

DEB FORUM

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Bureau of Capital Outlay Management

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BCOM Newsletter

- * Subscribe on the BCOM website
- * Includes:
 - * DEB Notices
 - * CPSM Updates
 - * Revised Forms
- * Other News and Information
 - * Pool Process Details
 - * Code Applications
 - * Procurement Issues

Funding Report

- * Outlines authorized budget and gross area
- * Includes:
 - * Furniture, Fixtures and Equipment (FF&E)
 - * Non-Pool or Agency Funds
- * More than the amount requested:
 - * Estimating difference rather than a scope difference
- * Lower than the amount identified:
 - * Value Engineering
 - * Additional funds from non-pool sources
 - * Reduce the scope

A/E Contract for Pool Projects

- * Negotiate an A/E contract for all services
 - * Preplanning Pools
 - * Detailed Planning Pools
 - * Construction Pools
- * Memorandum of Understanding
 - * Funded for Detailed Planning Only
 - * Schematic Phase Target
 - * After SC and PD may revise Design-to Budget

Utility Required Electrical Service Inspection

- * Provide inspection report before service connection
- * 28 electrical utilities in the Commonwealth of Virginia
 - * Jurisdictional authority over all electrical service distribution
 - * No jurisdiction over any users distribution system
- * Engage the utility as early as is possible
- * Inspection Considerations:
 - * Third party inspector – not contractor
 - * Inspector familiar with requirements of the utility
 - * Written check lists – approved by the utility

Motion Sensor Controlled Egress Illumination

- * 2012 NFPA 101 permits occupancy sensors for *means of egress* lighting
- * Shall provide:
 - * Full coverage
 - * Incorporate **both** infra-red and ultrasonic
 - * 15-minute time delay

Motion Sensor Controlled Egress Illumination

- * Illuminate entire floor from motion anywhere on that floor
- * Exterior shall not use occupancy sensors – controlled by photocells
- * Activate with the fire alarm system
- * Sequence of operation of the occupancy sensing at Preliminary

Safe Room and Secure Room Design and Construction

- * Safe rooms:
 - * FEMA 453 / May 2006 – Risk Management Series – *Safe Rooms and Shelters, Protecting People Against Terrorist Attacks*
- * Secure Room:
 - * Compliant hardware identified for this application
- * Neither Safe Rooms nor Secure Rooms are considered standard program elements

Required Toilet Signage

- * Required Plumbing Fixtures
 - * Men
 - * Women
 - * Family or Assisted Use (may be counted as men or women)
 - * Unisex (15 or fewer occupants)
- * Non-Required Plumbing Fixtures
 - * Any sign is acceptable
- * OSHA guidance is for employees to identify and use the safest toilet room

High Performance Building Act – Prescriptive Compliance

- * Virginia Energy Conservation and Environmental Standards
 - * Based on the 2012 International Green Construction Code
 - * Updated January 20, 2016
 - * Deletion of VEES matrix
 - * Exemptions due to special circumstances
 - * Low energy buildings exempted
 - * Provides prescriptive compliance path only



High Performance Building Act – Performance Compliance

- * LEED Silver
- * Green Globes 2-Globes minimum certification



Assistive Listening System

- * Required where audible communications are integral to the use of the space
- * System technology selected based on venue requirements
- * Hardwired and wireless systems acceptable
- * Require basic equipment:
 - * Transmitter(s)
 - * Receiver(s)



Assistive Listening System

- * RF or FM – sound over radio waves/frequencies
 - * \$1X
 - * Inventory control
- * IR – sound over infrared light waves
 - * \$2-3X
 - * Inventory control
- * IL – sound over a magnetic field assembly to telecoil equipped hearing aids and cochlear implants
 - * \$5-10X
 - * Hearing aid compatibility
 - * Retrofit difficult and costly



Fire Sprinklers and Shelving with Storage

- * 2010 NFPA 13, Section 8.6.6.1
- * 2010 NFPA 13, Appendix A, Section 8.6.6

“Shelving and storage is not permitted to extend above the 18” horizontal plane **except where** this shelving and storage is located on or against a wall”

Fire Alarm and Sprinkler Shop Drawings Submission

- * Working Drawings specify a delegated design
- * Building is under construction
- * Fire Alarm and Fire Sprinkler System are being installed
- * Incomplete drawings approved by the responsible design professional
- * SFMO inspections after Shop Drawings have been approved by BCOM

Top 10 Ways to Expedite Design Reviews and Inspections

- * Submit complete drawings & specs
- * Get the basics correct
- * Ensure documents are coordinated
- * Consult with BCOM technical staff
- * Use current forms and formats
- * Understand & adhere to CPSM requirements
- * For applicable projects, follow the Pool Process
- * Assure changes during construction are properly approved and communicated
- * Ready the project for substantial completion inspection
- * Provide complete close-out documentation