

**PERFORMANCE WORK STATEMENT  
FIRE AND SMOKE DAMPER REPAIR**

VAMC BOSTON, WEST ROXBURY CAMPUS,  
1400 VFW PARKWAY  
WEST ROXBURY MA 02132

*DURATION:* 30 days

**1. GENERAL SCOPE:**

The contractor shall provide all labor, material, tools and supervision necessary to perform the fire and smoke damper repair services at the VA Boston Healthcare System, West Roxbury Campus, 1400 VFW Parkway, West Roxbury, MA 02132.

The fire and smoke dampers to be repaired are listed in Attachment 1, Damper Inspection Report. Based on the Damper Inspection Report and the attached drawings, the contractor shall provide the replacement and repair and inspection services.

**1. Installing New Actuators.** The contractor shall install new actuators as indicated in the attached Damper Inspection Report. The contractor shall determine the appropriate actuator to replace the old actuator. The replacement shall be UL555S listed and shall be approved by the Government prior to replacement. The contractor shall verify the temperature, torque, time, voltage and amperage for the replacement actuator. The temperature, voltage and amperage of the replacement actuator must operate at the same rating of the original actuator; the torque and time (open and close) shall be equal or greater to the original actuator.

The contractor shall remove the old actuator and clean the damper. The contractor shall ensure that the blades of the damper are operational prior to replacing the actuator.

Once the new actuator is installed the contractor shall power the actuator to open the damper and take a digital photograph of open damper. The contractor shall cut power to actuator to close damper; take digital photograph of closed damper providing proof of operational actuator. The contractor shall power the Actuator to reopen the damper; take a digital photograph of open damper to provide proof of operational actuator. The Contractor shall provide all 3 photos for each new actuator to the Government.

**2. Damper Repairs:** The contractor shall provide damper repairs in accordance with the attached Damper Inspection Report. The contractor shall replace all dampers in need of complete replacement with Dampers listed by Underwriters Laboratory as UL555 (Fire Dampers), UL555S (Smoke Dampers), UL555C (Ceiling Dampers). The contractor shall determine the proper rating, size, expansion clearance, retaining angle, sleeve requirements, duct to sleeve connections and location for the replacement damper.

**3. Re-Inspection Services:** The Contractor shall provide damper inspection services in accordance with the attached Damper Inspection Report. The Contractor shall perform the Inspection Services in a workmanlike manner. While performing such Inspection Services, the contractor shall utilize

reasonable infection control procedures. Without limiting the foregoing, contractor shall adhere to Customer's infection control risk assessments ("ICRAs).

**3.1 Damper Accessibility.** Reasonable effort will be made to provide the contractor with accessibility to Dampers. However, contractor shall adhere to the following guidelines:

3.1.1 If a duct penetrating a fire/smoke wall is accessible, but has no access panel, contractor shall cut and install an access panel, with Government's approval, and carry out damper inspection as far as possible.

3.1.2 If the only access point is longer than an arm's reach away from the Damper, contractor shall perform a visual inspection to the limit allowable, including inspecting the frame for signs of kinking or twisting, looking for rust or build-up of any kind that may keep the Damper from closing, and looking for obvious obstructions, such as wire or conduit running through the damper. Contractor shall record observations.

3.1.3 If the Damper is completely occluded by layers of utilities and is totally inaccessible, record that fact.

3.1.4 If a Damper is inaccessible, the Damper will still be located, mapped on drawings, labeled at its physical location, and included in the Report.

3.2 For all work outlined in Exhibits, the Government shall be responsible for all MEP and heavy carpentry work, included but not necessarily limited to:

- a. Movement of pipes
- b. Movement of medical gas lines
- c. Movement of conduit or any wiring
- d. Movement of any HVAC equipment, including ductwork
- e. Installation of access ceiling hatches in plaster ceilings
- f. Concrete work as needed to facilitate damper installation, frame removal, or other items where fixed structure(s) limit access

**4. REPORT:** Upon conclusion of the performance of the Inspection Services, the Contractor shall provide the Government with an Excel report ("Report"), which is intended for the owner to provide for submission to applicable agencies, such as the local authority having jurisdiction (AHJ), Insurance Agencies and/or the Joint Commission. The Report shall include the following:

- a. A field report listing each Damper that had a replacement actuator installed or damper repaired or replaced, the damper's location, and damper's identifier number.
- b. The name and signature of the contractor's Service Technician that performed the Repair Service, as well as the date of the service.
- c. A check list completed by the Service Technician that all post-installation Test Functions (See item h.) were completed.
- d. The original of the field report will be provided to the Government.
- e. Drawings with any changes

## **5. SAFETY PRECAUTIONS**

5.1 The Contractor shall comply with all applicable Federal, State and local legal requirements regarding workers health and safety. The requirements include but are not limited to, those found in Federal and State Occupational Safety and Health Act (OSHA) statutes and regulations, such as applicable provisions of Title 29, Code of Federal Regulations (CFR) Parts 1910 and 1926. Contractor is solely responsible for determining the legal requirements that apply to activities, and shall ensure safe and healthful working conditions for its employees.

5.2 Contractor shall assume the responsibility to guard against causing of fires and/or explosions and to protect Government Property.

5.3 The Contractor shall perform the work in a manner consistent with the area security and fire safety regulations especially with regard to exits and exit way access. Utility shutdowns shall not compromise security, communication or fire safety for occupants.

5.4 No flammable liquids shall be stored or used in the medical center.

5.5 The necessary number and appropriate types of portable fire extinguishers are required per National Fire Protection Agency (NFPA) 10 and NFPA 241. Contractor shall keep certification on site at all times of extinguisher inspections.

5.6 The Contractor shall receive from the COTR a permit for all cutting, welding, and soldering 24 hours in advance. All permits shall be prominently displayed during all construction.

5.7 All necessary precautions shall be taken by the contractor to prevent accidental operation of any existing smoke detectors or sprinkler heads.

5.8 The Contractor shall comply with an Infection Control Risk Assessment (ICRA) which will be developed with the COTR and the Infection Control Practitioner. Multiple ICRA's may be necessary to address specific risks at various stages of the project and must be approved prior to proceeding on each phase.

## **6. HAZARDOUS MATERIAL REPORTING:**

6.1 The Contractor shall maintain hazardous material inventories and material safety data sheets (MSDS) for all hazardous materials (as defined in CFR 1910.120, 40 CFR's 355, 370, & 372) to be stored and used on this Medical Center. Hazardous materials must be inventoried when received and at the projects completion. The amounts used shall be maintained for the project duration, and for the calendar year (ending 31 December).

6.2 Hazardous Materials Inventories, Material Safety Data Sheets and material quantities used shall be submitted to the Contracting Officer for approval.

6.3 In the event of a spill, Contractor shall immediately notify the Contracting Officer's Technical Representative (extension 5138) as well as the Contracting Officer. The Contractor shall be solely responsible for the expense of any cleanup of such spill, and the cleanup shall be in accordance with

the applicable provisions of 40 CFR Part 761.

6.4 Asbestos Containing Material (ACM) is not present in the workspace. Refer to Asbestos and Lead Survey Report 2010 Bldg 1 Flr 2. If contractor locates suspected ACM in addition to material noted in report, they shall contact the COTR immediately for further direction. If any ACM is disturbed or becomes friable due to contractor actions, the construction site shall be shut down until and contractor shall provide appropriate containment at their own expense. In addition, contractor shall be responsible for all abatement and disposal of affected material at their own expense, only after which the job site shall be reopened for continued work. In the event of an ACM disturbance event, the COTR shall be immediately notified and shall provide specifications on asbestos abatement.

## 7. ENVIRONMENTAL PROTECTION:

7.1 In order to provide for abatement and control of all environmentally hazardous materials arising from demolition and/or construction activities, the Contractor shall comply with all applicable environmentally hazardous material control and abatement and all applicable provisions of the Corps of Engineers' Manual EM 385-1-1, "General Safety Requirements" as well as the specific requirements stated elsewhere in the Contract Documents.

7.2 The Contractor is responsible for daily cleanup of all areas affected by its work. Areas in use or affected shall be returned to condition in which they were turned over or initially found. VA Housekeeping shall not be dispatched for cleaning associated with contractor work.

7.3 The Contractor shall take every precaution in preserving flooring, finishes, equipment, and furniture in areas of work. The Contractor shall repair or replace any damage incurred during its work at their expense.

7.4 Contractor shall use freight elevators for transmission of materials and personnel. Contractor shall take every precaution in preserving the elevators, including the hoist way and lobby doors, interior finishes, and shall conduct all good practices in observing lifting and motor components tolerances. Any damage incurred to any elevator component due to negligence will be repaired at expense of the contractor, within the work day of incurred damage.

**8. PERFORMANCE REQUIREMENT SUMMARY:** The contractor service requirements are summarized into performance objectives that relate directly to mission essential items. The performance threshold briefly describes the minimum acceptable levels of service required for each requirement. These thresholds are critical to mission success.

Performance Objective	Standard	Performance Threshold	Method of Surveillance
The contractor shall perform all work to repair the fire and smoke dampers in a safe manner.	OSHA and Title 29, Code of Federal Regulations (CFR) Parts 1910 and 1926	Zero Deviation from the Standard	Periodic Surveillance

The contractor shall install and repair all dampers listed in the Damper Inspection Report.	UL555S, UL555, UL55C	Zero Deviation from the Standard	Periodic Surveillance
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