

STATEMENT OF WORK
564-17-107 REPLACE FIRE SPRINKLER
HEADS IN BUILDING 1 AND 2

The Contractor shall provide supervision, labor, material, equipment, tools, supplies, travel, and related services, in accordance with the SOW, VA plans and specifications and as necessary for complete working systems. Contractor is responsible for verifying all quantities and dimensions. The work includes, but is not limited to, proper removal of all existing fire sprinkler heads (upright, pendant, recessed pendant sidewall, etc) and associated hardware (escutcheon plates, oops rings, etc) and replacement with new, appropriate sprinkler heads and associated hardware; the removal of all existing gauges on the fire sprinkler systems and replacement of new, appropriate gauges; relabeling all valves on fire sprinkler systems. Work is to be performed at the Department of Veterans Affairs, Veterans Health Care System of the Ozarks, Main Campus located at 1100 N. College Avenue, Fayetteville, Arkansas. The Period of Performance of completing the Fire Sprinkler System Repair work shall be One Hundred (100) calendar days after issuance and receipt of the Notice of Award.

1. General

- A. Any provision or partial provision of the Contract plans, specifications, documents or requirements that is not consistent with this SOW and Contractor Access and Activities Notice shall be null and void only to the extent of the inconsistency; all other provisions or partial provisions of the Contract plans, specifications, documents or requirements shall remain in full force and effect.
- B. Information Technology (IT) security requirements Certification and Accreditation (authorization) (C&A) of the contractor system: The C & A requirements do not apply and a Security Accreditation Package is not required.
- C. Safety shall be the Contractor's highest priority.
- D. This project shall be a turn-key operation for the work as described in this SOW and shall be complete working systems.
- E. The building's fire sprinkler systems shall continue to operate during the performance period.
- F. Contractor shall be responsible to develop a phasing control plan that incorporates requirements of the specifications section 01 00 00 and meets the requirements of the VA.
- G. VA utilities and work areas may not be immediately available and the Contractor must provide flexibility in the schedule.
- H. Documentation – Contractor shall provide written documentation that products provided are specifically designed for use in a medical facility and meet the stated requirements in this SOW, Contract plans, specifications, and documents.
- I. Installation - The Contractor shall be responsible for all work to include termination to all components and utilities.
- J. Contractor shall provide all supervision, labor, materials, equipment, tools, supplies, travel, software, software programming, and related services required to provide complete and working system(s) to carry out the contract in accordance with the true intent and meaning of the SOW, contract plans, and specifications without additional cost to the VA.

- K. Building materials, tools and equipment shall never be left unattended within the work area. When working in common areas, there shall be a minimum of 2 individuals in proximity of the work to ensure that building materials, equipment, tools, and supplies are not accessible to patients or others.
- L. Contractor Expertise Requirements: Contractor shall have at least three (3) years' experience installing/ maintaining a fire sprinkler system in a health care setting. Contractor shall provide a list of three (3) successfully completed projects of similar size (\$250,000 - \$500,000), scope, and complexity (in a Hospital facility or similar working conditions conditions) within the last three (3) years and supply a point of contact for references. Contractor must be licensed/certified to complete work, where required, by Federal/State/Local regulations within the State of Arkansas. The Contractor shall provide proof of license/certification where required by Federal/State/Local regulations; and liability insurance. Contractor must be an official authorized, certified, licensed, distributor and installer of the products provided.
- M. Other requirements: The materials and equipment installed shall match similar existing work if applicable.

2. Specifications and Drawings

- A. Electronic copies of the specifications and drawings are included.
- B. Should a pertinent specifications section be inadvertently omitted, it will be provided electronically upon request through the COR.
- C. Contractor shall be responsible for printed copies of specifications, drawings and other documents, at the Contractor's expense.

3. Location of Work.

The fire sprinkler heads, gauges, and valve identifications shall be replaced in the following locations, Reference the attached drawings FS100, FS101, FS102, FS103, FS104, FS201, FS202, and FS203:

- A. Building 1 - any room or listing with a XXX-01 code, Primary Care (PCXXX-01), Emergency Department – approximately 173,283 GSF.
 - 1) Basement, entire level
 - 2) 1st Floor, entire level, but not including Ward 1A (Rooms 100-01 to 122-01)
 - 3) 2nd Floor, entire level, but not including Room 260-01
 - 4) 3rd Floor, entire level, but not including Ward 3B Stepdown (Rooms 371-01 to 389-01)
 - 5) 4th Floor, entire level
 - 6) Any Attic Space Above The Previous Listings
- B. Building 2 - approximately 37,887 GSF.
 - 1) 1st Floor, entire level
 - 2) 2nd Floor, entire level
 - 3) 3rd Floor, entire level
 - 4) Any Attic Space Above The Previous Listings

4. OBJECTIVES

- A. Replace all existing upright, pendant, recessed pendant, and sidewall sprinklers, etc near the end of their 20 year UL listing with new, UL Listed, FM approved quick response sprinklers or other suitable replacements to match the original design intent of the sprinkler system. Use Tyco Fire Protection Products or equivalent, locally available to the site of work.
- B. Replace all dry pendant and dry sidewall sprinklers near the end of their 10 year UL listing with new pendant and dry sidewall sprinklers. Use Tyco Fire Protection Products or other brand name, local to the site of work.
- C. Approximately 1,700-2,000 sprinkler heads need replaced. Contractor SHALL field verify these numbers.
- D. Replace all sprinkler system pressure gauges versus conducting a 5-year calibration testing
- E. Identify and label all control, drain, and test connection valves in accordance with NFPA 13-2016 with a permanently marked, weatherproof rigid plastic identification sign.

5. TYPICAL TASKS

- A. Field verify quantity, installation orientation, temperature rating, K- factor, thermal sensitivity and any other special considerations and replace each sprinkler head with the appropriate type based upon NFPA 13-2016's requirements and the U.S. Department of Veterans Affairs Fire protection Design Manual, Latest Edition, available upon request.
- B. Valve off and drain fire sprinkler system serving the subject sprinkler heads.
- C. Remove existing gauges.
- D. Remove existing fire sprinkler heads and escutcheons.
- E. Furnish and install new fire sprinkler heads and escutcheons as necessary. There SHALL be no gap greater than 1/16 inch around any wall or ceiling sprinkler head.
- F. Furnish and install new gauges.
- G. Furnish and install new sprinkler cabinet
- H. Furnish and install new spare sprinkler heads with escutcheons; quantity and type based upon NFPA 13-2016.
- I. Provide new sprinkler head wrenches per NFPA 13.
- J. Open valve and re-pressurize fire sprinkler system serving the subject fire sprinkler heads.
- K. Furnish and install new valve identification markers.
- L. Hydrostatically test the system after installation of new heads.
- M. Reset the fire sprinkler system at the end of each day and upon project completion.

6. ADDITIONAL INFORMATION

- A. The service areas of Building 1 and 2 shall continue to operate during the work/service period. Only one (1) patient room or other room may be closed at any time and all work required in the room shall be completed before moving to the next room.
- B. Prior arrangements must be made before any impairment of the system is allowed. The systems SHALL be restored to full operation at the end of each work day.
- C. The service areas of Building 1 and 2 rooms may not be immediately available at the time requested, and the Contractor must provide flexibility in the schedule to return when the rooms are available and ready for service.
- D. All building material, tools, equipment, and personal property shall be attended to at all times. At the jobsite, there shall be a minimum of two (2) individuals in close proximity of the work area to ensure that all building materials, tools, equipment and personal property are not accessible to patients or others.
- E. All work shall be completed in accordance with the Original Equipment Manufacturers (OEM) specifications, installation instructions, and recommended procedures.
- F. All OEM recommended safety aspects of the products being installed shall be adhered to.
- G. Contractor shall provide 1 year parts and labor warranty, to be effective after completion and acceptance of work.
- H. Provide “fast ship” option to expedite delivery of products.
- I. The Contractor shall provide proper Lockout-tag out procedures, when appropriate or when deemed required by the Department of Veterans Affairs (VA).

7. CONTRACTOR ACCESS AND ACTIVITIES NOTICE

- A. Any provision or partial provision of this notice that is not consistent with the contract specifications shall be null and void only to the extent of the inconsistency; all other provisions or partial provisions of this notice shall remain in full force and effect.
- B. **General Requirements:** The Contractor, Contractor’s employees and sub-contractors shall comply with the VA Security Management Program and obtain permission of the VA Police to gain access to restrictive or unauthorized areas, be identified by the contract and employer, and restricted from unauthorized access. This will be coordinated with the VA Police by the Contractor Officer’s Representative (COR).
- C. The Contractor’s employees shall not enter the work site without appropriate badge. They may also be subject to inspection of their personal effects when entering or leaving the project site. Badges shall be supplied by the VA to the Contractor for distribution to on-site employees of the Contractor and all their service providers. The Contractor shall maintain a log of Badge ID numbers and names of employees the badges were issued to. Updated badge log shall be given to the COR weekly or less frequently if directed by COR. Lost badges shall be reported immediately to the COR

and the Contractor will be responsible for a \$10.00 fee for all lost or unreturned badges.

- D. A key for mechanical room(s) will be provided by Engineering and shall be checked out/in on a daily basis. All key(s) provided by Engineering and checked out shall not leave VA property. Other locked areas requiring VA assistance will require approximately one-half hour advance notice from the Contractor.
- E. VA Property Access Regular Business Hours: All work by the Contractor shall be completed during regular business hours, between 0800 – 1630 Monday through Friday, except work that will interfere with normal operations shall be coordinated (prior to or ahead of designated time) with affected VA departments and accomplished during designated maintenance times, as noted otherwise herein, as requested and/or approved by the VA for special circumstances.
- F. After regular business hours or weekend access: For all work outside the regular business hours and weekend, the Contractor must provide written notification to the COR and the COR will schedule and provide written authorization to proceed three (3) days in advance of the proposed work activity. This notice is separate from any notices required for utility interruption described later in this section.
- G. **Safety:** Contractors must provide and have in place: cones, barricades etc. to protect the safety of the tenants, the VA will not provide this. The Contractor and their service providers shall not be permitted to work and shall be asked to leave if the proper safety items are missing. Contractor shall provide required safety signage.
- H. **Supervision:** The Contractor shall provide a qualified supervisor, on site during all work activities to instruct (in the scope of work), supervise all their service providers continuously during the work. The Contractors' supervision shall be responsible for all quality control. This is a requirement for all work at the building.
- I. Contractor must provide all resources, including but not limited to qualified professionals, materials, equipment, tools, and supplies, to perform the work. Contractor must work independently once oriented, with adequate and qualified professionals to accomplish all work within the desired time frame.
- J. **Workmanship:** The installation shall be a turn-key operation for Lock Ward 1A, Building 1. The Contractor shall provide all qualified professionals, tools, equipment, and service required to install the system(s). The Contractor's supervision shall be responsible for all quality control. The COR will perform Quality Assurance inspection for compliance with the SOW, VA plans, specifications and standard/best installation practices and will ensure the system is fully operational, prior to VA's acceptance.
- K. Work is to be conducted in a manner which would present the least amount of disruption to the healthcare facility.
- L. No system will be left out of service at the end of a work period (Monday – Friday) or weekend without written permission of the COR. All switches must also be

- verified, by the Contractors' supervision, that they are reset prior to end of any work period (Monday – Friday) or weekend.
- M. Vehicles and construction equipment: Contractors' keys to unattended vehicles and equipment must be removed.
 - N. **Material Storage:** Any storage of materials must be approved by the VA.
 - O. **Tools/Staging:** Contractors must bring all proper tools, ladders and equipment to complete their work. None will be provided by the COR.
 - P. **Unloading/Parking:** No Materials or Equipment are permitted through the front entry. Use Employee entrance – only for loading and unloading, do not leave vehicle unlocked.
 - Q. **Elevators:** Protect elevator cabs when moving construction goods. Do not exceed elevator weight limits.
 - R. **Radios/Cell Phones:** Use only at low volume or outside. Do not carry on conversations in hallways or near any patient areas. All AM/FM radios and other sound producing devices are strictly prohibited in the VA buildings.
 - S. **Noise:** Coordinate and schedule any noise making activities with the COR. For any noise making
 - T. work activities, the Contractor must provide written notification to the COR and the COR will schedule and provide written authorization to proceed 3 days in advance of the proposed activity. At least 2 days' notice must be given to the building employees. Operations that are disruptive to the VA employees shall be scheduled after regular business hours.
 - U. **Dust proofing/Cleaning:** Facility and furnishings must be covered with plastic or clean drop cloth if there is any potential for dust. Contractors must bring their own HEPA vacuum cleaner(s), tacky mats at the entrance of the work zone and cleaning tools, none will be provided by the VA. The Contractor and their service providers shall not be permitted to work and shall be asked to leave if the proper protection is missing.
 - V. **Fire Alarm:** Dust and smoke producing activities will activate the buildings fire alarm. In all cases an evaluation must be made to determine if the alarm should be bypassed. Contractor is responsible for fire watch in the areas where coverage is removed. In addition it is the Contractor's responsibility to coordinate with the O&M personnel the removal and restoration of fire protection coverage. After hours supervision of the fire panel by O&M personnel, shall be at the contractors expense unless otherwise noted. Cost for services shall be billed to the Contractor. The Contractor will be responsible for completion and submission of a FIRE ALARM BYPASS REQUEST. The Contractors' written request must be submitted to the COR and the COR shall schedule and provide written authorization to proceed 24 hours in advance of any proposed work activity.
 - W. **Utility interruption:** Any work activity that involves a tie in to an existing building system (electrical, mechanical, plumbing or fire protection) or has the potential of

disruption of service to the building will require the submission of a utility interruption document. This document will be provided by the COR to the Contractor. The Contractor shall complete and submit this document a minimum of seven (7) business days prior to the work activity so there is time to review and notify the impacted parties.

- X. **Cleanup:** Contractor must remove and properly dispose all construction debris, materials, equipment, and substances from this project daily, after each work period (Monday – Friday) or weekend, into the contractors’ supplied containers.
 - 1) The Contractor shall request authorization from the COR prior to disposing of any government owned materials, equipment or property.
 - 2) Disposal of all debris, materials, equipment, and substances from this project shall be in accordance with all applicable Federal/State/local and environmental laws, rules and/or regulations. The Contractor shall ensure and provide appropriate documentation to the Contracting Officer that all hazardous waste handlers, haulers, and disposal facilities are properly certified or licensed. The Contractor shall provide shipping manifest and documentation of proper disposal of any construction debris, materials, equipment, and substances from this project prior to final payment.
 - 3) The Contractor must return the work site to the condition in which it was found.
- Y. **Painting:** All painting shall be scheduled after regular business hours unless written permission has been given by the COR.
- Z. **Paint Fumes:** Contractor shall be responsible for all ventilation necessary to evacuate and prevent paint fumes from re-entering the building(s).
- AA. **Photography:** Photography of any patients, personnel, visitors, and others on VA premises is strictly prohibited.

(End)