

8.23.2016 - Questions & Answers:

1. Paragraph J.2.c) and J.3.c) in the Solicitation state that every addressable point shall report to, and have the option to be controlled by, the existing Simplex Truesite Workstation. It is the V.A.'s intent for all devices to be changed to Simplex devices including the new panels? **No, the offeror has the option to offer/install any brand device that is compatible with the existing Simplex Truesite Workstation.**
2. Will touch up paint be supplied by the owner? **No, all touch up paint will be provided by offeror.**
3. It would not be reasonable to assume that new conduits are required and that Simplex components are required and price accordingly to the VA when in fact those costs may not have to be incurred, nor would it be reasonable to assume that those items are not required only to later find out they are in fact required. **No conduit will be required.**



# Department of Veterans Affairs

## Service Contract

### **Fire Alarm Control Panel Replacement, Viera and Lake Baldwin Orlando VA Medical Center, 5201 Raymond St., Orlando, FL 32803**

#### I. DEFINITION AND ACRONYMS:

A. Pre-Construction Risk Assessment (**PCRA**), Interim Life Safety Measures (**ILSM**), Request for Proposal (**RFP**), Certified Independent Third-Party Safety Professional (**CTTP**) National Fire Protection Association (**NFPA**), The Joint Commission (**TJC**), Facilities Condition Assessment (**FCA**). Orlando Utilities Commission (**OUC**), Competent Person (**CP**), Contracting Officer's Representative (**COR**), National Institute for Certification in Engineering Technologies (NICET).

#### II. SCOPE OF WORK:

##### A. General Requirements:

Provide all labor, materials, tools, equipment, and services necessary for replacement of the Fire Alarm Control Panel (FACP) in Building 521(Domiciliary), Building 504 (Teal Team) at Lake Baldwin and replacement of the FACP at the Viera Outpatient clinic located at 2900 Veterans Way Viera, FL.

1. All work hours **MUST** be coordinated with the projects **COR** to minimize interference with normal clinic functions. All work shall be performed **DURING** normal business hours (7:30 am to 3:30 pm, Monday through Friday).

The clinics normal operations will be continued during construction, work shall not interfere with these operations in any way without the facilities expressed consent.

**[All Tests of the Devices will happen during normal business hours but all horn/bell and strobes will need to be done during WHEN hours so not to affect patient care] [WHEN hours - Weekends, Holidays, evening (after 1700 hours ) or Nights. (Shall be schedule with end user)]**

2. Safety Requirements

The prime contractor and on-site general superintendent/supervisor are required to have completed an OSHA-approved 30-hour construction course prior to working on the site. Superintendent/supervisor must provide the Contracting Officer a copy of current certificates identifying successful completion of the training prior to executing work for the Veterans Administration. In addition, Contractor shall provide submittals for contract construction or renovation work which include the names, qualifications, and training dates for Contractor's Competent Persons (CP), who has been designated to administer the site specific safety program, as well as the CP for other activities as

required by OSHA regulation 29 CFR 1926.32 (such as scaffolds, cranes, excavations, etc.). Contractor's CP are required to implement and maintain effective safety programs that identify and control hazards that may cause injury or illness to VA patients, staff, visitors, and contractor employees. The VA CP does not take the place of Contractor's CP nor acts on their behalf. The VA CP determines if Contractor is meeting VA standards and contractual requirements for safety and OSHA compliance. When these standards and contract requirements are not being met, the VA COR and/or CP will take immediate action to prevent injury, non-compliance, and/or property damage.

3. Project Classification

Type A, Low Risk, Class I

4. Resources

All designs shall comply with applicable sections of VA standards and publications, and all references therein. Ensure that construction documents comply with the latest edition of these VA construction and design standards. VA standards can be found on the World Wide Web at <http://www.cfm.va.gov/TIL/>. VA publications and standards shall include but shall not be limited to: Office of Construction & Facilities Management Site Map:

<http://www.cfm.va.gov/sitemap.asp>

5. The Technical Information Library (TIL): <http://www.cfm.va.gov/TIL/>

- a) Master Construction Specifications Index (PG-18-1)
  - b) VHA Program Guide (PG-18-3 Design and Construction Procedures)
  - c) National CAD Standards (PG-18-4)
  - d) Equipment Guide (PG-18-5)
  - e) Equipment Inspection Manual (Program Guide 7610.2)
  - f) Equipment Reference Manual (PG-18-6)
  - g) Space and Facility Planning (PG-18-9)
  - h) Design Manuals (PG-18-10)
  - i) Design Guides (PG-18-12)
  - j) Accessibility (PG-18-13)
  - k) A/E Submission Instructions (PG-18-15)
  - l) A/E Design Submission Requirements (PG-18-15)
  - m) Environmental Compliance Manual (PG-18-17)
  - n) Design Alerts
  - o) Quality Alerts
  - p) VA Signage Design Guide
  - q) Fire Protection Design Manual – Fourth Edition
  - r) Cost Estimating
  - s) Physical Security Design Manuals for VA Facilities – Mission Critical Facilities
  - t) Sustainable Design and Energy Reduction Manual (First Draft)
6. TIL - Master Construction Specifications: <http://www.cfm.va.gov/til/spec.asp>
7. Department of Veterans Affairs Mechanical Design Manual
8. VA Master Construction Specifications (<http://www.cfm.va.gov/til/spec.asp>)
9. VA Construction Standards (<http://www.cfm.va.gov/TIL/cPro.asp>)
10. VA Standard Details (<http://www.cfm.va.gov/TIL/sDetail.asp>)

- B. Office of Construction & Facilities Management: <http://www.cfm.va.gov/index.asp>
1. VA Office of Facilities Management citations of the AIA design standards found on the world wide web at <http://cfm.va.gov.TIL/>
  2. VA Office of Health and Safety (OHS): <http://www1.va.gov/vasafety/>
  3. Construction Infection Control Risk Assessment Memorandum
- C. Other design and construction standards and publications that shall be applied to this work includes, but are not limited to:
1. National Fire Protection Association (NFPA) Codes & Standards - [www.nfpa.org](http://www.nfpa.org)
  2. OSHA Rules and Regulations
  3. International Building Code (ICC) latest edition
  4. Life Safety Code (NFPA 101) latest edition
  5. The Joint Commission (TJC) Accreditation manual (latest edition)
- D. Applicable sections of the VA Master Construction Specifications will be prepared by the Architect/Engineer, including all the necessary adaptations.
- E. Particular attention is called to CD4, Symbol Identification of Contract Drawings.
- F. Equipment symbols shall be in accordance with PG-18-6, Equipment Reference Manual (previously List of Equipment Symbols, H-08-6).
- G. Standard Drawing Details, Handbook H-08-4, shall be utilized to the greatest extent practicable.
- H. Cost estimates shall be developed in strict conformance with VA's Manual for Preparation of Cost Estimates for Hospital Projects (May 1, 1996).
1. Guidelines for Design and Construction of Hospitals and Health Care Facilities, Latest Edition, published by The American Institute of Architects
- I. Project Overview:
- This is a service based contract to replace the Fire Alarm panels in the following locations and buildings: Viera Outpatient Clinic, 2900 Veterans Way Viera, FL 32940, Orlando VA Medical Center, 5201 Raymond Street Orlando, FL 32803, Lake Baldwin buildings 504 and 521.
- J. Specific Project Requirements:
- The contractor shall be responsible for providing all necessary equipment, labor and materials to complete all necessary work.
1. Viera Location: Pre-existing FACP has class B wiring with 28 manual pull stations, 81 photo smoke detectors, 36 duct detectors, 6 heat detectors, 5 water flow switches, and 6 supervisory switches and associated relays. There are a total of 232 notification devices configured in class Y.
    - a) There shall be a one for one swap of all initiating and notification devices and all associated relays.

- b) NAC panels are to be swapped one for one or as necessary to support the 232 notification devices. The existing NAC circuits are style Y.
  - c) **[Panel reports back to central station]**
  - d) **[One annunciator panel will need to be replaced at existing panel's location]**
2. Lake Baldwin Location building 521 Domiciliary: Pre-existing FACP has class B wiring with 13 manual pull stations, 100 photo smoke detectors, 3 heat detectors, 1 water flow switch, and 5 supervisory switches and associated relays. There are a total of 14 notification devices configured in class Y.
- a) There shall be a one for one swap of all initiating and notification devices and all associated relays.
  - b) NAC panels are to be swapped one for one or as necessary to support the 14 notification devices. The existing NAC circuits are style Y.
  - c) Contractor shall have the New Fire Alarm Panels programmed by Simplex Grinnill to report to Central Station. New Fire Alarm Panels shall report Alarm, Trouble, and Supervisory signals through the Fire Alarm Network to the Central Station and every addressable point shall report to, and have the option to be controlled by, the existing Simplex TrueSite Workstation.
  - d) **[Panel reports back to central station]**
  - e) **[One annunciator panel will need to be replaced at existing panel's location]**
3. Lake Baldwin Location building 504 Teal Team: Pre-existing FACP has class B wiring with 5 manual pull stations, 27 photo smoke detectors, 6 duct detectors, 1 water flow switches, and 3 supervisory switches and associated relays. There are a total of 31 notification devices configured in class Y.
- a) There shall be a one for one swap of all initiating and notification devices and all associated relays.
  - b) NAC panels are to be swapped one for one or as necessary to support the 31 notification devices. The existing NAC circuits are style Y.
  - c) Contractor shall have the New Fire Alarm Panels programmed by Simplex Grinnill to report to Central Station. New Fire Alarm Panels shall report Alarm, Trouble, and Supervisory signals through the Fire Alarm Network to the Central Station and every addressable point shall report to, and have the option to be controlled by the existing Simplex TrueSite Workstation.
  - d) **[Panel reports back to central station]**
  - e) **[One annunciator panel will need to be replaced at existing panel's location]**
4. Orlando VA Medical Center shall be provided a copy of the battery calculations, NFPA 72 report that list the location of all initiating devices, notification devices and relays in a Joint Commission approved format.
5. Shall be a 100% test of devices for functionality upon completion of installation at each location.
- K. The C&A requirements do not apply, and that a Security Accreditation Package is not required.

L. Schedule

Projects will have to be completed in no more than **[120 days]**. Contractor shall submit a schedule, in an industry accepted format, with start and completion dates for each location to the Contracting Officer and Contracting Officer's Representative for review and approval.

**[a) There shall be close time lines when replacing each panel and returning each system back online and operating as design to limit required time for fire watches and protection of personnel.]**

M. Department of Veteran Affairs Personnel:

1. Engineering Facilities Management (FMS),
  - a) COR Email: **Scott.reed@va.gov**
2. Contracting Office – **Christopher Bany**
  - a) Contracting Officer Email: **christopher.bany@va.gov**