

DRAFT - STATEMENT OF WORK (SOW)

1. CONTRACT TITLE. Campus Building Automation System Upgrade

2. BACKGROUND.

VA Tibor Medical Center Long Beach Building Automation system for the HVAC is outdated and requires immediate corrective action. Johnson Controls Existing Campus Building Automation System for the facilities has numerous hardware and software issues. Some of the recent building construction projects with the latest software for building automation cannot be incorporate to the existing Johnson Control Metasys. Building Automation system latest Software and Hardware upgrade has never been done, is has limited and antiquated controllers. System upgrade is necessary to accommodate the new building HVAC. The system has many defective parts that are no longer operational. Replacing with same outdated software and hardware is not cost effective. Existing Building automation system is not in satisfactory working conditions. System upgrade is needed to reduce downtime, eliminate unnecessary costly repair to the system and user's friendly system.

3. SCOPE.

The work will consist of the following:

1. Vendor shall provide manpower, materials, technical expertise, tools and equipment for the installation of the DDC controls for the VA Long Beach Medical Center facilities.
2. Vendor shall install new Campus Building Automation system and Johnson Control supervisory controllers will be upgrade with total of 14 (Network Automation Engine 55xx)
3. Vendor will upgrade the existing Johnson Control outdated campus hardware to the latest version of Metasys. But not limited to removing all the existing outdated N2 panels inside the VA Long Beach Building facilities.
4. Vendor shall replace control panels that is outdated.
5. Vendor shall provide installation of the DDC controls for the following campus building automation system.
6. BACNET supervisory controller upgrade 14 Network Automation Engine 55XX (14) Total. Johnson Control to upgrade outdated campus hardware to the latest version of Metasys.
7. Vendor will remove and replace N2 panels and replace it with NAE
8. Remote access control panel and building controller with BACNET MSTP Network.
9. Vendor shall provide Network Automation Engine 45XX (6 total)
10. Vendor will upgrade outdate campus hardware to the latest version of Metasys.

11. Vendor shall replace control panels total of (6)
12. Remote access control panel and building controller BAC net MSTP network.
13. Vendor shall use existing fiber network to connect the new system controllers if available.
14. Vendor shall provide new control Metasys Graphic and enhance the entire Metasys system.
15. Vendor shall provide 3-d graphics and bring all devices to the latest version of Metasys software.
16. Vendor shall provide updated campus riser diagram for all Network Engines.
17. Vendor shall coordinate with staff to synchronized item descriptions with EE numbers.
18. All EE Number information will be provided to the VA long Beach HVAC shop
19. Vendor will Customized the Dashboards for the VA Long Beach Medical Center staff up to 30 personalized members.
20. Vendor shall provide dashboards to the staff for verification and acceptance.
21. Vendor shall provide off-site and on-site training. (8) training class vouchers for the campus staff. A 40 hours on-site training will be provided by the Vendor for other VA Engineering shop. Training will focus on the getting staff acclimated with new Johnson Control Metasys Building Automation Engine.
22. Vendor shall provide 30 hours OSHA Training Construction Safety and Current TB test for all personnel.
23. Vendor shall provide 10 hours OSHA training in Construction safety and current TB test for personnel.
24. Vendor shall obtain a "Contractor I.D. Badge" from the VA Police. All Contractor personnel are required to wear I.D. Badge during the entire time on VA facility.
25. Vendor shall clean-up, haul away, and dispose of all associated debris in accordance with Federal, State, and Local requirements.
26. Vendor shall ensure all work is done in a neat, orderly, and workmanlike manner.
27. Vendor shall commission the new Campus Building Automation and clean the work area before leaving the facility.

Hours of Coverage:

- A. Normal hours of operation are Monday through Friday from 7:30 am to 4:00 pm California time (no daylight savings). All work is expected to be performed generally normal hours of coverage unless requested or approved by the COTR or his/her designee.
- B. Before commencement of work, the Contractor shall confer with the VA Long Beach COR and Contracting Office to agree on a sequence of procedures; means of access to premises and building. All work

performed, to include delivery of materials and equipment, shall be made with minimal interference to Government operations and personnel.

C. Work performed outside the normal hours of coverage must be approved by the COTR or his/her designee.

D. Federal Holidays observed by VALBMC are:

New Years' Day	Labor Day
Martin Luther King Day	Columbus Day
Presidents' Day	Veterans' Day
Memorial Day	Thanksgiving Day
Independence Day	Christmas Day

Identification, Parking, Smoking, And VA Regulations:

A. The Contractor's shall wear visible identification issued by VALBMC Police Section at all times while on the premises of VALBMC. It is the responsibility of the Contractor to park in the appropriate designated parking areas. Information on parking is available from the VA Long Beach Police Section. VALBMC will not invalidate or make reimbursement for parking violations of the Contractor under any conditions. Smoking is prohibited inside any buildings at VALBMC. Possession of weapons is prohibited. Enclosed containers, including tool kits, shall be subject to search. Violations of VA regulations may result in citation answerable in the United States (Federal) District Court, not a local district, state, or municipal court.

Information Security:

A. In accordance with Appendix A, Handbook 6500.6 Checklist blocks 7, the C&A requirements do not apply to this requirement, and Security Accreditation Package is not required. The nature of this requirement is technical; however, there is no information to be protected.

Other Pertinent Information or Special Considerations:

A. Delivery of materials and parts shall be coordinated through the HVAC Shop Located at building 6 at:

VA Long Beach Medical Center
5901 East 7th street
Long Beach, California 90822
Point OD Contact- COR Julio Bernabe (562) 826-8000 ext.3755

Period of Performance:

- A. Commencement of work shall begin within 15 days after award of contract (or mutually agreed upon start date), and should last no longer than a duration of 6 months after award of contract (or mutually agreed upon start date).

Submittals:

- B. Contractor shall submit all required material/shop drawing submittals to the Contracting Officer within 10 calendar days of award, or as agreed to by the Contracting Officer for approval. No materials shall be installed prior to approval.
- C. All material submittals and shop drawings shall contain, and have the Project Title, Project Number, and Contract number clearly indicated.
- D. Material submittals and shop drawings shall be checked and signed by the Contractors Quality Control Manager prior to submission to the Government.
- E. Submittals shall be legible, and shall include all technical data needed to verify that the item meets requirements of listed specifications, and applicable codes.

Commencement, Completion, and Payment for Work:

- A. The Contractor shall be required to commence per the contract start date or mutually agreed upon start date, execute the work, and complete the entire work within the specified period of performance. The time stated for completion shall include final cleanup of the premises. At the government's option, it may choose to specify a two-stage performance period. For example, separating material lead-time from physical performance can considerably decrease the length of time occupied buildings are inconvenienced by the upgrade of the system.
- B. Before commencement of work, the Contractor shall confer with the VA COR and Contracting Office to agree on a sequence of procedures; means of access to premises and building; space for storage of materials and equipment; delivery of materials and use of approaches; use of corridors, stairways, elevators, and similar means of communications; location of partitions, eating spaces, and restrooms for the Contractor employees; and the like. Delivery of materials and equipment shall be made with minimal interference to Government operations and personnel.

The Contractor will be paid monthly upon submission of proper invoices for work completed. If the performance period exceeds 30 days and a progress schedule (approved by the Government) has been submitted, partial payment(s) may be authorized. Final payment will be withheld until all discrepancies are corrected and as-built drawings are approved by the Government.