

STATEMENT OF WORK
FIRE ALARM AND SUPPRESSION SYSTEMS
593-17-1-523-0006

I. SCOPE OF WORK

The VA Medical Center, 6900 North Pecos Road, North Las Vegas, NV 89086 has a requirement for a service contract to provide testing and maintenance of all facilities fire and life safety systems by a Certified Engineering Systems Technology (EST) Fire Alarm Technician. This contract shall cover buildings 1, 2, 3, 4, 5, 6, 7 and Fisher House with a base performance period of April 1, 2017 thru March 31, 2018.

II. SPECIFIC REQUIREMENTS

The contractor shall be responsible for implementing and maintaining the following systems/items:

- (One Time) Inventory and Labeling of all Fire Suppression and Alarm Devices
- Semi Annual Kitchen Hood Inspections
- Semi Annual Clean Agent Inspection
- Quarterly Fire Alarm Inspections
- Quarterly Suppression Inspections
- Annual Fire Alarm Testing
- Annual Suppression System Testing
- Emergency Repair Work, Alarm or Sprinkler Systems
- Annual Fire Pump Test
- Annual Fire Hydrant Service
- Annual & Five Year Standpipe Testing
- Main Drain Testing

As required by the most recent versions of National Fire Protection Association (NFPA) Code Standards; NFPA 10, NFPA 25, NFPA 72, NFPA 80, NFPA 96 and NFPA 2001. These services are to be accomplished by the contractor during preventive maintenance checks, service checks and/or inspections, testing, and maintenance. Any components of the water-based fire suppression system, kitchen fire suppression system, clean agent fire suppression system, and notification systems found by the contractor not to be in compliance with the design or operation as required by the manufacturer or NFPA standards shall be repaired and or replaced within a 12-hour period. **Contractor must respond within two hour to all emergency calls.**

The maintenance of the fire alarm/suppression system includes but is not limited to the contractor performing:

1. Test and calibrate alarm sensors, such as flame and smoke detectors per the manufacturer specifications. This including cleaning the smoke detectors at least once a year.
2. Simulate inputs and test the annunciating devices.

3. Check the battery for corrosion and expiration date, and then take appropriate action, if necessary, including replacement of the battery.
4. Ensure gauges are recalibrated or replaced when due.

III. DOCUMENTATION

The contractor shall provide complete documentation of all inspection, testing, and maintenance reports. These reports will be computer generated through a program, such as Building Reports.com or equivalent and the reports will meet all the requirements prescribed per the NFPA code for the specific items being serviced. The report will contain each specific device, the results of all inspection, testing, and maintenance actions and recommended repairs to bring the system to compliance with NFPA codes. Documentation shall also include information on how and when discrepancies were corrected. The reports shall be in NFPA 72, inspection, testing and maintenance test report format. The soft copy of the report shall be in searchable .pdf format. The contractor shall provide report in a searchable .pdf format Maintenance, service, and inspection will consist of all internal inspection requirements as stated herein in paragraph III, in accordance with NFPA 10, NFPA 25, NFPA 72, NFPA 80, NFPA 96, and NFPA 2001 to include weekly, monthly, quarterly, yearly, or intervals required as per NFPA (with the exception of the weekly and monthly fire pump tests which will be conducted by Central Energy Plant personnel).

IV. EQUIPMENT IDENTIFICATION

The total square footage for buildings 1, 2, 3, 4, 5, 6, 7 and Fisher House is approximately 1.2 million square feet. Each facility contains 100% coverage by a sprinkler system. Contractor shall complete a baseline inventory of all systems and devices, and label them for computer generated reports. The facilities are protected by wet systems, Wand Doors, Fire Shutters, and two clean agent systems. Contractor shall respond to all repairs within 2 hours. Contractor shall maintain, service, and inspect all components of the water based, Alarm System, Wand Doors, Fire Shutters, and clean agent systems including the sprinkler system, and fire notification system as required by NFPA 10, NFPA 25, NFPA 72, NFPA 80, NFPA 96, and NFPA 2001. Contractor must complete all inspections utilizing a device- specific bar code inspection system. Bar codes shall be placed on all Fire, Life Safety and Security devices covered under the contract. Mobile scanning devices shall be used to scan the barcodes and provide verification within the report via a time and date stamp for each Life Safety or Security device inspected or tested. Resulting Inspection Reports must be accessible without proprietary software via a secure online database within 24 hours of inspection completion. Access to reports must be available 24 hours a day, 365 days a year via password protected login. Due to the confidential nature of the inspection data, web reporting servers must be housed in secure co-location facilities, protected against power loss and the data backed up daily.

V. PREVENTATIVE MAINTENANCE

The contract also includes preventative maintenance of Canteen Hood Suppression Systems as specified in NFPA 96 Ventilation Control and Fire Protection of Commercial Cooling Operations at the interval(s) required by the standard such as semi-annual or two services six (6) months apart. All preventative maintenance procedures will be performed in accordance with (IAW) the inspection requirements of NFPA 96. Test methodology will be consistent with

NFPA 72 National Fire Alarm Standard, Chapter 10, Inspection, Testing and Maintenance. All preventive maintenance will be coordinated with the Contracting Officer's Representative (COR)/Safety Specialist and scheduling subject to maintenance will require a fourteen (14) day advance notice of when the actual preventive maintenance will be conducted.

VI. DUTIES

All duties outlined in this Statement of Work will be performed IAW NFPA standards and methods generally accepted by current industry standards.

VII. HOURS OF COVERAGE

Contractor's schedule will be Monday through Friday from 8:00 a.m. to 4:00 pm and on an as needed basis, excluding Federal holidays. Holidays recognized by the VASNHS are New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, and Christmas Day. It should be noted that if a holiday falls on Saturday, it is observed on Friday. If a holiday falls on Sunday, it is observed on Monday. The contractor shall provide telephone response to an emergency call within an hour and shall be on-site within four (4) hours from the call. Non-emergency calls (as mutually determined by the VA and the Contractor) will be scheduled for the next business day.

VIII. UNSCHEDULED MAINTENANCE All work will be performed IAW the regulations, codes, and or laws established by local, State, and or Federal agencies. Work performed outside normal hours of operation should be coordinated with the COR in advance to avoid delays or miscommunication.

- a. All contract personnel working within VA Southern Nevada Healthcare System facilities must be able to obtain a VA Contractor's Badge. Contractors must properly wear their badge as identification while performing work inside or outside the VA complex. Contractor personnel that cannot obtain a VA Contractor Badge may not enter or perform work within VA facilities without first reporting to VA Police Service upon entering the VASNHS to sign-in and to obtain a Visitor's Badge.

IX. SCHEDULED MAINTENANCE AND TESTING

Contractor shall perform all inspections and services according to manufacturer's specifications and current NFPA Codes (with the exception of the weekly and monthly fire pump tests which will be conducted by Central Energy Plant personnel); any deviation from these specifications will be provided in writing to the COR, prior to the service or replacement.

Contractor shall perform all annual testing at the same time. Contractor will not be allowed to divide up the testing of similar devices over the course of the year. For example, all tamper switches need to be tested at the same time; all flow switches need to be tested at the same time. Non similar devices can be tested on different days, for example, tamper switches do not need to be tested at the same time as the flow switches.

X. PARTS

The Contractor is responsible for providing replacement parts associated with the sprinkler system, alarm system, and clean agent systems. All parts and materials shall be equal to or superior in quality and/or design to the original equipment furnished by the manufacturer. Manufactured items will be subject to the “Buy American Act”

REPORTS: Contractor shall provide the VA Southern Nevada Healthcare System with a written report on work performed, within 7 calendar days of completion of work. Weekly inspection reports must be turned in to the COR or Contracting Officer before the Contractor leaves the work site. Access to reports must be available 24 hours a day, 365 days a year via password protected login. Due to the confidential nature of the inspection data, web reporting servers must be housed in secure co-location facilities, protected against power loss and the data backed up daily.

- a. The contractor shall use NFPA 72, inspection, testing and maintenance test report format. The contractor shall provide report in a searchable .pdf format.

XI. CONTRACTOR QUALIFICATIONS

Contractor shall provide the VA Southern Nevada Healthcare System with a written report on work performed, within 7 calendar days of completion of work. Weekly inspection reports must be turned in to the COR or Contracting Officer before the Contractor leaves the work site. The contractor’s format is acceptable as long as it includes each device, NFPA reference, deficiency (if identified), action plan (if unable to repair immediately) and resolution of discrepancy.

- a. **Inspection, Testing and Maintenance Service:** A service program provided by a qualified contractor in which all components unique to the properties systems are inspected and tested at the required times and necessary maintenance cycles is provided.
- b. **Impairment:** (A shutdown of the system or portion thereof) The two types are as follows:
 - i. **Emergency:** A condition where a water-based and/or clean agent fire protection systems or portion thereof is out of order due to an unexpected occurrence, (e.g. ruptured pipe, operated sprinkler, or an interruption of water supply to the system.)
 - ii. **Preplanned:** A condition where a water-based and/or clean agent fire protection systems or a portion thereof is out of service due to work that has been planned in advance, such as revisions to the water supply or sprinkler piping.

XII. CHANGES

The requirements specified in this contract may be changed by a written modification. The modification will be executed by the Contracting Officer.