, a proposed adjacent parking lot and an expansion to the parking lot in front of the building. Appendix A.2 is the Proposed Site Drainage Area Map and Appendix A.3 is the summary table. Appendix C.1 is a breakdown of the sub-basins with the associated Land Use Curve Number for the proposed conditions.

The rainfall information for each storm was taken from the default input from the NRCS for Douglas County, Nebraska as was used for the existing conditions. The rainfall distribution was assumed to be Type II, a standard rainfall distribution. Appendix C.3 is the NRCS Storm Data downloaded from their website for the project site.

The USDA-NRCS Web Soil Survey database did not have a Hydraulic Soils Group rating for the soils within the project area. The Hydraulic Soils Group was assumed to be a D classification, which is the worst case (least absorbent) scenario.

The time of concentration is based on the longest drainage path to the outflow of the site (curb inlet along 42nd Street). The drainage path runs along the side of the building in the grass area to the curb along 42nd Street then along the curb gutter to the curb inlet. The drainage path is

the same for both the existing and proposed condition. Appendix C.2 is the Time of Concentration Input and Appendix C.2.a is the Drainage Path slope calculations.

Appendix D.2 is the calculation of the Peak Outflow for the proposed conditions for the storm events shown. A summary of the Peak Outflow (run-off) calculation (Appendix D) from the 15-year and 100-year storm events are summarized below for the proposed conditions:

AREA(SF)	Pervious	Impervious	Q(2)cfs	Q(10)cfs	Q(100)cfs
67,477	22716	44761	5.36	8.53	12.42

6 – SUMMARY

The differential for the 2-year storm is 0.14cfs, 10-year storm is 0.12cfs and for the 100-year storm is 0.10cfs. The differential storm water will need to be detained to restrict the post-construction outflow to the pre-construction outflow. The system will need to be engineered to store the stormwater to restrict the outflow to the pre-construction outflow with approved calculations showing the stormwater routing through the detention system. The existing parking lot area has been designated as a potential site for an underground detention system and will need to be sized by the Engineer of Record.

Appendix A.1: Existing Site Drainage Area Map

RIM=1222.32

40 0 40 80

SCALE: 1" = 40 '

RIM=1229.38
INV (NE)=1225.08
INV (S)=1225.48

EISENHOWER DRIVE
RIM=1232.57
INV (N)=1228.42
INV (S)=1228.47

RIM=1234.12
INV (N)=1230.52
INV (W-TOP)=1230.77
INV (W-BOTTOM)=1231.37

INV=1230.51

DOOR SILL=1231.20
L=1231.54

DOOR SILL=1229.17

DOOR SILL=1229.21
DOOR SILL=1229.22
DOOR SILL=1229.43

DOOR SILL=1234.55
DOOR SILL=1234.28
DOOR SILL=1230.58
DOOR SILL=1230.63
DOOR SILL=1234.08

GRATE=1227.03
INVERT TO ELBOW=1212.03

RIM=1225.60
INV (N)=121.55
INV (E)=1219.15
INV (S)=1212.45
INV (W)=1211.07

GRATE=1228.78
INV=1225.08
INV TO RESTRICTOR=1225.21

DOOR SILL=1229.09
DOOR SILL=1229.16
DOOR SILL=1229.79

GRATE=1230.12
SILTED

GRATE=1232.55
INV (E)=1228.65
INV (S 4")=1228.75
INV (S 8")=1228.55
INV TO ELBOW=1225.65

RIM=1231.71
INV (N)=1216.20
INV (SE)=1219.11

GRATE=1214.13
SILTED IN

RIM=1216.95

RIM=1214.62

Channel Flow

Sheet Flow

Shallow Flow

42ND STREET

BUILDING #4
TWO-STORY
W/BASEMENT
BRICK

BUILDING C
ONE STORY
BRICK

BUILDING #5
W/BASEMENT
BRICK

UTILITY BUILDING
ONE-STORY
BRICK

GARAGE
ONE-STORY
BRICK

GARAGE
ONE-STORY
BRICK

BITUMINOUS

CONCRETE

LANDSCAPE

GRAVEL

RETAINING WALL

AREA UNDER CONSTRUCTION

ABANDONED STEAM LINE

5" UNKNOWN MAT.

745 3499 962 475 336 58 80 646 1582 621 160 900 220 236 6254 119 117 79 389 309

REVISIONS

NO.	DESCRIPTION	DATE

IMEG
3314 MILWAUKEE AVE N.E.
SUITE 2
ABERDEEN, SD 57401
PH: 605.226.3494
www.imegcorp.com

OUTPATIENT MENTAL HEALTH
TAMPA, FLORIDA

EXISTING DRAINAGE

IMEG Project No: 19000000
File Name: 20002101-01-DRAINAGE.dwg
COPYRIGHT 2020
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: ABL
Checked By: CEM
Date: 09/28/2020

D-100
Sheet 1 of 2

Wednesday, September 30, 2020 10:40:05 AM
G:\2020\20002101.01\DESIGN\CIVIL\C3D\SOURCE\20002101-01-DRAINAGE.DWG

Appendix A.2: Proposed Site Drainage Area Map

RIM=1222.32

40 0 40 80

SCALE: 1" = 40 '

RIM=1229.38
INV (NE)=1225.08
INV (S)=1225.48

EISENHOWER DRIVE
RIM=1232.57
INV (N)=1228.42
INV (S)=1228.47

RIM=1234.12
INV (N)=1230.52
INV (W-TOP)=1230.77
INV (W-BOTTOM)=1231.37

67477
10078
4127
7970
22586

INV=1230.51
DOOR SILL=1234.55
DOOR SILL=1234.08
DOOR SILL=1231.20
DOOR SILL=1231.54
DOOR SILL=1234.28
DOOR SILL=1229.17
DOOR SILL=1227.55
DOOR SILL=1230.58
DOOR SILL=1234.58
DOOR SILL=1229.21
DOOR SILL=1230.63
DOOR SILL=1229.43
DOOR SILL=1229.09
DOOR SILL=1229.16
DOOR SILL=1229.79

BUILDING #4 TWO-STORY W/BASEMENT BRICK
BUILDING #5 W/BASEMENT BRICK
UTILITY BUILDING ONE-STORY BRICK
GARAGE ONE-STORY BRICK
GARAGE ONE-STORY BRICK

ABANDONED STEAM LINE
AREA UNDER CONSTRUCTION

GRATE=1227.03
INVERT TO ELBOW=1212.03
GRATE=1228.78
INV=1225.08
INV TO RESTRICTOR=1225.21
GRATE=1230.12
SILTED
GRATE=1232.55
INV (E)=1228.65
INV (S 4")=1228.75
INV (S 8")=1228.55
INV TO ELBOW=1225.65
RIM=1231.71
INV (N)=1216.20
INV (SE)=1219.11
RIM=1225.60
INV (N)=121.55
INV (E)=1219.13
INV (S)=1212.45
INV (W)=1211.07
GRATE=1214.13
SILTED IN
RIM=1216.95
RIM=1214.62

Sheet Flow
Shallow Flow
Channel Flow
300.79'
42ND STREET

REVISIONS

NO.	DESCRIPTION	DATE

IMEG
3314 MILWAUKEE AVE N.E.
SUITE 2
ABERDEEN, SD 57401
PH: 605.226.3494
www.imegcorp.com

OUTPATIENT MENTAL HEALTH
TAMPA, FLORIDA

PROPOSED DRAINAGE AREAS

IMEG Project No: 19000000
File Name: 20002101-01-DRAINAGE.dwg
COPYRIGHT 2020
ALL RIGHTS RESERVED
Field Book No: ####
Drawn By: ABL
Checked By: CEM
Date: 09/28/2020

D-101
Sheet 2 of 2

Wednesday, September 30, 2020 10:40:10 AM
G:\2020\20002101.01\DESIGN\CIVIL\C3D\SOURCE\20002101-01-DRAINAGE.DWG

Appendix A.3: Existing and Proposed Drainage Area Summary Tables

Detention Differential Calculations

VA Omaha OMH

Drainage Areas

Proposed Drainage Area

Impervious Area			Pervious Area		
SF	AC		SF	AC	
7970	0.18	Parking Lot	22716	0.52	Total Perv. Area
4127	0.09	Sidewalk			
22586	0.52	Building			
10078	0.23	Parking (Front)			
44761	**1.03**	**Total Imp. Area**	**22716**	**0.52**	**Total Perv. Area**

SF	*AC*	
67477	*1.55*	*Total Area*

Existing Drainage Area

Impervious Area			Pervious Area		
SF	AC		SF	AC	
5556	0.13	Building C	389	0.01	Open Space Behind Bldg 5
309	0.01	Patio	336	0.01	Open Space In Front of Bldg 6
29051	0.67	Parking Lot/Buildings/sidewalk	79	0.00	Open Space Behind Bldg 4
41	0.00	Transformer Pad	119	0.00	Open Space Behind Bldg 4
			66	0.00	Open Space In Front of Bldg 4
			80	0.00	Open Space In Front of Bldg 4
			117	0.00	Open Space Behind Bldg 4
			79	0.00	Open Space Behind Bldg 4
			646	0.01	Open Space In Front of Bldg 4
			475	0.01	Open Space In Front of Bldg 4
			745	0.02	Open Space at Parking (Front)
			220	0.01	Open Space In Side of Bldg 5
			62	0.00	Open Space In Front of Bldg 5
			3458	0.08	Open Space at Parking (Front)
			236	0.01	Open Space Behind Bldg 5
			160	0.00	Open Space In Front of Bldg 5
			236	0.01	Open Space Behind Bldg 5
			25017	0.57	Site Perv. Area
34957	**0.80**	**Total Imp. Area**	**32520**	**0.75**	**Total Perv. Area**

SF	*AC*	
67477	*1.55*	*Total Area*

Appendix B.1: Drainage Area Land Use Curve Number (Existing)

CEM VA Omaha OMH
New VA Omaha Outpatient Mental Health Facility (Existing)
Douglas County, Nebraska

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
VA Site 1	Open space; grass cover < 50% (poor)	D	.75	89
	Paved parking lots, roofs, driveways	D	.8	98
	Total Area / Weighted Curve Number		1.55	94

Appendix B.2: Time of Concentration (Existing)

CEM VA Omaha OMH
New VA Omaha Outpatient Mental Health Facility (Existing)
Douglas County, Nebraska

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
VA Site 1							
SHEET	72	0.0330	0.150				0.105
SHALLOW	34	0.0580	0.050				0.002
SHALLOW	49	0.2580	0.050				0.002
CHANNEL	301					5.000	0.017
					Time of Concentration		.126

Appendix B.2.a: Drainage Path Slope Calculations (Existing)

Detention Differential Calculations VA Omaha OMH

Drainage Path (Time of Concentration) Exist. & Prop.*

	Length	EL. UP	EL. DN	EL. DIFF.	Slope
Sheet	72.53	1234.5	1232.1	2.4	0.03309
Shallow	34.22	1232.1	1230.1	2	0.058445
Shallow	48.76	1230.1	1217.5	12.6	0.258409
Channel	300.79	1217.5	1214.13	3.37	0.011204

*Same drainage path is used for both conditions.

Appendix B.3: Storm Date for Douglas County, Nebraska (Existing)

CEM VA Omaha OMH
New VA Omaha Outpatient Mental Health Facility (Existing)
Douglas County, Nebraska

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.04	3.93	4.65	5.35	6.0	6.65	2.48

Storm Data Source: Douglas County, NE (NRCS)
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Appendix C.1: Drainage Area Land Use Curve Number (Proposed)

CEM VA Omaha OMH
New VA Omaha Outpatient Mental Health Facility (Proposed)
Douglas County, Nebraska

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
VA Site 1	Open space; grass cover < 50% (poor)	D	.52	89
	Paved parking lots, roofs, driveways	D	1.03	98
	Total Area / Weighted Curve Number		1.55	95

Appendix C.2: Time of Concentration (Proposed)

CEM VA Omaha OMH
New VA Omaha Outpatient Mental Health Facility (Proposed)
Douglas County, Nebraska

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
VA Site 1							
SHEET	72	0.0330	0.150				0.105
SHALLOW	34	0.0580	0.050				0.002
SHALLOW	49	0.2850	0.050				0.002
CHANNEL	301					5.000	0.017
					Time of Concentration		.126

Appendix C.2.a: Drainage Path Slope Calculations (Proposed)

Detention Differential Calculations VA Omaha OMH

Drainage Path (Time of Concentration) Exist. & Prop.*

	Length	EL. UP	EL. DN	EL. DIFF.	Slope
Sheet	72.53	1234.5	1232.1	2.4	0.03309
Shallow	34.22	1232.1	1230.1	2	0.058445
Shallow	48.76	1230.1	1217.5	12.6	0.258409
Channel	300.79	1217.5	1214.13	3.37	0.011204

*Same drainage path is used for both conditions.

Appendix C.3: Storm Data for Douglas County, Nebraska (Proposed)

CEM VA Omaha OMH
New VA Omaha Outpatient Mental Health Facility (Proposed)
Douglas County, Nebraska

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.04	3.93	4.65	5.35	6.0	6.65	2.48

Storm Data Source: Douglas County, NE (NRCS)
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Appendix D: Peak Outflow Differentials Summary Table

Detention Differential Calculations

VA Omaha OMH

Peak Flow (Q) Comparison (Exist. & Prop.)

Rainfall Return	Existing Flow ($Q_{ex.}$) cfs	Proposed Flow ($Q_{pr.}$) cfs	**Differential Flow (Q) cfs**
1-yr	4.09	4.25	**0.16**
2-yr	5.22	5.36	**0.14**
5-yr	6.99	7.12	**0.13**
10-yr	8.41	8.53	**0.12**
25-yr	9.79	9.9	**0.11**
50-yr	11.06	11.16	**0.1**
100-yr	12.32	12.42	**0.1**

Appendix D.1: Peak Outflow (Existing)

CEM VA Omaha OMH
New VA Omaha Outpatient Mental Health Facility (Existing)
Douglas County, Nebraska

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 2-Yr (cfs)	(hr)	5-Yr (cfs)	(hr)	10-Yr (cfs)	(hr)	25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)	1-Yr (cfs)	(hr)
SUBAREAS														
VA Site 1	5.22	11.94	6.99	11.94	8.41	11.94	9.79	11.94	11.06	11.94	12.32	11.94	4.09	11.95
REACHES														
OUTLET	5.22		6.99		8.41		9.79		11.06		12.32		4.09	

Appendix D.2: Peak Outflow (Proposed)

CEM VA Omaha OMH
New VA Omaha Outpatient Mental Health Facility (Proposed)
Douglas County, Nebraska

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 2-Yr (cfs)	(hr)	5-Yr (cfs)	(hr)	10-Yr (cfs)	(hr)	25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)	1-Yr (cfs)	(hr)
SUBAREAS														
VA Site 1	5.36	11.95	7.12	11.94	8.53	11.94	9.90	11.94	11.16	11.94	12.42	11.94	4.25	11.95
REACHES														
OUTLET	5.36		7.12		8.53		9.90		11.16		12.42		4.25	