

Department of Veterans Affairs

Community Living Center

Perry Point, Maryland

Industry Day

November 20, 2024



VA

U.S. Department
of Veterans Affairs



Agenda

- 08:00 – 09:00** Site Tour
- 09:00 – 10:00** Sign-in & Networking
- 10:00 – 10:30** Welcome & Introductions
- 10:30 – 11:30** Community Living Center
- 11:30 – 11:45** Project Schedule
- 11:45 – 12:00** Important References & Potential Stumbling Blocks
- 12:00 – 13:00** General Question Session
- 13:00 – 14:00** Lunch
- 14:00 – 16:00** Proprietary Question Sessions & Networking



VA | U.S. Department
of Veterans Affairs



 **aecom.com**



Welcome & Introductions



VA | U.S. Department
of Veterans Affairs



 **aecom.com**

Introductions

- US Department of Veterans Affairs
- US Army Corps of Engineers
- AECOM



Why are We Here?

- Potential Teaming Partners
- Observe or Discover Competitors
- Obtain List of Attendees
- Better Understanding of the planned CLC
- Interact with Government Program Personnel

Government Objectives

- Encourage Competition
- Provide Information to Help Potential Make Informed Decisions

The Mission at Perry Point

The VA mission is to care for those “who shall have borne the battle” and for their families, caregivers, and survivors. The core values focus our minds on our mission of caring and guide our actions toward service to others.

The Perry Point campus provides primary care and specialty health services, including mental health care, audiology and speech, dental services, care for Veterans with post-traumatic stress disorder (PTSD), vocational rehabilitation, and more.



VA | U.S. Department
of Veterans Affairs





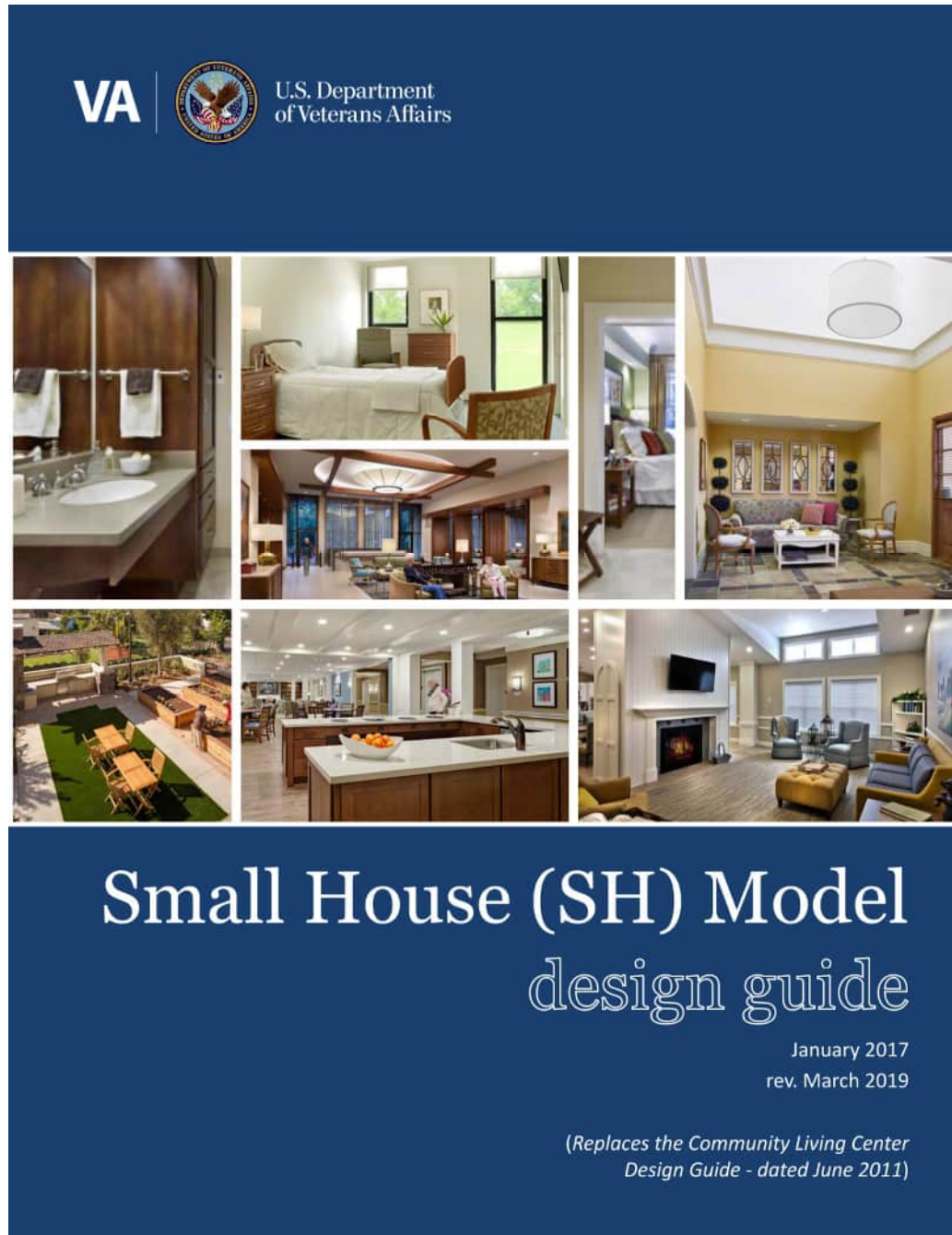
Community Living Center

By the Numbers

- 7 - Acre Site
- 163,122 Building Gross Square Feet
- 96 – Residents plus Staff
- 8 Houses, 2 Neighborhoods, 1 Community Center
- \$250M - \$500M Estimated Construction Cost
- EO 13834 DoD Electrification Compliance
- Minimum LEED Silver – 50 Points



Program for Design & Concept of Operations

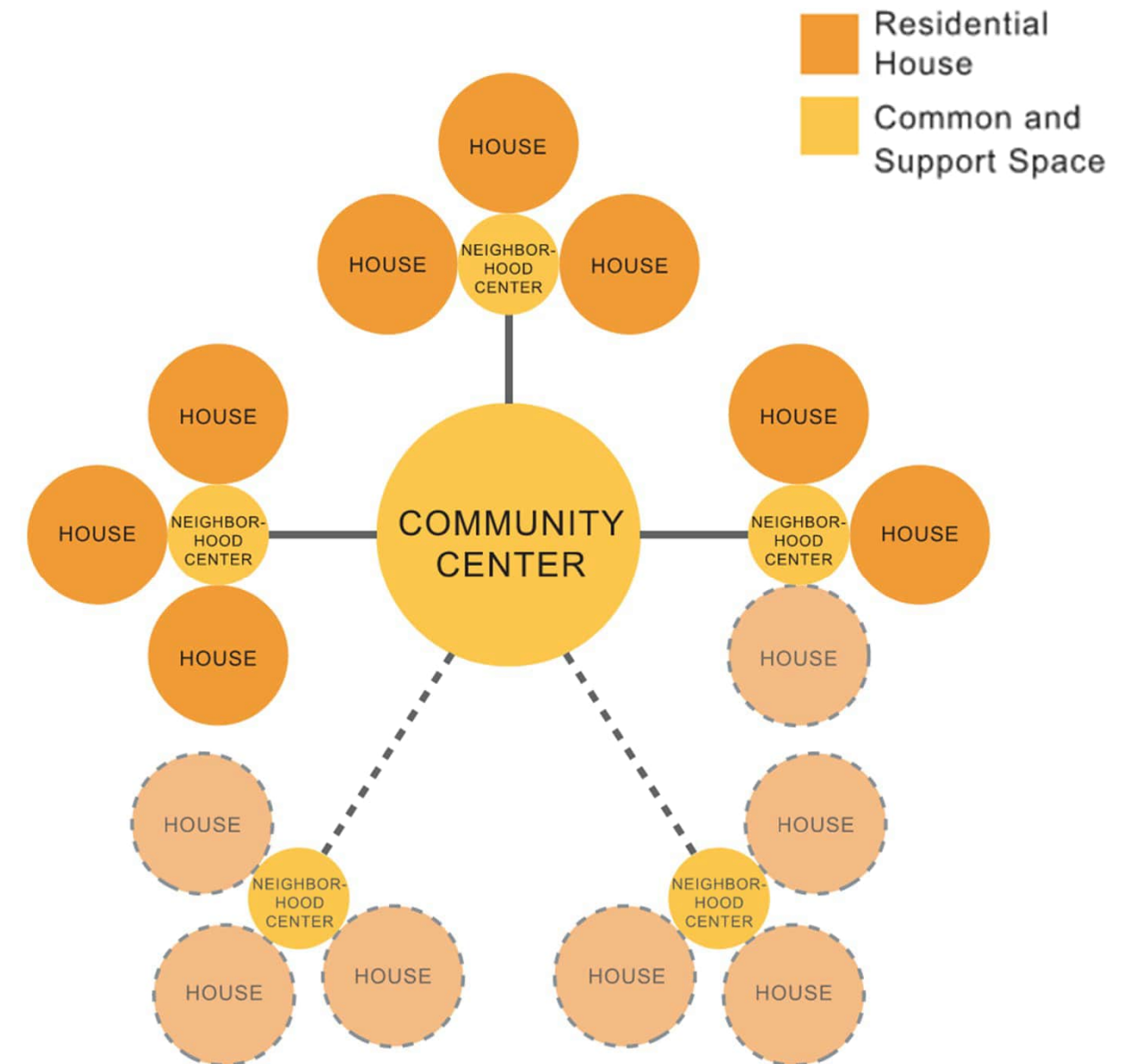


- Follows VA Small House Model
- Eight 12-Resident Houses, 2 Neighborhoods, 1 Community Center
- Providing long-term, dementia and hospice needs
- Range of Therapy Programs
- Variety of Interactive Spaces and Activities
- Importance of Nature, Susquehanna River and Natural Light
- Connection to wider Perry Point Community

Program for Design & Concept of Operations

Independence, Dignity, Engagement

- Foster a sense of family among Residents and staff
- Variety of opportunities for engagement, including with families
- Sense of ownership of the house, their own personal space
- Increase physical activity and restore function



Schematic Design



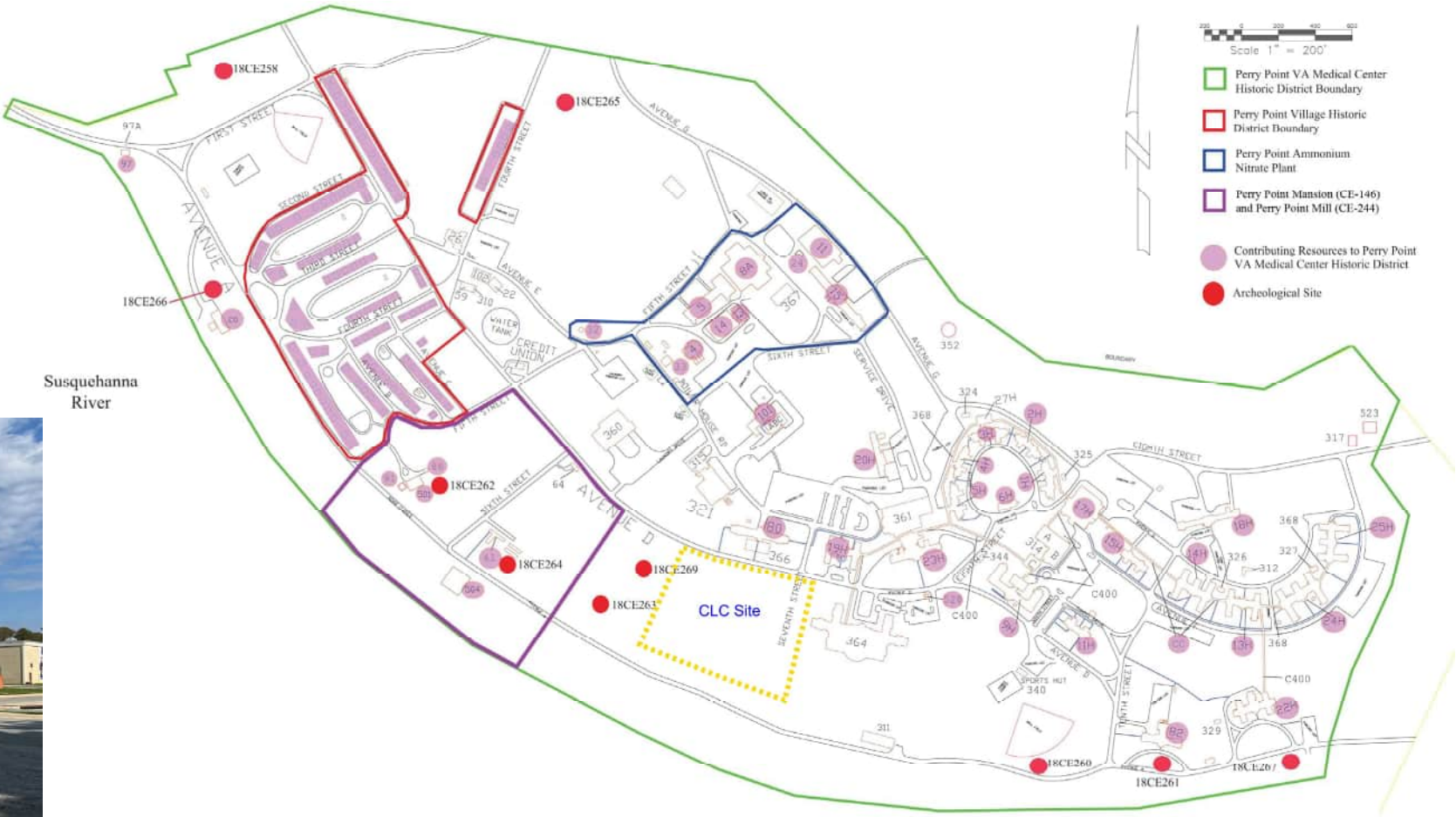
VA | U.S. Department
of Veterans Affairs



 **aecom.com**

Schematic Design

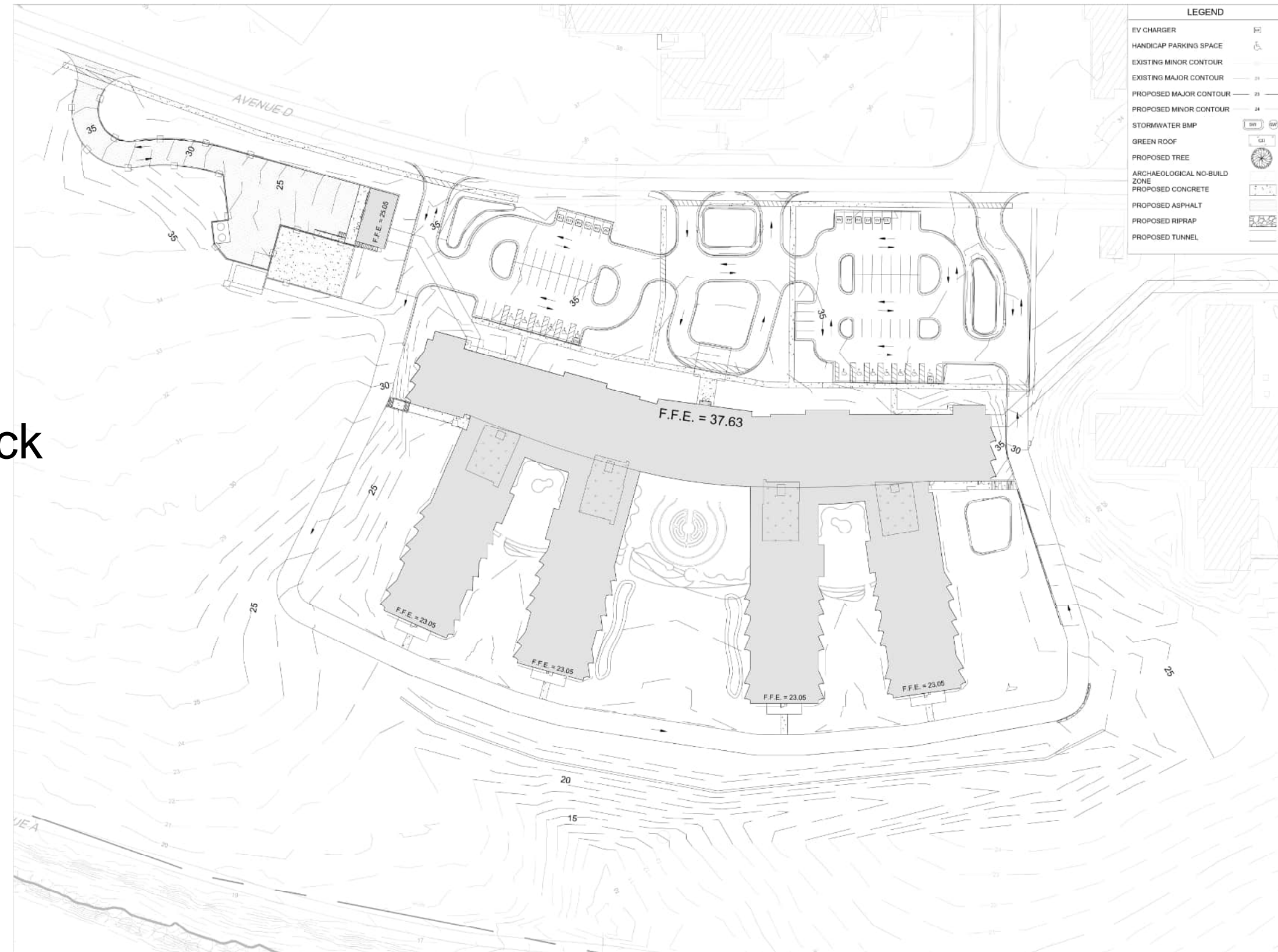
Historic District



Schematic Design

Site Plan Overview

- Layout
- Parking Requirements
- Separated Loading Dock
- Grading
- Permitting



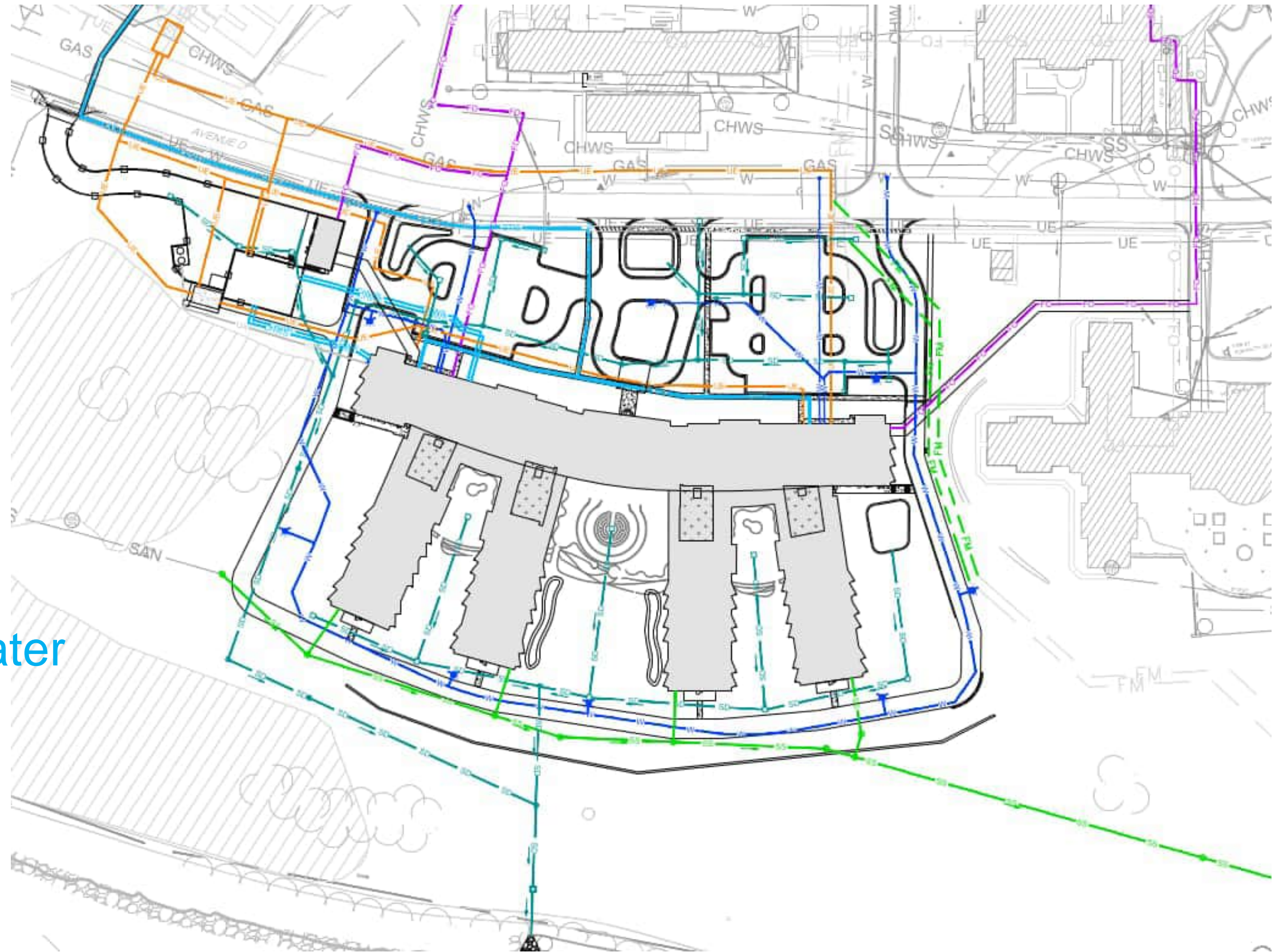
VA U.S. Department of Veterans Affairs



Schematic Design

Utility Plan Overview

- Water
- Sanitary
- Electrical
- Telecomm
- Storm Drain
- Steam and Chilled Water













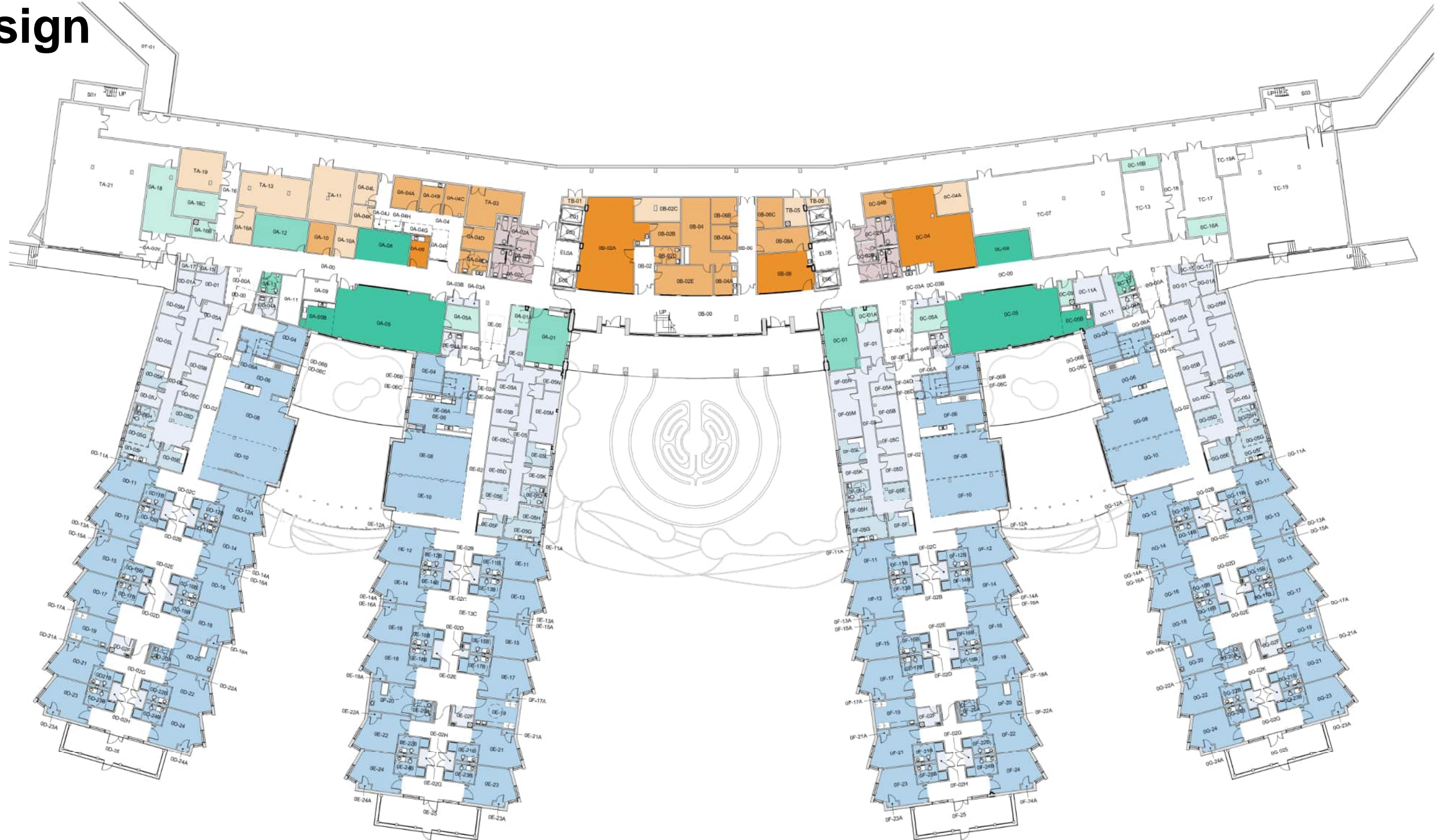
VA | U.S. Department
of Veterans Affairs



Ground Floor Plan

LEGEND

- | | |
|--|--|
|  | COMMUNITY CENTER - PUBLIC |
|  | COMMUNITY CENTER - STAFF |
|  | COMMUNITY CENTER - SUPPORT |
|  | HOUSE - RESIDENT AREA |
|  | HOUSE - STAFF |
|  | HOUSE - SUPPORT |
|  | NEIGHBORHOOD CENTER - PUBLIC |
|  | NEIGHBORHOOD CENTER - STAFF |
|  | NEIGHBORHOOD CENTER - SUPPORT |
|  | SHARED SPACE - COMMUNITY
CENTER & NEIGHBORHOOD CENTER |



VA U.S. Department
of Veterans Affairs

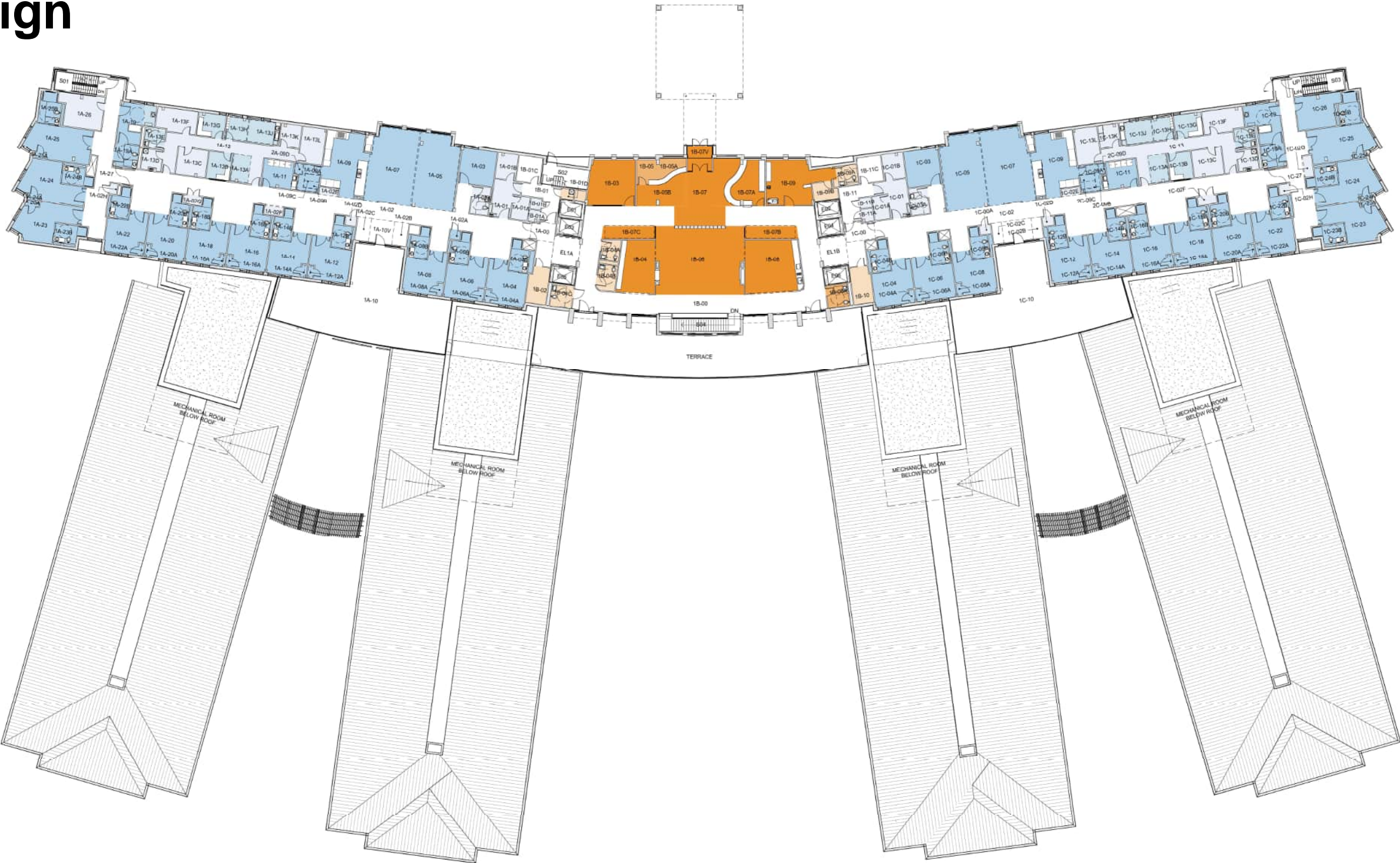


Schematic Design

First Floor Plan

LEGEND

- COMMUNITY CENTER - PUBLIC
- COMMUNITY CENTER - STAFF
- COMMUNITY CENTER - SUPPORT
- HOUSE - RESIDENT AREA
- HOUSE - STAFF
- HOUSE - SUPPORT

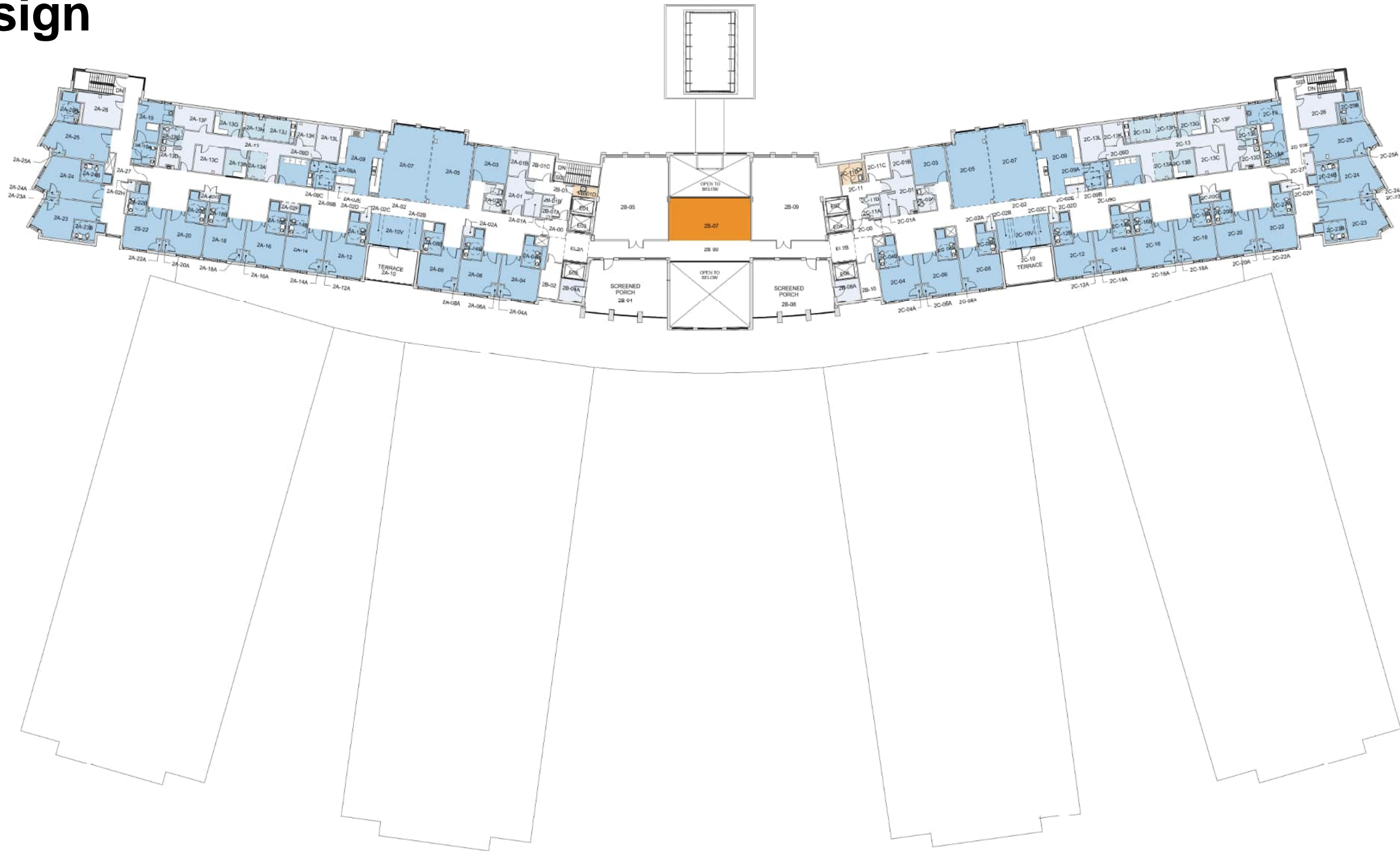


Schematic Design

Second Floor Plan

LEGEND

- COMMUNITY CENTER - PUBLIC
- COMMUNITY CENTER - SUPPORT
- HOUSE - RESIDENT AREA
- HOUSE - STAFF
- HOUSE - SUPPORT



VA | U.S. Department of Veterans Affairs



Schematic Design

Riverview Terrace



Entry

Schematic Design

Gardens

Small Garden



Primary Garden

Schematic Design

Interiors

Great Room



Resident Living/
Dining

Schematic Design

Mechanical

- Electrification required for new CLC heating and cooling equipment
- Steam for redundancy and emergency pandemic mode from central NG boiler plant
- Air cooled chillers in mechanical yard
- Redundant utility equipment – building supply
- AHUs, VAVs, FCUs, Energy Recovery – For airside systems
- Design to meet VA Physical Security and Resilience
- Generator ventilation and exhaust
- CLC controls tied into the campus network

Schematic Design

Electrical

- Impact of Electrification
- Electrical equipment and service redundancy
- Generator redundancy provided by campus-wide emergency generator bank
- Generator must be fully enclosed



VA U.S. Department
of Veterans Affairs



 **aecom.com**

Schedule

- Anticipate FY28 Fiscal Appropriation
- VA Project managed by USACE
- Estimated Period of Performance 53 Months



Important References & Potential Stumbling Blocks



VA | U.S. Department
of Veterans Affairs



 **aecom.com**

References

- VA Project managed by USACE, VA Standards apply
- VA Technical Information Library (VA TIL)
- VA Small House Design Guide
- Future Request for Qualifications (RFQ) to include technical requirements
- Future Request for Proposal (RFP) to include technical requirements

Office of Construction & Facilities Management

THE SOURCE for VA's
ELECTRONIC
Design and
Construction
Information



Potential Stumbling Blocks

- Funding Delays
- Scoping Changes if Funding Limitations (full, partial)
- Permitting Process
- Joint Commission Certification
- VA Standards & Requirements



General Question Session



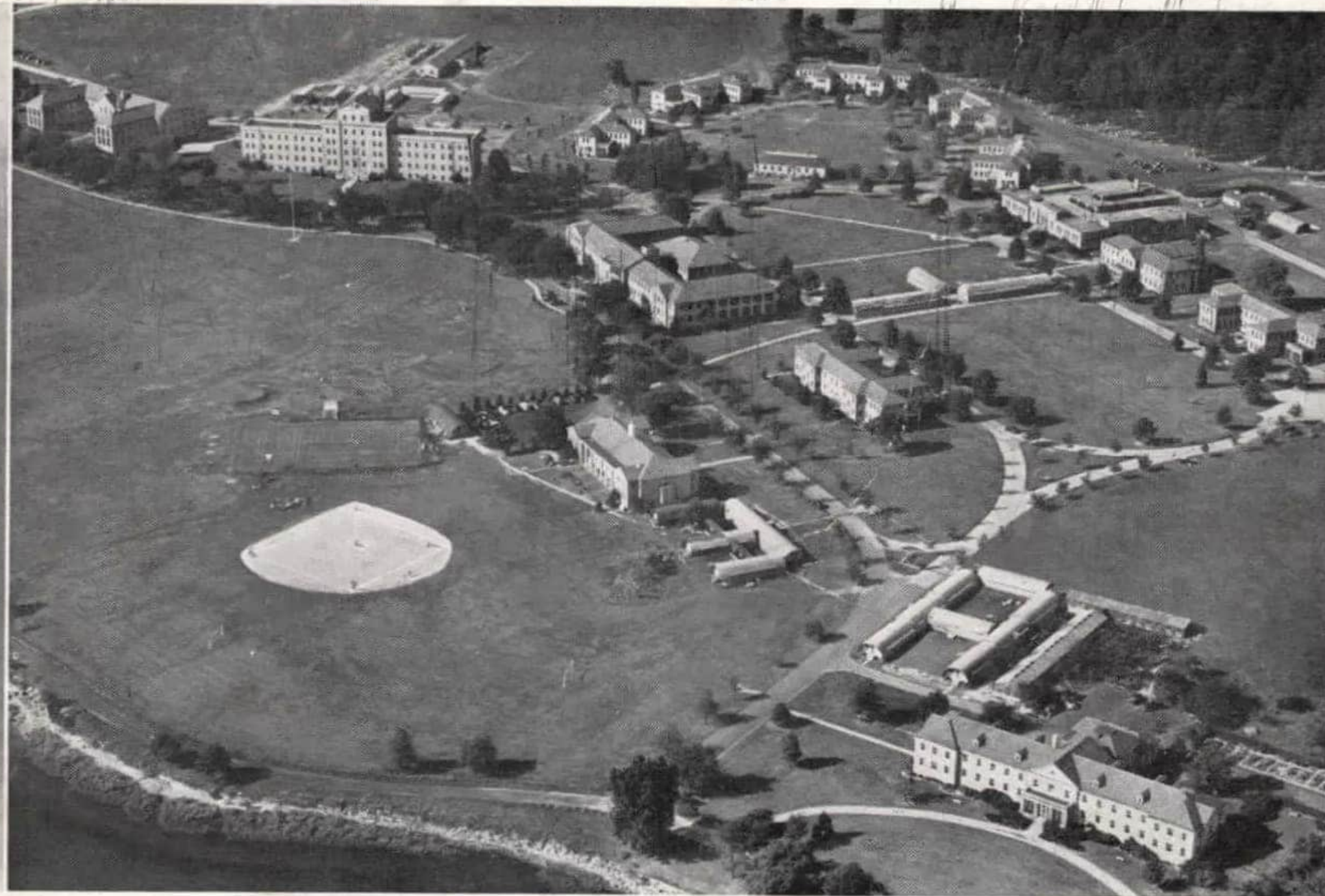
VA | U.S. Department
of Veterans Affairs



 **aecom.com**

Proprietary Question Sections & Networking

WILLIAM S. JONES, FIELD AGENT
MASONIC SERVICE ASSOCIATION OF U.S.
P. O. BOX 546, PERRY POINT, MD.



Veterans Hospital—Perry Point, Maryland



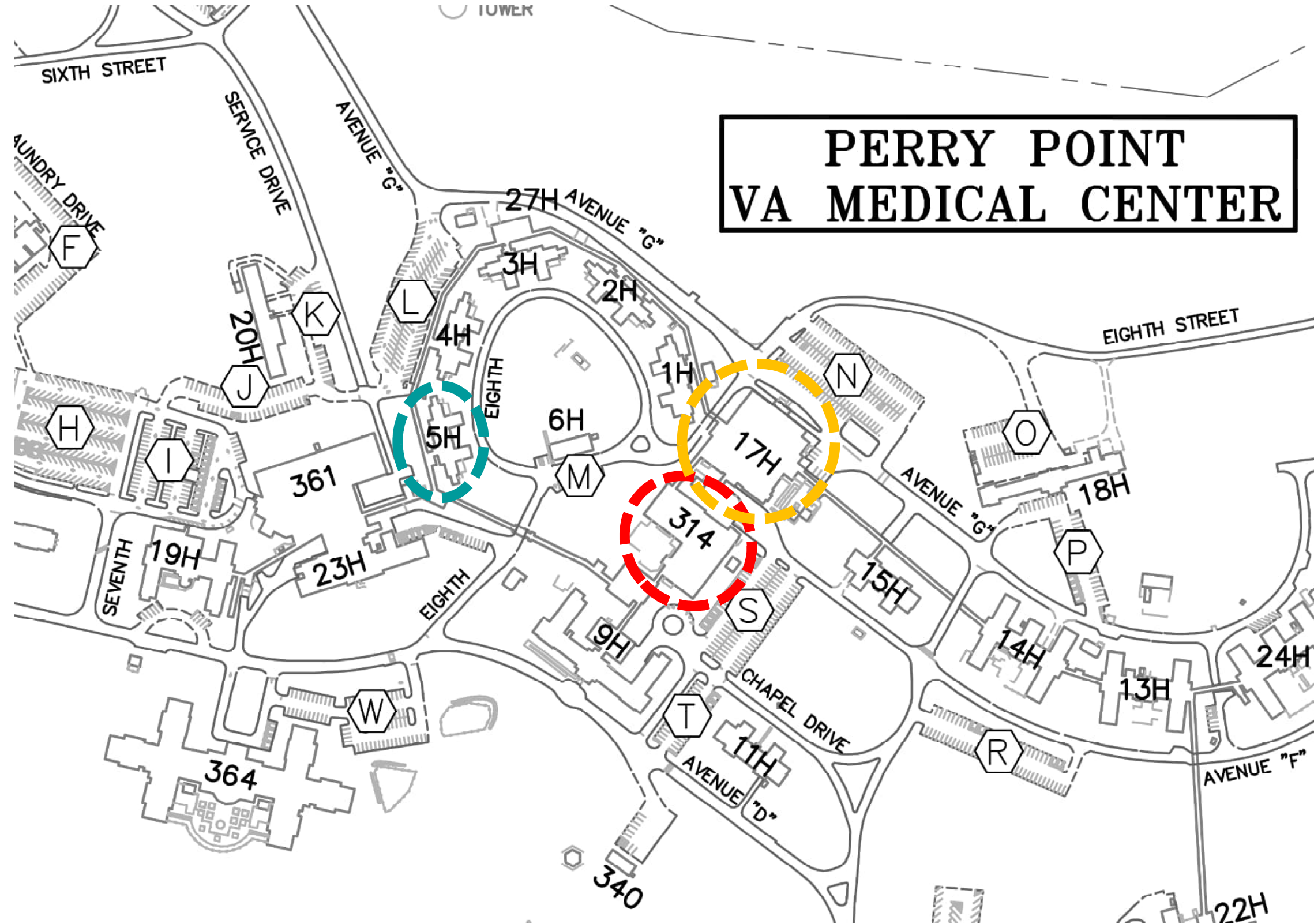
VA | U.S. Department
of Veterans Affairs



 aecom.com

Afternoon Agenda

- Lunch Break
(Canteen in Building 17)
- Proprietary Sessions
(Building 5H Room 203)



VA | U.S. Department
of Veterans Affairs



 aecom.com

Questions for Offerors

- In terms of schedule, would you prefer to see a Design-Bid-Build (DBB) or a Design-Build (DB) procurement approach?
- If project is a DB procurement, what level of design development would you prefer in a DB-RFP?
- Anticipating FY28 award, what market trends might affect schedule or cost?
- What issues do you see with environmental permitting (NOI, E&SC, SWM, JPA, NEPA, EIS)?
- What issues do you see with historic preservation requirements (SHPO)?
- Do you foresee any supply chain or labor resource issues arising from the Perry Point location?
- What information shared today gives you concern regarding this future opportunity?

Thank you



VA

U.S. Department
of Veterans Affairs

