

The C.W. Bill Young Veteran Affairs Medical Center (VAMC) in Bay Pines, FL intends to award a contract for Architectural-Engineering Services to “Update the Statement of Conditions Survey” for the C.W. Young VAMC Healthcare System.

This is not a Request for Proposal. This is a request for Standard Form 330s Architectural-Engineering Qualification Packages only.

There will be no site visits arranged during this phase.

Federal Acquisition Regulation (FAR) Part 36.6 (Brooks Act) selection procedures apply. Firms that design or prepare specifications in conjunction with this contract are prohibited from participating on any future contracts based on those documents.

I. TECHNICAL SERVICES

A. Scope of Work

The purpose of the Statement of Conditions (SOC) survey is to do a critical self-assessment of the facility current level of compliance and describe how to resolve any Life Safety Code (LSC) deficiencies. The survey shall include developing and furnishing all necessary reports and site investigation for the requirement in accordance with items herein specified.

B. Project Overview

The selected contractor (Surveyor) shall provide on-site Life Safety Assessment for Joint Commission (TJC) Accreditation. This tasking requires on-site presence. The survey will cover only those buildings where Joint Commission requires a Statement of Conditions. The surveys shall follow the directions provided by the Joint Commission for the Statement of Conditions.

The survey findings will be document in the facility electronic SOC. The electronic SOC (e-SOC) is a “living document” that must always reflect the health care facility’s current conditions and is not perceived as a “one time” exercise. The e-SOC should update to

account for construction, renovations, building maintenance, changes in use of space, and any other variable that could result in noncompliance of Life Safety Code.

C. Specifications / Requirements

The SOC survey task will include, but will not be limited to:

- a) Conduct Life Safety Assessment as part of the SOC to ensure continued readiness for The Joint Commission.
- b) Use of the most recent version of The Joint Commission Standards published in the Comprehensive Accreditation Manual for Hospitals and the 2015 or most current approved edition of the Life Safety Code National Fire Protection Association (NFPA 101). The surveyor shall also use the latest clarifications noted in the agreement between the VA and The Joint Commission. The latest clarifications are identified in the document titled, "Joint Commission Concurrence on 20 Discussion Points (Revised July 2015)" (to access the document from the CEOSH Web site, click on http://vaww.ceosh.med.va.gov/01HP/Pages/JC_References.shtml#VA_Joint_Commission_Policy_and_Agreements (VA – Joint Commission Policy and Agreements).
- c) Conduct a physical inspection survey of the environment of the identified covered facilities, in relation to the latest version of NFPA 101, Life Safety Code and all its associated addendums and determine whether there are any conditions that are deficient, contradict, or otherwise present a condition of non-compliance with these documents. This includes, but is not limited to:
 - i. Physical and structural life safety code and NFPA compliance
 - ii. Firewall/smoke compartment barrier penetrations or compromises
 - iii. Fire sprinkler systems coverage, functionality, and compliance
 - iv. Fire detection and alarm system coverage, functionality, and compliance
 - v. Fire door location, functionality, rating, and compliance
 - vi. Kitchen hood, coverage, functionality, and compliance
 - vii. HVAC systems compliance including fire dampers and emergency shut off systems
 - viii. Fire pump functionality and compliance

- ix. Fire extinguisher location and compliance
 - x. Exit/egress and Emergency Lighting location, functionality, rating, and compliance
 - xi. Structural egress compliance
 - xii. Elevator emergency functions compliance
 - xiii. Vertical opening compliance
 - xiv. Interior finishing compliance
 - xv. Current construction compliance
- d) The Surveyor will coordinate work with the Contracting Officer's Representative (COR). A minimum representative sample of 30 fire barriers and 30 smoke barriers throughout each building surveyed should be examined for penetrations. The Surveyor will visual inspection 100% of the smoke barriers, above ceilings, within building 100 located at the C.W. Bill Young Medical Center, for in -patient occupied floors.
- e) The Surveyor will consult with COR to identify areas of the hospital that meet the mixed occupancy criteria outlined in NFPA 101, Chapter 19.1.2.1.
- f) Document and update discrepancies between existing SOC provided by the Engineering Service, and actual conditions.
- g) For each approved equivalency, verify that compensating measures are in place as required by the equivalency.
- h) Upon completion of the inspection, the Surveyor shall provide an overview of findings and identify any serious deficiencies that need immediate attention to hospital leadership and Environment of Care staff.
- i) Detailed listing of each Life Safety Code deficiency must be included in the Life Safety Assessment Report including: a) a unique identifier, b) location of the deficiency, c) a description of the deficiency, d) recommended corrective action and e) the specific code reference. The Surveyor will submit the draft written report by Life Safety Code standard within twenty (20) business days after each site visit. The report shall be submitted in an electronic format in Microsoft Word to the COR review by the VAMC Chief Engineer and Director.

j) In addition, the Surveyor will provide to the COR updated computer-assisted drawings (CAD) of the buildings surveyed identifying the following required information:

- i. Identify if the building is sprinkler protected throughout or identify those areas of the building with sprinkler protection.
- ii. Legend showing features of fire safety.
- iii. Fire barriers (1 or 2 hours' separations)
- iv. If vertical enclosures are identified with fire barriers, they are not also required to be labeled as to their function [i.e., linen chute/heating, ventilation, and air conditioning (HVAC) shaft/elevator, etc.].
- v. Smoke barriers.
- vi. Hazardous Areas [as defined by National Fire Protection Association (NFPA®) 101, 19.3.2.1.5 and 21.3.2.1].
- vii. Exits.
- viii. Suites, including the type (sleeping, patient care non-sleeping, non-patient care) and suite size (maximum suite size is per current edition of NFPA® 101). Note: Suite identification is only to be provided for healthcare occupancies.
- ix. Approved equivalencies (on drawings where the covered deficiencies are located).
- x. Summary of deficiencies covered by approved equivalency.
- xi. Summary of compensating measures for deficiencies.

Note: The list above is mandatory; other features may optionally be included on the drawings.

k) The facility surveys will be coordinated with the COR for each site. A summation conference will be held at the facility with the Director and leadership staff at a mutually agreed upon time. Allow approximately two hours for this session. Each facility survey will occur on consecutive days. Survey schedules will be approved/finalized at least two weeks in advance of the survey

l) The Surveyor will clean and remove all debris and waste material from the spaces where work was performed and haul such material to the appropriate waste management facility, per Florida State statute and guidelines. No materials should be discarded in facility dumpsters or any other facility waste container.

- m) The Surveyor will provide employees who are formally trained and skilled to perform the advertised work and will provide the appropriate safety and personal protective equipment to accomplish the work.
- n) Follow-up technical support will be provided by telephone/electronic mail to Bay Pines staff on Statement of Condition or other fire related issues leading up to the Joint Commission surveys.
- o) Follow-up technical support on SOC issues will be provided by attending the Joint Commission surveys at each facility, if applicable.

D. Location of Work

The location(s) covered for services under this contract are as follows:

- Bay Pines VA Healthcare System

10,000 Bay Pines Boulevard

Bay Pines, FL 33744

Description – multi-story buildings including:

| | |
|-----------------|---|
| Building 1 | Mental Health Inpatient (500 – 750 K sq. ft.) |
| Building 71/101 | Nursing Home Care Unit (10 – 50 K sq. ft.) |
| Building 102 | Domiciliary (50 – 100 K sq. ft.) |
| Building 100 | Main Hospital (500 – 750 K sq. ft.) |
| Building 106 | Eye Clinic/Day surgery (50 – 100 K sq. ft.) |
| Building 107 | Cancer Infusion (50 – 100 k sq. ft.) |
| Building 1001 | New Mental Health Addition (500 – 750 K sq.) |

VAMC Healthcare System CBOCs (5 to 10K sq. ft. each facility)

Bradenton Community-Based Outpatient Clinic

5520 S.R. 64 Suite 101

Bradenton, FL 34208Sarasota CBOC

Description – Business

Naples Community-Based Outpatient Clinic

2685 Horseshoe Drive South – Suite 101

Naples, FL 34104

Description – Business

Palm Harbor Community-Based Outpatient Clinic

35209 US highway 19 North

Palm Harbor, FL 34684

Description – Business

Port Charlotte Community-Based Outpatient Clinic

4161 Tamiami Trail Suite 401

Port Charlotte, FL 33952

Description – Business

Sebring Community-Based Outpatient Clinic

5901 U.S. Highway 27 South

Sebring, FL 33870

Description – Business

St. Petersburg Community-Based Outpatient Clinic

840 Dr. MLK Jr. Street N

St. Petersburg, FL 33705

Description – Business

Sarasota Community-Based Outpatient Clinic

5682 Bee Ridge Road, Suite 100

Sarasota, FL 34233

Description – Business

- Lee County VA Healthcare Center

2489 Diplomat Parkway East

Cape Coral, FL 33909

Description – a single-level long term care occupancy structure of approximately 146,800 sq. ft.

II. SCHEDULING, PHASING, AND WORKING HOURS

All work hours MUST be coordinated with the COR. Some VA areas may be conducive to work outside normal working hours (Weekends, Holidays, Evenings and Nights) so as not to interfere with normal Hospital functions. However, most work shall be conducive during normal business hours (7:00 am to 5:00 pm, Monday through Friday). All requests for work during normal and outside normal business hours must be requested by the Contractor at least 14 calendar days in advance. Additionally, construction areas shall be surveyed also.

III. GOVERNMENT FURNISHED INFORMATION

All available record drawings will be provided upon request to the Surveyor. These drawing files are provided without warranty or obligation as to the accuracy or information contained in the files. All information in the files shall be independently verified. Any user shall agree to indemnify and hold the VA harmless from all claims, damages, losses, and expenses, including, but not limited to, attorney fees arising out of the use of the Computer Aided Design and Drafting (CADD) drawing files.

IV. TECHNICAL RESOURCES

A. Submission Policy

1. The Surveyor shall prepare and submit complete survey documents for review and approval by the COR in accordance with standard professional practice and prevailing codes.

2. The documents shall be divided into each building location submission packages.
3. The following schedule shall be closely adhered to by the surveyor. The VA may alter schedule at their discretion.
 - a. 35% Submission – Due 60 calendar days from “Notice to Proceed” date.
 - b. 75% Submission – Due 90 Calendar days from “Notice to Proceed” date.
 - c. 100% Submission – Due 120 Calendar days from “Notice to Proceed” date.
 - d. Total Calendar Days: 120 Days (Excluding Government holidays).
 - e. The Surveyor will collect inspection data and generate a detailed report (3 hard copies and electronic media) outlining the findings, the associated NFPA Code in non-compliance, and recommendations to remedy. This report will be due within 30 days of the last day of inspection surveys and activities.

B. Professional Licensing

In accordance with newly issued VHA Directive 7712, the lead Life Safety surveyor is required to be a qualified Fire Protection Engineer (FPE) (see paragraph VII). To ensure competence in current NFPA Codes, the lead surveyor shall also be a technical committee member of one of the NFPA 101, Life Safety Code or NFPA 99, Health Care Facility Code technical committees. The surveyor shall have a minimum of ten years’ experience in completing Life Safety Code (NFPA 101) surveys in health care facilities and 5 years working with the Statement of Conditions process. Experience conducting Statement of Conditions surveys within the VA is preferred. Demonstrate current and active participation with NFPA through membership on NFPA Technical Committee related to NFPA 101 code, Experience conducting educational programs specific to NFPA 101 and 99.

V. DELIVERABLES

1. The surveyor will submit a written report by Joint Commission standard within twenty (20) business days after the site visit. The report will cite the specific Life Safety Code deficiencies as outlined above. The report will include photographs that depict observed conditions of non-compliance. The report shall be submitted simultaneously in an electronic format in Microsoft Word to the Director and the contracting officer.
2. The Surveyor will schedule an exit conference at the facility with the Director and other leadership staff to discuss findings and trends after the walkthroughs are completed.
3. Follow-up technical support will be provided by telephone/electronic mail to the facility on Statement of Condition issues and/or Life Safety Code questions leading up to the Joint Commission surveys.

VI. EVALUATION CRITERIA

1. Professional qualifications necessary for satisfactory performance of required services.
2. Specialized experience and technical competence in the type of work required, including where appropriate, experience in energy conservation, pollution prevention, waste reduction.
3. Capacity to accomplish the work in the required time.
4. Past performance on contracts with Government agencies and private industry in terms of cost control, quality of work, and compliance with performance schedules.
5. Location in the general geographical area of the project and knowledge of the locality of the project.
6. Contractors will be evaluated on their knowledge of
 - a. VHA Directive 7712 – Fire Protection Code Reviews of Delegated Construction projects. Specifically, the lead Safety Surveyor is required to be a qualified Fire Protection Engineer.

- b. National Fire Protection Code 101 – Life Safety Codes
 - c. The lead Surveyor shall be a technical committee member of one of the NFPA 101, Life Safety Code or NFPA 99 (Healthcare Facilities Code) and shall have documentation demonstrating active participation with NFPA.
 - d. The lead Surveyor shall have a minimum of ten (10) years' experience in completing Life Safety Code (NFPA 101) surveys in healthcare facilities and 5 (five years) working with the Statement of Conditions process. The lead surveyor shall also have past experience as a technical advisor/alternate or non-voting member contributing to the NFPA code development.
- 7. Reputation and standing of the firm and its principal officials with respect to professional performance, general management, and cooperativeness.
 - 8. Record of significant claims against the firm because of improper or incomplete architectural and engineering services.
 - 9. Specific experience and qualifications of personnel proposed for assignment to the project and their record of working together as a team.

VII. FIRE PROTECTION ENGINEER (FPE) QUALIFICATIONS

- 1. The qualified FPE shall have each of the following qualifications:
 - a. A licensed professional engineer (PE) who:
 - i. Has a degree in Fire Protection Engineering or?
 - ii. Has passed the principles and practices examination in fire protection engineering, or
 - iii. Maintains a current license in Fire Protection Engineering.
 - b. Two years of experience in application and interpretation of the National Fire Protection Association (NFPA) Codes and Standards and the model building codes.
 - c. Two years of experience in the design/review of automatic sprinkler and fire alarms systems, including
 - i. Automatic sprinkler and fire alarm system shop drawings

- ii. Automatic sprinkler system hydraulic calculations
- iii. Application and interpretation of NFPA 1, 10, 13, 14, 20, 24, 30, 45, 72, 75, 82, 90A, 99, 101, 220 and 241.
- d. Two years' experience in the design of health care facilities.
- e. Two years' experience in acceptance tests of fire protection systems.

VIII. SUBMISSION CRITERIA/REQUIREMENTS

1. Interested firms having the capability to perform this work must submit one (1) electronic SF330, including parts I and II, and attachments (if any) to w.mark.johnson@va.gov no later than August 18, 2017. Size limits of emails are restricted to 5MB. If more than one email is sent, please number emails in Subjects as "1 of n". Example: SF330 Submission No.: VA248-17-R-1101 "1 of 1".
2. In addition to the SF330s interested firms must include a cover sheet containing the following information.
 - a. Firms' Name
 - b. Lead Surveyor
 - c. address and phone number
 - c. name and email of primary point of contact
 - e. Socio-economic status (SDVOSB)
 - f. Dun and Bradstreet Number (DUNS)
3. Questions concerning this Sources Sought Notice should be emailed to the Contracting Officer at w.mark.johnson@va.gov. Questions must be no later than Friday July 28, 2017

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