

## **PART III**

### **SCHEDULE B -- SPECIAL REQUIREMENTS**

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**PART III: SCHEDULE B -- SPECIAL REQUIREMENTS****SECTION 1: INSTRUCTIONS FOR PRICING THIS SCHEDULE**

The Offeror shall submit lump-sum pricing for the purchase and installation of special equipment items specified in Schedule B for laboratory and clinic areas. Offers shall be evaluated in accordance with Part I of the Basic Solicitation. All property placed in, upon, or attached to the premises to be leased, and for which the Government pays by means of lump-sum, shall be and remain the property of the Government, and may be removed or otherwise disposed of by the Government.

As part of the rental consideration, the Offeror must include supporting construction, HVAC systems, utilities, and electrical distribution systems for Offeror furnished equipment and VA furnished equipment to be installed in the Outpatient Clinic. The price for each item in Schedule B shall include only the direct costs of obtaining and installing the item. Supporting structure(s) and distribution systems are included in the basic rent. Therefore, no additional costs relating to the distribution of services (including plumbing, sewage or electricity) or supporting construction should be ascribed to the special equipment costs in Schedule B.

Special equipment items for the clinic are listed in Sections 3 and 4 below. Pricing lines have been provided at each item to be included for pricing purposes in the offer. The Offeror is required to identify the total price involved for each line item. Totals for each Department or Service in the clinic must be entered on the Summary Price Sheet in the Schedule B document.

The Schedule B document is available as a convenience to Offerors in the form of an Excel workbook (electronic spreadsheet file). The individual worksheets (spreadsheets) in the file have been linked and formulas have been provided to facilitate computation of extended prices and totals. Electronic files are provided without warranty or obligation on the part of the government as to the accuracy or suitability for use. Users of electronic files shall agree to indemnify and hold the VA harmless from any and all claims, damages, losses and expenses including, but not limited to, attorney's fees arising from the use of the electronic files.

Offerors are responsible for the accuracy and completeness of the quantities, costs, subtotals, and totals in their proposals.

Items not listed in Schedule B are to be provided by the Lessor as part of the rental consideration. Such items are either specifically called for in the Basic Solicitation (e.g., drinking fountains) or identified in a paragraph specifying an allowance for payment under the provisions of the Basic Solicitation (e.g., telecommunications outlets) and are not identified for pricing purposes in Schedule B.

Estimated quantities have been provided in Schedule B for use in preparation of offers. An adjustment will be made at the time of final inspection on those items specified in Schedule B if there is any deviation between the quantity actually provided and the Government's estimated quantity.

**SECTION 2: GENERAL INFORMATION AND INSTRUCTIONS FOR USERS**

**Brand Names:** Certain equipment may be identified by make and model. Identification of these items in this Solicitation by a "brand name" description is intended to indicate the quality and characteristics of products that will be satisfactory and is not intended to be restrictive. Unless clearly indicated in the offer that an "equal" product is offered, the offer shall be considered as offering a referenced brand name product. Offers of "equal" products or equipment will be considered for this award if such product or equipment is clearly identified in the offer and is determined by the Government to fully meet the salient characteristics of the product or equipment named in this Solicitation. The Government's determination as to the acceptability of the "equal" product shall be based on information furnished or otherwise identified in the offer, as well as other information reasonably available to the VA. If the equipment cited in the Solicitation is no longer available, the manufacturer's currently available equipment that replaces the cited model shall be provided.

**Caution to Offerors:** The VA is not responsible for locating or securing any information not identified in the offer and not reasonably available to the VA. Accordingly, the Offeror shall furnish with its offer the manufacturer and model of equipment proposed and sufficient descriptive material such as cuts, illustrations, drawings, or other information for the VA to determine whether the product offered meets the specified salient characteristics and establishes exactly what the Offeror proposes to furnish.

**Basis of Design:** Offerors are advised that room layouts and equipment guide lists used in the development of this solicitation were based on VA PG-18-12, *Outpatient (SOC/CBOC) Design Guide* and VA PG-18-5, *Equipment Guide List*. These documents are the basis of design for VA facilities nationwide and may be found in VA's Technical Library at <http://www.cfm.va.gov/TIL/>.

**SECTION 3: SPECIAL ITEMS FOR THE ENTIRE CLINIC**

Placement of special systems required by the entire clinic will be shown on telecommunications drawings. Please price as totally installed and provide a unit cost for each item as listed in this Schedule. Adjustments in the contract at the time of approval of the equipment drawings will be made based on prices provided by the Offeror in this Schedule B document.

Specific Telecommunications Systems (all systems must be approved by the Contracting Officer or the Contracting Officer's designee.)

**3.1 PUBLIC ADDRESS SYSTEM**

Provide a public address system. The system will also allow each area receptionist to address their specific waiting areas. Public address central equipment shall be located in Telephone Equipment Room. System(s) shall be as manufactured by Bogen, JBL, Dukane, or approved equivalent, as updated to most current technology or manufacturer. Basis for design and in use at other Southern Arizona VA Health Care System locations is Bogen.

**3.2 AUDIO VISUAL, NURSE CALL, AND CODE ONE (BLUE) SYSTEM**

Provide a complete nurse call system. System(s) shall be as manufactured by Hill-Rom, Navicare, or approved equivalent, as updated to most current technology or manufacturer.

**3.3 MASTER ANTENNA TELEVISION (BROADBAND) SYSTEM – NA. Not Required****3.4 SECURITY MANAGEMENT AND CONTROL. AND CENTRALIZED POLICE SECURITY MANAGEMENT SYSTEMS**

Provide security management and control, and centralized police security management systems. System(s) shall be as manufactured by Lockheed, Viper, Access Gold, Casi-Rusco, or approved equivalent, as updated to most current technology or manufacturer. LAN/WAN based systems must be on a separate and standalone system and NOT connected to the Facility's LAN/WAN. The VA requires dry contact relays to connect to a Lenel OnGuard system provided by the VA.

**3.5 PATIENT (ALSO STAFF) ANNUNCIATOR/LOCATOR SYSTEM**

Provide patient and staff annunciator/locator system. System(s) shall be as manufactured by Viking, Radiance, Secur Trak, Patient Central, or approved equivalent, as updated to most current technology or manufacturer.

**3.6 MOTION INTRUSION DETECTOR (MID)**

This function/system will be incorporated into section 3.15 below

**3.7 RADIO ENTERTAINMENT DISTRIBUTION (RED) – NA. Not Required****3.8 DURESS ALARM AND EMERGENCY NOTIFICATION SYSTEM**

Provide a duress alarm and emergency notification panic system with visual and audible annunciation at one nursing clinic pod and Central Reception Area, connected to selected locations throughout the facility. System shall be LYNX and provided by the VA. Under no circumstance shall the telephone system be used to provide duress alarm functions.

**3.9 RADIO PAGING SYSTEM NA. Not Required****3.10 TWO-WAY RADIO SYSTEM NA. Not Required****3.11 VIDEO ASSESMENT AND SURVEILLANCE SYSTEM (VASS)**

Provide a complete operational VASS monitoring system with cameras monitoring the building interior, exterior, and parking lot. The VA will provide equipment to monitor each camera. Cameras shall be as manufactured by Cisco Panasonic, Video Tek, Pelco, or approved equivalent, as updated to most current technology or manufacturer. Basis of Design is Cisco Video Surveillance Manager. Current VASS version will be provided at appropriate time.

**3.12 INTERCOMMUNICATION SYSTEM**

Provide an intercommunication system. System(s) shall be as manufactured by AIPhone, or approved equivalent, as updated to most current technology or manufacturer. Locations three doors (front, rear, and side). This system is required to remotely unlock the three door locations from the Central Reception Area.

**3.13 VIDEO TELECONFERENCING SYSTEM (VTEL)**

Provide cabling and four (4) outlets for the VTEL system in locations yet to be determined. The VA shall provide equipment required for the VTEL system. Install a CAT 6 cable from a data outlets to Communication Closet. Cable from each room shall terminate in center of Communications Closet with thirty (30) feet of excess cable and shall be tagged to indicate room that cable serves. System(s) shall be as manufactured by Polycom, Tandberg, HP, or approved equivalent, as updated to most current technology or manufacturer.

**3.14 VA SATELLITE TV SYSTEM NA. Not Required****3.15 ELECTRONIC ACCESS AND DOOR CONTROL SYSTEM**

Provide complete, operational electronic card keypad access, motion intrusion and door control system. All access control system products shall be furnished and installed by the same company. System shall be Dyna Lock, Locknetics, Sentrol, or approved equivalent, as updated to most current technology or manufacturer. The basis of design is Lenel OnGuard. This system requires three LCD arm/disarm keypad at the back and side door along with a Card Access Door, and an LCD arm/disarm keypad at the front door with or without a Card Access Door that would need to be electrical mechanical locking so that the fire department would have access in case of fire. The system would arm/disarm Motion Detectors that would be installed in the Waiting Lobby, and Hallway Corridors Only, and all the non-access controlled doors (fire doors only).

**3.16 VA SECURE WIRELESS SYSTEM**

Provide Cat 6 cabling from Room COMC1 to locations throughout facility to be determined during construction. Wireless Access Points and Computer equipment to be provided and installed by the VA. Each outlet location shall include a 15 ft service loop and j-hook if installed in gypsum wallboard systems. Provide cable and ceiling location labeling for each outlet.

**3.17 TELEPHONE SYSTEM**

The Telephone System shall be provided by the VA

**SECTION 4: SPECIAL EQUIPMENT BY FUNCTIONAL AREA**

This document lists the special equipment required for each room type in each Functional Area. Although every room type in the Outpatient Clinic is listed, not every room will have special equipment. Where (NR) is indicated, there are no "special requirements" in that room.

**4.1 FUNCTIONAL AREAS**

Lobby / Reception Area

Patient Aligned Care Team (PACT) Clinic

Eye Clinic

Physical Medicine and Rehabilitation (PM&R) Clinic

Radiology Service

Pathology and Laboratory Medicine

Clinic Management

Business Services

Support Areas

Lessor Areas

Functional Areas / Departments & Room Codes are derived from PG 18-9 Space Planning Guide, PACT (Oct 01,2015)