

Performance Work Statement

Fire Alarm and Fire Suppression Maintenance and Repair Contract
Southeast Louisiana Veterans Health Care System
(SLVHCS)

Department of Veterans Affairs

Last Updated: – 9/03/2026

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1. General Information

- 1.1. The purpose of this Performance Work Statement/Statement of Work will be for the Contractor to provide Fire Alarm and Fire Suppression monitoring, detection, testing, maintenance and repair services for the Southeast Louisiana Veterans Health Care System (SLVHCS) medical campus in New Orleans, LA. There will be a total of 17 buildings plus a concourse requiring coverage and protection. The Administration Building, Central Energy Plant, Patient Parking Garage, Inpatient Building, Staff Parking Garage, Transitional Living & Rehabilitation, Diagnostic & Testing, Outpatient Building, Fisher House, Research Building and two (2) Community Based Outpatient Clinics in Reserve, La. St. John Clinic and Hammond, La. Hammond Clinic which will follow in this contract after the end of their current contract. The Hammond Clinic will only need temporary maintenance due to a replacement facility being constructed for patient services.

1.2. Project Title: Fire Alarm and Fire Suppression Maintenance and Repair

1.3. Project Background

The U.S. Department of Veterans Affairs (VA) has had a Fire Alarm and Fire Suppression Maintenance and Repair contract in place since the medical facility in New Orleans has been constructed. The establishment of maintenance and monitoring services for building critical/life safety systems is critical as many of these systems, specifically the Fire Protection and Fire Suppression systems, are out of their warranty periods.

1.4. Scope of Work

- 1.4.1. The Contractor shall provide all parts, travel, labor and materials necessary to provide annual, semi-annual, and quarterly preventative maintenance (PM), testing, repairs, and unlimited emergency services (24 hours, 7 days) herein on the fire alarm and fire suppression systems commencing with the facilities and subsequently with the Community Based Outpatient Clinics located in St John, La and Hammond, La and the Veterans Administration hospital campus located at 2400 Canal St., New Orleans, LA. The Hammond Clinic will be temporary because a replacement facility is being constructed for patient services. The contractor shall provide monthly fire alarm monitoring services from a Fire Alarm Monitoring Company. The fire detection and suppression system is comprised of: Sprinklers (Fire Suppression); Smoke Detectors (Fire Detection); Fire/Smoke Dampers; Pull Stations; Tamper Switches; Water Flow Switches; Duct Detectors; Heat Detectors, Fire Door Release, Fire Pump, Main Fire Alarm Panel; Remote Fire Alarm Panels; Annunciator Panels; Speakers; Strobes; Horn Strobes; Wiring, and Kitchen Hood Suppression Systems (Ansul), FM 200 and Other Related Equipment.

- 1.4.2. The Contractor will be responsible for providing all background paperwork certifying part installation and/or repairs, calibrations and retesting of the systems. All preventative maintenance work shall be in strict adherence to the recommended manufacturer's specifications and standard operating procedures for equipment maintenance.

- 1.4.3. The total service space includes 15 buildings (roughly 65 floors of coverage in total)

- 1.4.3.1. Total number of fire alarm devices to be serviced under this task order are

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estimated at 6749 +/- 20%.

1.4.3.2. Total number of sprinkler system devices (sprinkler heads, fire pumps, jockey pumps, tamper switches, etc.) to be serviced are estimated at 4,000 +/- 20%.

1.4.4. All work shall be performed by personnel specifically qualified and trained to work on the fire alarm and fire suppression systems (wet and dry) and equipment described herein. Evidence of all required licenses, as well as documentation of qualifications of personnel, shall be provided to the Contracting Officer Representative (COR) prior to award of the contract.

1.4.5. If during the maintenance and/or service, it is found that any parts of equipment require replacement the Contractor shall advise the COR, of the materials needed together with his quotation of cost for furnishing and installing the items. Additional work shall not be accomplished without prior consent of the Contracting Officer and issuance of a funding document.

1.5. Performance Objectives

1.5.1. Contracted fire alarm contractors shall perform all repairs and preventive maintenance on the facility fire alarm necessary to keep the New Orleans VA fire alarm system in compliance with the most current edition of NFPA National Fire Alarm Code, Life Safety Code and other Federal Regulations pertaining to Fire Safety in Medical and Federal facilities.

1.6. Deliverables Schedule

Task #	Task Name	Schedule
Task 001	Contact Information/Key Personnel	5 days after contract award
Task 002	Contract Performance Management	Minimum of 3 meetings (Contract Award, Semi-Annually, Contract Anniversary)
Task 003	Preventative Maintenance Plan	5 days after contract award
Task 005	Preventative Maintenance Report	10 calendar days after services are rendered
Task 006	Service Reports	To be completed for every service at the point of the service
Task 008	Logs	At the point of service
Task 009	Service Calls: Normal Emergency Call-Back	As needed
Task 010	Service Calls: Overtime Emergency Call-Back	As needed
Task 011	Telephone Support	24 hours a day, 7 days a week
Task 014	Technician Certification	After any work is completed on

Task #	Task Name	Schedule
		system (submitted with service ticket).
Task 015	Travel Provision	Every service call, maintenance, test and inspection

1.6. **Period of Performance**

1.6.1. The period of performance for this PWS/SOW shall run as follows:

1.6.1.1. September 29, 2026 through September 28, 2027 (Base)

1.6.2. Should these dates change, the Contracting Officer will issue a modification to the contract reflecting the corrected date. The Contractor is required to proceed as originally scheduled until such modification is issued. The Contracting Officer is the only official authorized to make changes to the contract.

1.7. **Key Personnel**

1.7.1. Fire Alarm Systems

1.7.1.1. The Contractor shall submit a list of the points of contact pertaining to maintenance and service calls. The Point of Contact (Program Manager or Agent) is required to be available twenty-four (24) hours, seven (7) days per week for emergencies and callbacks. Submission shall include the person's name, phone number, email and address for correspondence. For all work completed, the Contractor shall submit proof of NICET level III fire alarm certification for the technician completing the work as well as certification from the control unit manufacturer that the proposed performer of contract maintenance is an authorized representative of the major equipment manufacturer. Included in the certification shall be the names and addresses of the proposed supervisor of installation and the proposed performer of contract maintenance as well as provide the name and title of the manufacturer's representative who makes the certification.

1.7.2. Fire Suppression Systems

1.7.2.1.1. The Contractor shall submit a list of the points of contact pertaining to maintenance, testing, service calls and monitoring. The Point of Contact (Program Manager or Agent) is required to be available twenty-four (24) hours, seven (7) days per week for emergencies and callbacks. Submission shall include the person's name, phone number, email and address for correspondence. For all work completed, the Contractor shall submit proof of fire suppression certifications for the technician completing the work as well as certification from the control unit manufacturer that the proposed performer of contract maintenance is an authorized representative of the major equipment manufacturer. Included in the certification shall be the names and addresses of the proposed supervisor of installation and the proposed performer of contract maintenance as well as provide the name and title of the manufacturer's representative who makes the certification.

1.7.2.2. Reporting Procedures

- 1.7.2.2.1. All contractors must check in with the Contracting Officer or their designated representative. Contractors will need to report to the COR each working day prior to beginning any work within the facility. Available VA Staff will escort the contractors throughout the facility. The contractor will need to provide a debrief at the end of workday to the COR and/or designee.

1.8. **Place of Performance**

- 1.8.1. The work shall be performed at the New Orleans VA Medical Center located at 2400 Canal St. New Orleans LA.
- 1.8.2. Building A – Concourse includes Staff Gym – (5 Floors)
- 1.8.3. Building B/C – Inpatient (6 Floors)
- 1.8.4. Building D/E/F/G – Diagnostic & Testing Building (6 Floors)
- 1.8.5. Building H/J – Outpatient Tower (9 Floors)
- 1.8.6. Building K – Staff Parking Garage (8 Floor)
- 1.8.7. Building L – Patient/Visitor Parking Garage (8 floors)
- 1.8.8. Building M – Transition Living & Rehabilitation includes Gym and 4 Shotgun House (5 Floors)
- 1.8.9. Building N – Central Energy Plant (6 floors; there is a level 3.5 and 4.5 in this building)
- 1.8.10. Building P – Research (5 Floors)
- 1.8.11. Building Q – Administration (7 floors, one of the floors is considered “ground level”)
- 1.8.12. Building 10 – Fisher House (2 Floors)

1.9. **Contracting Officer Representative (COR) Authority**

- 1.9.1. In no event is the COR empowered to change any of the terms and conditions of the contract. All changes, to any section of this contract, shall be made only by the Contracting Officer pursuant to a properly executed modification. The types of actions within the purview of the COR’s authority are to ensure that the Contractor performs the technical requirements of the contract, and to notify the Contracting Officer of any deficiencies observed.

2. **Post Award Meeting**

- 2.1. The Contractor shall not commence performance on this contract until the Government has conducted a contract kickoff meeting/post-award conference or the COR has advised the Contractor that a kickoff meeting is waived, and the Contracting Officer has issued a notice to proceed.
- 2.2. The Quality Assurance Surveillance Plan (QASP) shall be delivered as part of the initial contract kickoff and submitted either at the kickoff meeting (one electronic and one hard copy) or emailed to the COR should the meeting be waived.

3. General Requirements

- 3.1. All written deliverables shall be phrased in layperson language. Statistical and other technical terminology shall not be used without providing a glossary of terms.
- 3.2. The Government shall complete their review of draft deliverables within 5 business days from date of receipt. The Contractor shall have 5 business days to deliver the final deliverable from date of receipt of the Government's comments.
- 3.3. The Contractor shall prepare a detailed Preventative Maintenance Plan (PMP). For every task, the Contractor shall identify in writing all necessary subtasks (if any), associated costs by tasks (if applicable), and associated dates.
- 3.4. All system maintenance and repair will be in strict adherence with the manufacturer's recommendations and shall adhere to all National Fire Protection Association (NFPA) and Joint Commission current standards and compliance as it pertains to fire safety and life safety systems.
- 3.5. All service work on the fire alarm system supplementary parts must be scheduled with Contracting Officer's Representative (COR) and/or members of the VA Electrical Shop and VA Mechanical/Plumbing Shop prior to work being completed.
- 3.6. Work shall include operation of sprinkler system alarm and supervisory devices as well as all reused existing equipment connected to the fire alarm system. It shall include all interfaced equipment including, but not limited to elevators, HVAC shutdown, and extinguishing systems.
- 3.7. Certifications.
 - 3.7.1. Fire Alarm System.
 - 3.7.1.1. For all work completed on the fire alarm system, the Contractor shall submit the technician's NICET level III fire alarm certification as well as certification from the control unit manufacturer that the proposed performer of contract maintenance is an authorized representative of the major equipment manufacturer this includes but is not limited to the equipment manufacturer themselves or designated strategic partners. The Contractor shall include in the certification the names and addresses of the proposed supervisor of installation and the proposed performer of contract maintenance as well as the name and title of the manufacturer's representative who makes the certification.
 - 3.7.2. Fire Suppression System
 - 3.7.2.1. For all work completed on the fire suppression system, the Contractor shall submit the technician's sprinkler testing and

maintenance certification (electronically) to the COR. The Contractor shall include in the certification the names and addresses of the proposed supervisor and the proposed performer of contract testing and maintenance.

- 3.7.3. Complete maintenance and repair service for the fire alarm and fire suppression system shall be provided by a factory trained authorized representative of the manufacturer of the major equipment.

- 3.8. Contractor shall provide all necessary test equipment, parts and labor to perform required maintenance and repair.

- 3.9. The contractor shall provide new parts and components when providing the services described herein. All replacement units, parts, components and materials to be used shall be compatible with the existing equipment on which it is to be used; shall be of equal or better quality than original equipment specifications; shall comply with applicable Government, commercial, or industrial standards such as National Board of Underwriters or Underwriters' Laboratories, Inc., National Board of Fire Underwriters, National Fire Protection Association, National Electrical Manufacturer's Association, American Society of Mechanical Engineers, etc.; and used in accordance to the original design and manufacturer intent. If the original manufacturer has updated the quality of parts for current production, parts supplied under this contract shall equal or exceed the updated quality. The Contractor shall retain the parts replaced for at least 30 working days after completion of the job and make these parts readily available for inspection by the COR or designated Government representative upon request. When disputes arise concerning material, equipment, and components selected work items already accomplished, the Contractor shall, at no cost to the Government, remove, replace, and/or rework material, equipment, and components so that compliance with the Government's requirements are satisfied.

- 3.10. All workmanship shall meet the standards specified and shall be accomplished in conformance with approved and accepted standards of the industry; equipment manufacturers; all applicable activities; local, state, and federal standards; and all applicable building and safety codes, including the National Fire Protection Association, National Electric Code, Standard Plumbing Code, etc.

- 3.10.1. During and at completion of work, debris shall not be allowed to spread unnecessarily in adjacent areas and shall not accumulate in the work area itself. All such debris, excess material, and parts shall be cleaned up and removed at the completion of the job and at the end of each day work is in progress.

- 3.11. All maintenance and permanent records required by NFPA 13, 25, NEC 70, 72, 80, 80A, 86, 88A, 90A, 90B, 92, 96, 99, 101, 105, 110, 204, 221, 252, 257, 262, 288 and recommended by the equipment manufacturer shall be provided by the Contractor to the Government. Maintenance shall be performed in accordance with NFPA 13, 25, 72, 80, 80A, 86, 88A, 90A, 90B, 92, 96, 99, 101, 105, 110, 204, 221, 252, 257, 262, and 288. A computerized preventive maintenance schedule shall be

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provided and shall describe the protocol for preventive maintenance of equipment. The schedule shall include a systematic examination, adjustment and cleaning of all equipment.

3.12. General Services provided shall be done in the following ways:

3.12.1. Preventative Maintenance and Repairs

3.12.1.1. Maintenance shall be completed in such a way to maintain operational integrity of the fire alarm system. Replacement parts (batteries inclusive) or any items deemed needing repair shall be included as part of this contract. All costs associated with troubleshooting and mitigating the system in the event of system failure, which shall include, but is not limited to identifying the problem (s), repair or replacement of the defective component(s) and associated labor for providing the aforementioned, shall be included in the cost of this contract.

3.12.1.2. All work shall adhere to manufacturer's standards as well as follow NFPA 13, 25, NEC 70, 72, 80, 80A, 86, 88A, 90A, 90B, 92, 96, 99, 101, 105, 110, 204, 221, 252, 257, 262, and 288 standards.

3.12.1.3. Repair service shall not include the performance of any work due to improper use, accidents, or negligence for which the contractor is not responsible or has been shown to be the result of negligence on behalf of the Government. In such an instance, costs associated with such items shall not be considered part of this contract.

3.12.1.4. A report outlining all maintenance completed as part of the Preventative Maintenance Plan shall be furnished to the VA no later than ten (10) days after work has been completed. Should a part or portion of the system be found to be inadequate, impairs the system or creates a life safety hazard, this item shall be reported to VA Engineering staff, Safety or VA Police (in this order) prior to leaving the VA facility.

3.12.1.5. For all parts and equipment replaced under PM or that is covered under the preventative maintenance agreement shall carry a minimum one-year warranty or shall adhere to the manufacturer's warranty, whichever is greater.

3.13. Service Calls (Emergency Call-back service)

3.13.1. All services other than the preventative maintenance required by required by NFPA 13, 25, 72, NEC 70, 72, 80, 80A, 86, 88A, 90A, 90B, 92, 96, 99, 101, 105, 110, 204, 221, 252, 257, 262, and 288 shall be considered emergency call-back service and covered under this contract unless the required service is a result of abuse or misuse by the Government. Written notification shall not be required for emergency service and the Contractor shall respond as outlined in the following sections on Normal and Overtime Emergency Call-Back Service. Services can be required during

normal or overtime emergency call-back service time periods at the discretion of the Contracting Officer or the CO's designated representative.

3.13.2. Normal and overtime emergency call-back service shall be provided twenty-four (24) hours per day, seven (7) days per week. It shall consist of an on-site response within two (2) hours of notification of a system trouble: Program Manager or Agent is required to be available twenty-four (24) hours per day, seven (7) days per week for emergencies and callbacks. It is required that the sub-contractor be escorted by the Program Manager or their Agent. Initial assessment of call-back deficiencies shall be completed within the first 48 hours of call.

3.13.2.1. Normal emergency call back service

3.13.2.1.1. Normal emergency call-back service times are between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, exclusive of Federal Holidays. Services performed during all other times shall be overtime emergency call-back service. If regular time work must be carried over and contractor wishes to continue to work beyond the facility's normal hours of operation, authorization for overtime work must be obtained from the COR or designated representative before proceeding.

3.13.2.1.2. The cost of all normal emergency call-back service for the base year and subsequent option years shall be included in the cost of this contract.

3.13.2.2. Overtime Emergency Call Back

3.13.2.2.1. Overtime emergency call-back service shall be provided for the system when requested by the Government. The cost of the overtime call-back service during the base year and subsequent option years of this contract shall be provided under this contract. Overtime shall not exceed 80 hours per month and/or 960 hours per contract year (e.g. July 2020 – July 2021). Also, the contractor shall not exceed 2 technicians per overtime emergency call-in back service.

3.13.2.2.2. The VA shall not be responsible for incidental charges, including, but not limited to, parking, tolls, mileage, phone, etc., on straight time or for overtime work.

3.14. Logs

3.14.1. The contractor shall maintain a log at each fire alarm control unit. The log shall list the date and time of all examinations and trouble calls, condition of the system, and name of the technician. Each trouble call shall be fully described, including the nature of the trouble, necessary correction performed, and parts replaced.

3.14.2. Each log shall be completed immediately after services have been rendered.

- 3.14.3. A report detailing all work completed and/or components that have been replaced shall be furnished by the contractor to the Government prior to leaving the facility after services have been rendered.
- 3.14.4. Service and emergency personnel shall report to Engineering Department Maintenance & Repair Section Chief 3N109C or their authorized representative upon arrival at the hospital and again upon the completion of the required work. A copy of the work ticket containing a complete description of the work performed and replacement parts shall be provided to the VA Contracting Officer or his authorized representative.
- 3.15. Modifications.
 - 3.15.1. If VA modifies the fire alarm system or fire suppression system during the maintenance contract period, Contractor shall be required to verify that the system, as newly modified or added, is consistent with the manufacturer's requirements; any verification performed will be equitably adjusted under the Changes clause. The post - contract modification or addition to the fire alarm system shall not void the continuing requirements under this contract. The contract will be equitably adjusted under the Changes clause for such additional performance.
- 3.16. The contractor shall conduct all research and provide all resources required ensuring a smooth transition from the incumbent maintenance contractor, in accordance with the contract requirements should this occur.

4. Specific Mandatory Tasks and Associated Deliverables

- 4.1. Parts Rider – This contract shall include \$35,000.00 parts rider per year to provide for emergency repairs of fire alarm and suppression systems deficiencies discovered during the execution of this contract.

Task #	Task Name	Description
Task 001	Contact Information/Key Personnel/Contractor Personnel Requirements	The Contractor shall provide contact information for a primary and secondary contact (phone number and email) for VA engineering staff for all service calls, testing, maintenance, monitoring. See the following section(s): Section 1.7 Key Personnel; Contractor Personnel Requirements
Task 002	Contract Performance Management	See the following section(s): Section 2. Post Award Meeting; Section 12. Quality Control; Section 13. Quality Assurance; Section 14. Performance Evaluation Meetings
Task 003	Preventative Maintenance Plan	Shall contain details indicating the maintenance that will be scheduled for each device. It shall the note

Task #	Task Name	Description
		the frequency, method, and indicate whether any shutdowns, notifications, or testing are required for the execution of PM. Copy of plan shall include one electronic and hard copy submitted to the Contracting Officer (CO) and Contracting Officer's Representative (COR). See the following section(s): Section 3.12.1 Preventative Maintenance and Repairs
Task 005	Preventative Maintenance Report	The Contractor shall deliver reports indicating the preventative maintenance that has been conducted, note any deficiencies that were noticed during inspection, detail the work that was completed on the individual devices, indicate whether further work is needed on the device that is outside of the purview of preventative maintenance, detail the inspector and technician conducting the work, signature of the technician certifying the work. Reports shall be submitted for all work conducted on the system either by report or log. Report submissions shall consist of one hard copy and one electronic copy. See the following section(s): Section 3.12.1. Preventative Maintenance and Repairs
Task 006	Service Reports	See the following section(s): Section 3.13 Service Calls
Task 008	Logs	See the following section(s): Section 3.14 Logs
Task 009	Service Calls: Normal Emergency Call-Back	See the following section(s): Section 3.13 Service Calls (Emergency Call-back service)
Task 010	Service Calls: Overtime Emergency Call-Back	See the following section(s): Section 3.13 Service Calls (Emergency Call-back service)
Task 011	Telephone Support	The Contractor shall provide telephone support 24 hours a day, 7 days a week in reference to monitoring, maintenance, service calls and emergency call outs. See the following section(s): Section 3.13 Service Calls (Emergency Call-back service)
Task 014	Technician Certification	See the following section(s): Section 1.7 Key Personnel
Task 015	Travel / Parking Provision	See the following section(s): Section 6 Travel; Section 10.2.4 Parking

5. Documentation

- 5.1. ALL Installation, Deficiency, and Repair Tags shall be installed on systems.
- 5.2. All service reports shall include at a minimum: list of impacted devices, system verification results, repair procedures, and locations of all devices and equipment and date the repair was completed.
- 5.3. Infection Control Risk Assessment (ICRA) permits shall be obtained from the SLVHCS Safety Office and provisions adhered to before working in ALL areas of the SLVHCS Campus, if construction is required.
- 5.4. FA AHU Shutdown Inspection shall be verified that ALL associated AHUs shut down when Duct Detectors are tripped.
- 5.5. FA System Trouble Repair/troubleshooting; all troubles and failures shall be reported and repaired.
- 5.6. FS Hydrant Maintenance, repair all hydrants, weep hole drainage, water flow and pressure results shall be reported, and all discrepancies corrected.
- 5.7. Fire Alarm System Maintenance and Repair shall use current model year or later parts, equipment, and devices.
- 5.8. Fire Alarm Panel Replacement, Display Replacement, Digital Voice Control Panels (DVC), DVC Amps, Network Communication Boards, Network Communication Repeaters, Field Charger Power Supply Panels and Circuit Boards, Smoke Detectors, Heat detectors, Duct Detectors, Carbon Monoxide Detectors, Flow Switches, Tamper Switches, and ALL existing and remaining devices shall be repaired or replaced if necessary.
- 5.9. FA Strobes and circuits shall be maintained, and ALL open/short circuits repaired to keep FA Trouble Alarms cleared on FA panels. ALL Field Charger Power Supplies and boosters for the Strobes Circuits shall be cleaned, and batteries tested and replaced if necessary.
- 5.10. Fire Alarm Device repair/replacement shall be done for any detectors, displays, Network Communication Cards, Repeaters, and all existing and remaining devices failure or malfunction.
- 5.11. FA Battery Replacement shall be done – Manufacturer recommended replacement. Semi-Annual Amp Hour (AH) and Voltage Readings of batteries; replace if below capacity or factory replacement recommendation.
- 5.12. Fire Sprinkler Valve Maintenance, Post Indicator Valves (PIV), Water Motor Gongs, Alarm Bells, FDC Caps and Back Flow Preventers, Clean-out rust, corrosion, and debris, Compressor repair/ replacement, (5 Year) Gauge Replacement, Standpipe Hose Valves (stair wells), flow and tamper switches.
- 5.13. ALL the Latest NFPA Code Standards and Joint Commission Standards shall be adhered to.
- 5.14. Contractor will sign in and out each time their personnel report onsite to SLVHCS to execute work under this contract. Upon arrival on station all personnel will report to 1D107 and sign out again upon leaving for the day.

6. Travel

- 6.1. The contractor is responsible for providing transportation/travel for all materials, supplies, personnel and all items needed for the duration of this contract unless stated otherwise elsewhere.

7. Government Responsibilities

- 7.1. The Government shall provide access to the facilities as necessary for maintenance and service calls and responses to commence. The VA Engineering, Safety or Police Services will also provide notification of any systems outages, testing or downtime to affected VA staff.
- 7.2. With approval from the COR, VA Safety personnel shall contact the monitoring company to schedule the request the system be placed into test mode when necessary. Return from test mode should occur automatically at the conclusion of the scheduled test period. Return from test mode can be extended or terminated early by VA Safety personnel.
- 7.3. Removing Employees for Misconduct or Security Reasons. The Government may, at its sole discretion, direct the contractor to remove any contractor employee from U.S. VA/VHA facilities for misconduct or security reasons. Removal does not relieve the Contractor of the responsibility to continue providing the services required under any Contract awarded. The Contracting Officer will provide the contractor with a written explanation to support any request to remove an employee.

8. Contractor Personnel Requirements

- 8.1. All qualified, experience, and license personnel for the service will be provided by the contractor. All Fire Alarm Technicians shall be certified by the National Institute for Certification in Engineering Technologies (NICET). Proof of personnel experience shall be provided by the Contractor to the VA to include but is not limited to: certification for maintenance and service on same or similar equipment described herein, past experience of no fewer than three years of working on systems similar in size and scope of the system listed here. Technicians modifying the fire alarm control panel of systems shall be factory trained and currently certified for the operating system, including software version, of the particular fire alarm system, and shall provide documentation of this certification per the most current edition of NFPA National Fire Alarm Code.
- 8.2. Contractor employees shall present a professional appearance at all times and their conduct shall not reflect discredit upon the United States and or the VA/VHA.
- 8.3. Conflict of Interest. The contractor shall not employ any person who is an employee of the United States Government if that employment would appear to cause a conflict of interest.
- 8.4. Smoking: Employees are strictly prohibited from smoking anywhere on the medical campus.

9. Protection of Person and Property

- 9.1. The contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work.
- 9.2. The contractor shall continuously maintain adequate protection of all work from damage and shall protect the Medical Center property from injury or loss arising in connection with this contract. The contractor shall make correct and make whole any such damage, injury or loss, except as may be by agents or employees of the Medical Center.
- 9.3. In an emergency affecting the safety or life of individuals, or of the work, or of adjoining property, the contractor, without special instruction or authorization from the Medical Center, is hereby permitted to act, at the contractor's discretion, to prevent such threatened loss or injury. Also, should the contractor, in order to prevent threatened loss or injury, be instructed or authorized to act by the Medical Center, he shall so act, without appeal. Any additional compensation or extension of time claimed by the contractor on account of any emergency work shall be determined by mutual agreement.

10. Security Requirement

- 10.1. All contractor personnel must check-in with their designated VA point of contact or other identified staff prior to beginning any work.
- 10.2. Physical Security & Safety Requirements:
 - 10.2.1. All contractor personnel must check-in with their designated VA point of contact or other identified staff prior to beginning any work. They shall sign in at the vendor kiosk booths when entering the building and state the purpose of the visit upon meeting with their designated VA point of contact.
 - 10.2.2. The Contractor and their personnel shall follow all VA policies, standard operating procedures, applicable laws and regulations while on VA property. Violations of VA regulations and policies may result in citation and disciplinary measures for persons violating the law.
 - 10.2.3. The Contractor and their personnel shall wear visible identification at all times while they are on the premises.
 - 10.2.4. Parking. VA does not provide parking spaces at the work site; the Contractor must obtain parking at the work site if needed. It is the responsibility of the Contractor to park in the appropriate designated parking areas. VA will not invalidate or make reimbursement for parking violations of the Contractor under any conditions.
 - 10.2.5. Smoking is prohibited inside/outside any building.
 - 10.2.6. Possession of weapons is prohibited.
 - 10.2.7. The Contractor shall obtain all necessary licenses and/or permits required to perform the work, except for software licenses that need to be procured from a Contractor or vendor in accordance with the requirements document. The Contractor shall take all reasonable precautions necessary

to protect persons and property from injury or damage during the performance of this contract.

10.3. Access To VA Information And VA Information Systems

10.3.1. A Contractor/Subcontractor shall request logical (technical) or physical access to VA information and VA information systems for their employees, Subcontractors, and affiliates only to the extent necessary to perform the services specified in the contract, agreement, or task order.

10.3.2. All Contractors, Subcontractors, and third-party servicers and associates working with VA information are subject to the same investigative requirements as those of VA appointees or employees who have access to the same types of information. The level and process of background security investigations for Contractors must be in accordance with VA Directive and Handbook 0710, Personnel Suitability and Security Program. The Office for Operations, Security, and Preparedness is responsible for these policies and procedures.

10.4. The C&A requirements do not apply, and a Security Accreditation Package is not required.

11. Confidentiality and Nondisclosure

11.1. It is agreed that:

11.1.1. The preliminary and final deliverables, and all associated working papers, application source code, and other material deemed relevant by VA which have been generated by the contractor in the performance of this task order, are the exclusive property of the U.S. Government and shall be submitted to the CO at the conclusion of the task order.

11.1.2. The CO will be the sole authorized official to release, verbally or in writing, any data, draft deliverables, final deliverables, or any other written or printed materials pertaining to this task order. No information shall be released by the contractor. Any request for information relating to this task order, presented to the contractor, shall be submitted to the CO for response.

11.1.3. Press releases, marketing material, or any other printed or electronic documentation related to this contract, shall not be publicized without the written approval of the CO.

12. Quality Control

12.1. The contractor shall meet the following service work quality standards:

12.2. All work, including repair and replacement parts, satisfies the recommendations and requirements of NFPA 72 and all applicable standards.

12.3. Operational tests incidental to or arising from the replacement of certain parts and components are satisfactorily performed, as recommended or required by NFPA 72 and all applicable standards.

12.4. Continuous progress and completion of the work resulting in safe, efficient, and

Fire Alarm and Fire Suppression Maintenance and Repair: Engineering PWS

- reliable system condition that permits the restoration of system service.
- 12.5. Safe job site during progress of work. Clean job site upon completion of work.
 - 12.6. Unserviceable parts and components removed from Government property unless directed otherwise by the COR.
 - 12.7. The contractor shall provide and maintain an inspection system acceptable to the COR covering all services under this contract. Complete records of all maintenance and system reverifications performed by the contractor shall be maintained and made available to the COR (through formal report submissions and at Government request) during contract performance and for as long afterward as the contract requires.
 - 12.8. In reference to specific device maintenance and overall execution of the PMP, the following is applicable:
 - 12.9. Any Government employee that observes unacceptable services, either incomplete or not performed, for any of the above performance objectives should immediately contact the COR and the COR will complete appropriate documentation to record the complaint. The COR will consider the customer complaint valid upon receipt from the customer. The COR should inform the customer of the approximate time the unacceptable performance will be corrected and advise the customer to contact the COR if not corrected. The COR will consider customer complaints as resolved unless notified otherwise by the customer. The COR shall notify the Account Point of Contact to the Contractor (APCC) via a written customer complaint, followed by a verbal complaint depending on the urgency of the item. Corrective Action times to correct the unacceptable performance after notification and confirmed receipt of notification shall be the following:
 - 12.9.1. For all immediate Life Safety Issues: two (2) hours
 - 12.9.2. For all other maintenance issues that do not directly or negatively impact the system as a whole, present an emergent Life Safety Concern, or adversely impact the Environment of Care: Five (5) business days.
 - 12.9.3. If the items cannot be corrected within the timeframes noted, the contractor shall submit the following to the CO and COR:
 - 12.9.3.1. Notification (immediate: verbal, follow up: written) to the Government of its inability to rectify the issue in the time frames allotted.
 - 12.9.3.2. Recommendations for Interim Life Safety Measures, as necessary, until the problems can be corrected.
 - 12.9.3.3. Estimated completion time.
 - 12.9.4. Note, the classification of the defect shall be made at the discretion of the COR per the recommendations of the Authority Having Jurisdiction (VA Safety Department).
 - 12.9.5. If the APCC disagrees with the finding after investigation of the site and challenges its validity or if believes that the defect is by no fault of the Contractor, the APCC will notify the COR. The COR will conduct an investigation to determine validity. If the COR determines the complaint as invalid, he will document the written complaint of the findings and notify the customer. The COR will retain the annotated copy of the written complaint for his/her files. If after investigation the COR determines the

complaint as valid, the COR will inform the APCC, and the APCC will be given the following time to correct the defect under these circumstances:

12.9.5.1. Immediate Life Safety Issues: additional three hours

12.9.5.2. Non-emergent, Low Environment of Care Impact Defect:
additional 48 hours

12.10. A defect will not be recorded if proper and timely correction of the unacceptable condition(s) is accomplished. The APCC shall return the written customer complaint document, properly completed with actions taken, to the COR, who will file the complaint for monitoring future recurring performance. Repeat complaints indicating the same deficiency shall not exceed three (3) times. If a repeat customer complaint is received indicating the same deficiency during the service period (month, quarter, etc.), the COR should contact the Contracting Officer for appropriate action.

12.11. After contract award, the Contractor shall implement and follow the Quality Control Plan or Quality Assurance and Surveillance Plan (QASP) that it submitted as part of its proposal and accepted by the Government. The Contractor will provide full access of its internal Quality Control Plan for the COR to monitor performance. The Contractor's submitted Quality Control Plan must, at a minimum, incorporate the items listed above.

12.12. All contractors who do testing and inspection are precluded from this contract.

13. Quality Assurance Surveillance Plan (QASP)

13.1. As stated in the QASP, the Government shall evaluate the Contractor's performance under this agreement. For those tasks listed in the QASP, the COR or evaluators shall follow the methods of surveillance specified in this agreement. The Government shall record all surveillance observations. When an observation indicates defective performance, the COR shall forward the observation to the Contractor manager or designated representative, who shall initial the observation. The initialing of the observation does not necessarily constitute concurrence with the observation, only acknowledgment that he or she has been made aware of the defective performance. Government surveillance of tasks not listed in the Quality Control Plan or by methods other than those listed in the Quality Control Plan/QASP may occur during the performance period of this agreement. Such surveillance shall be done according to standard inspection procedures or other agreement provisions. Any action taken by the Contracting Officer as a result of surveillance shall be in accordance with the terms of this agreement.

Required Services (Tasks)	Performance Standards	Acceptable Quality Levels	Methods of Surveillance
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Contact Information/Key Personnel/Contractor Personnel Requirements	Provide a primary secondary point of contact specifically for the New Orleans Account. Should include at minimum (Maintenance): Name, Phone number, email address, physical address. List shall be up to date	Accuracy of Information -90% of the time; Corrective Action or Updates to Information if inaccuracies are found – 100%; Correction Action or Updates to Information Within 7 Calendar Days after Contractor Has Been Notified – 100%	Test contact information to ensure contact information is up to date
Contract Performance Management	Contractor or their representative, the Contracting Officer and the COR shall meet at a minimum of three times a year in the following intervals: at the beginning of the contract (Award Meeting +/- 10 days), six months following contract award, Contract option end date (+/- 10 days).	3 Meetings Held at The Intervals Specified – 100%	Meetings will be scheduled, and attendance logged.
Preventative Maintenance Plan	Contractor shall submit a Preventative Maintenance Plan that will adequately maintain the fire alarm system per NFPA 13, 25, NEC 70, 72, 80, 80A, 86, 88A, 90A, 90B, 92, 96, 99, 101, 105, 110, 204, 221, 252, 257, 262, 288, and standards.	All Service Calls Pertain to Scheduled and Planned Maintenance – Less than or Equal to 10%; Equipment Functionality Success Rate -95%; Cleanliness of Space After Service – 95%. Signs of Faulty Workmanship – Less Than or Equal To 5%	Review all inspection and service reports for signs of issues with same devices; review service reports for corrective actions that have the appearance or ability to be mitigated; perform spot checks on fire alarm equipment
Preventative Maintenance Report	Adherence to Preventative Maintenance Plan and Reporting Requirements; Ensure that item has been received within time frame specified	Delivery Rate -100%; Received on Time – 90%; Accuracy of the Report – 98%	Review report: Ensure report has been received

Service Reports	Adherence to Preventative Maintenance Plan and Reporting Requirements; Ensure that item has been received within time frame specified	Delivery Rate -100%; Received on Time – 90%; Accuracy of the Report – 98%	Review report: ensure report has been received
Logs	Logbook noting each service made to each respective fire alarm panel	Log Information Accuracy – Greater Than or Equal To 90%; Log Information Present at Each Panel – Greater Than or Equal to 90%	Review logbook and randomly choose services report, work ticket, etc. to see if information matches up
Service Calls: Normal Emergency Call-Back	Call-Back Services readily available during normal working hours	Response Time within specified times (non-emergency as deemed by VA) -At or above a 95%; Response Time (emergency as deemed by VA) - 100%	Record or log service calls and service time
Telephone Support	Supplies Telephone Support 24/7 for maintenance services	Physical Person Answers Call- 100%; Wait Time Before Call is Transferred to a Person (less than 1 minute 30 seconds) - 95%.	Maintain a log of instances with company is called, note if someone was reached and how long it took to reach someone
Technician Certification	Submit certification information on all technicians working on system, including but not limited to field technician, certifying technician and/or supervisor, inspector	Certifications have been submitted to the VA for each technician, supervisor, etc. – 100%. Timely submission (within 1 business day of initial report, work ticket, etc.) – 95%	Confirm certifications have been initially received or verify that appropriate statements are present on each report indicating that the technician, supervisor, tester, etc. is indeed certified per the requirements

Travel Provision	Supply all materials, coordination, transportation, per diem, lodging for all employees and subcontractors	No additional invoicing or requests for service have travel costs attributed to them for items covered under the maintenance agreement - 100%	Review invoicing to ensure that no additional funding is needed to cover the costs associated with travel
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13.2. The COR has the right to inspect all services called for by the contract, to the extent practicable at all times and places during the term of the contract. The COR shall perform inspections in a manner that will not unduly delay the work.

13.3. If any of the services do not conform to contract requirements, the COR may require the contractor to perform the services again in conformity with contract requirements at no increase in contract amount. When defects in service cannot be corrected by re-performance, the COR may:

13.3.1. Report deficiencies to the procurement office for further action.

13.3.2. Reject any invoices that contain work not found acceptable IAW the requirements as described in the award document.

13.4. If the contractor fails to promptly perform the services again or to take the necessary action to ensure future performance in conformity with contract requirements, the Contracting Officer may:

13.4.1. Have the service performed by a separate vendor and charge the additional costs to this contract

13.4.2. Terminate the contract for default

14. Performance Evaluation Meetings

14.1. The Contractor, Contracting Officer and COR will be required to meet at the following intervals: Contract Award (+/- 10 calendar days) and at the End of the Contract (+/- 10 calendar days). A review will be conducted of any deficiencies noted throughout the contract period and address any outstanding items.

15. Compliance with Applicable Laws/Regulations

15.1. The Contractor shall ensure that services provided to the Government under this agreement comply with all applicable laws, statutes, regulations, and guidelines that govern the operation of systems by the Government. The Contractor shall also ensure that all services provided to the Government under this agreement comply with all Government mandated procedures, standards, and requirements.

15.2. As the Government develops and implements new or modified policies and

procedures either to comply with internal agency rules and procedures or to comply with applicable rules, regulations, statutes, or other binding obligations ("Additional Compliance Terms"), the Government reserves the right to incorporate such Additional Compliance Terms into this Agreement. The Contractor hereby acknowledges and agrees that such Additional Compliance Terms shall become part of this agreement. The Government shall provide the Contractor with prior written notice regarding the date by which the Contractor shall comply with each set of Additional Compliance Terms ("Compliance Date"). Failure to comply with the Additional Compliance Terms prior to the Compliance Date shall be cause for the Government to immediately terminate this agreement. In the event that the Government terminates this agreement because of the Contractor's failure to comply with Additional Compliance Terms by the Compliance Date, the Contractor shall be liable for such reasonable costs as may be associated with the Government's efforts to procure a replacement Contractor and associated systems and services.

16. Safety Requirements

- 16.1. In the performance of this contract, the Government is seeking a contractor who can take such safety precautions as the Contracting Officer, or his/her designee, may determine to be reasonably necessary to protect the lives and health of occupants of the building.
- 16.2. The Contractor employees shall have documentation for 30 Hour Construction Safety Training and 10-hour training as required.
- 16.3. The Contractor will be required to have one supervisory employee, who will disseminate requirements to those who work at our facility, report to the Safety Manager's office for a one- (1) time training class before working on-site.
- 16.4. The Contracting Officer (CO) or his/her designee will notify the contractor of any noncompliance with the foregoing provisions and the action to be taken. The contractor, after receipt of such notice, will be required to immediately correct the conditions to which attention has been directed. Such notice, when served on the contractor or his representative at the site of work, shall be deemed sufficient for the purpose aforesaid. If the contractor fails or refuses to comply promptly with such notice, the Contracting Officer may issue an order stopping all or any part of the work and hold the contractor in default.

17. Hours of Operation

- 17.1. The contractor shall coordinate with the COR and/or Electrical Shop, Mechanical/Plumbing Shop Supervisor and Fire Safety Specialist to decide when system reverification, maintenance or repair can be performed. System reverification, maintenance and repair can be performed during normal business hours when it does not interfere with building operations. When system reverification, maintenance or repair will interfere with building operations; it shall be performed after normal

business hours. Normal business hours are between the hours of 7:30 a.m. to 4:30 p.m., Monday thru Friday except Federal holidays or when the Government facility is closed due to local or national emergencies, administrative closings, or similar Government directed facility closing. The Contractor may for his/her convenience request authorization in advance from the COR to work outside of regular working hours of regular workdays at no additional cost to the facility. Authorization shall be at the discretion of the COR.

17.2. Recognized Federal Holidays:

- 17.2.1. New Year's Day
- 17.2.2. Martin Luther King Jr. Day
- 17.2.3. Washington's Birthday (President's Day)
- 17.2.4. Memorial Day
- 17.2.5. Independence Day
- 17.2.6. Labor Day
- 17.2.7. Columbus Day
- 17.2.8. Veterans Day
- 17.2.9. Thanksgiving
- 17.2.10. Christmas

17.3. If a holiday falls on Saturday or Sunday it is observed on Friday or Monday, respectively and no work shall be performed on these days without prior approval.

18. Utility Interruptions

18.1. The Government is seeking contractor who can:

- 18.1.1. Coordinate any planned utility shutdowns with the COR. Contractors shall not work on energized circuits. Only testing of de-energized circuits is authorized, Utility Shut down request shall be approved by SLVHCS Director or designee, and that proper ARC Flash Hazard PPE is worn. The contractor will be required to notify the SLVHCS Safety Management Office (phone: 504-507-2015) immediately if Electrical Circuits are interrupted.

19. Warranty

19.1. The warranty should at a minimum include, but may not be limited to the following:

- 19.1.1. In addition to any other warranties in this contract, the contractor warrants, except as provided in paragraph (i) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the contractor or any subcontractor or supplier at any tier for a period of one year. Any new equipment, software or installations under this contract will be warranted for three (3) years from date of acceptance.
- 19.1.2. The Contractor shall remedy at the contractor's expense any failure to conform, or any defect. In addition, the Contractor shall remedy at the

contractor's expense any damage to Government-owned or controlled real or personal property, when that damage is the result of:

- 19.1.2.1. The Contractor's failure to conform to contract requirements; or
- 19.1.2.2. Any defect of equipment, material, or workmanship.
- 19.1.3. The contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for 1 year from the date of repair or replacement.
- 19.1.4. The Contracting Officer will notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect, or damage.
- 19.1.5. If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the Government shall have the right to replace, repair, or otherwise remedy the failure, defect, or damage at the contractor's expense.
- 19.1.6. With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the contractor shall:
 - 19.1.6.1. Obtain all warranties that would be given in normal commercial practice.
 - 19.1.6.2. Require all warranties to be executed, in writing, for the benefit of the Government, if directed by the Contracting Officer; and
 - 19.1.6.3. Enforce all warranties for the benefit of the Government, if directed by the Contracting Officer.
- 19.1.7. In the event the contractor's warranty under paragraph (b) of this clause has expired, the Government may bring suit at its expense to enforce a subcontractor's, manufacturers', or supplier's warranty.
- 19.1.8. Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the contractor shall not be liable for the repair of any defects of material or design furnished by the Government or for the repair of any damage that result from any defect in Government-furnished material or design.

20. Invoice and Payment

- 20.1. Notwithstanding to FAR 52.212-4, invoice shall be billed in arrears, and payment shall be processed upon the receipt of a properly prepared invoice. Payments will be made monthly via EFT (Electronic Fund Transfer) from the VA Financial Service Center. All invoices shall reference both contract number and purchase order number which will be issued by the Contracting Officer. Contractor shall be responsible for ensuring that there is a correct purchase order number on the invoices. Invoices without purchase order number or with incorrect purchase order number will be rejected.

21. Estimated Devices Totals

21.1. All listed device totals are estimates:

Building: New Orleans VAMC "B,C" Bldg 1 Inpatient

EC 02.03.05 EP 01		At least quarterly, the hospital tests supervisory signal devices on the inventory (except valve tamper switches).
Devices	Total Quantity	
Supervisory Signals	Needs to be assessed.	

EC 02.03.05 EP 02		Every 6 months, the hospital tests vane-type and pressure-type water flow devices and valve tamper switches on the inventory.
Devices	Total Quantity	
Waterflow Switch	22	
Tamper Switch	26	

EC 02.03.05 EP 03		Every 12 months, the hospital tests duct detectors, heat detectors, manual fire alarm boxes, and smoke detectors on the inventory.
Devices	Total Quantity	
Duct Detector	16	
Heat Detector	21	
Pull Station	54	
Smoke Detector	121	

EC 02.03.05 EP 04		Every 12 months, the hospital tests visual and audible fire alarms, including speakers and door-releasing devices on the inventory.
Devices	Total Quantity	
Releasing Device	21	
Speaker	42	
Speaker/Strobe	192	
Strobe	47	
Voice Evacuation	1	

EC 02.03.05 EP 05		Every 12 months, the hospital tests fire alarm equipment on the inventory for notifying off-site fire responders. The results and completion dates are documented.
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Devices	Total Quantity
Communicator	1

EC 02.03.05 EP 18		The hospital operates fire and smoke dampers one year after installation and then at least every six years to verify that they fully close. The results and completion dates are documented. Note: For additional guidance on performing tests, see NFPA 90A-2012: 5.4.8; NFPA 80-2010: 19.4; NFPA 105-2010: 6.5.
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Devices	Total Quantity
Smoke & Fire Dampers	34

EC 02.03.05 EP 19		Annual test of automatic smoke-detection shutdown devices for air-handling equipment per NFPA 90A-2015
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Devices	Total Quantity
Duct Detector	12
Fan Shutdown	6

LS 02.01.30 EP 26		All other Life Safety Code fire and smoke protection requirements related to NFPA 101-2012 18/19.3
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Devices	Total Quantity
Damper Control	3

LS 02.01.34 EP 02		Protected master fire alarm control panel
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Devices	Total Quantity
Control Panel	5

LS 02.01.34 EP 10		All other Life Safety Code fire alarm requirements related to NFPA 101-2012 18/19.3.4
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Devices	Total Quantity
Battery	46
Expander Panel	4
Fan Running	7
Phone Jack	8
Phone Station	1
Power Supply	7

Attachment A – Estimated Device Counts and Model Numbers (Fire Detection) – Entire Campus

LS 02.01.34 EP 10		All other Life Safety Code fire alarm requirements related to NFPA 101-2012 18/19.3.4
Devices	Total Quantity	
Programmable Relay	12	

LS 02.01.50 EP 07		Elevators are fully equipped and protected
Devices	Total Quantity	
Elevator	18	
Total Device Count: 708		

Building: New Orleans VAMC "D,E,F,G" Bldg 2 D & T

EC 02.03.05 EP 01		At least quarterly, the hospital tests supervisory signal devices on the inventory (except valve tamper switches). The results and completion dates are documented.
Devices	Total Quantity	

EC 02.03.05 EP 02		Every 6 months, the hospital tests vane-type and pressure-type water flow devices and valve tamper switches on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Waterflow Switch	39	
Tamper Switch	54	

EC 02.03.05 EP 03		Every 12 months, the hospital tests duct detectors, heat detectors, manual fire alarm boxes, and smoke detectors on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Duct Detector	53	
Heat Detector	26	
Pull Station	207	
Smoke Detector	339	

Attachment A – Estimated Device Counts and Model Numbers (Fire Detection) – Entire Campus

EC 02.03.05 EP 04		Every 12 months, the hospital tests visual and audible fire alarms, including speakers and door-releasing devices on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Releasing Device	122	
Speaker	135	
Speaker/Strobe	848	
Strobe	245	

EC 02.03.05 EP 05		Every 12 months, the hospital tests fire alarm equipment on the inventory for notifying off-site fire responders. The results and completion dates are documented.
Devices	Total Quantity	
Monitor Device	18	

EC 02.03.05 EP 18		The hospital operates fire and smoke dampers one year after installation and then at least every six years to verify that they fully close. The results and completion dates are documented.
Devices	Total Quantity	
Smoke & Fire Dampers	1045	

EC 02.03.05 EP 19		Annual test of automatic smoke-detection shutdown devices for air-handling equipment per NFPA 90A-2017
Devices	Total Quantity	
Duct Detector	53	
Fan Shutdown	20	

LS 02.01.34 EP 02		Protected master fire alarm control panel
Devices	Total Quantity	
Control Panel	9	

LS 02.01.34 EP 10		All other Life Safety Code fire alarm requirements related to NFPA 101-2017 18/19.3.4
Devices	Total Quantity	
Battery	136	
Expander Panel	29	
Phone Jack	21	
Power Supply	49	

LS 02.01.50 EP 07		Elevators are fully equipped and protected
Devices	Total Quantity	
Elevator	43	
Total Device Count: 3438		

Building: New Orleans VAMC "H,J" Bldg 3 Outpatient

EC 02.03.05 EP 01		At least quarterly, the hospital tests supervisory signal devices on the inventory (except valve tamper switches). The results and completion dates are documented.
Devices	Total Quantity	

EC 02.03.05 EP 02		Every 6 months, the hospital tests vane-type and pressure-type water flow devices and valve tamper switches on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Waterflow Switch	15	
Tamper Switch	17	

EC 02.03.05 EP 03		Every 12 months, the hospital tests duct detectors, heat detectors, manual fire alarm boxes, and smoke detectors on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Duct Detector	24	
Heat Detector	17	
Pull Station	41	
Smoke Detector	126	

EC 02.03.05 EP 04		Every 12 months, the hospital tests visual and audible fire alarms, including speakers and door-releasing devices on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Horn/Strobe	2	
Releasing Device	12	
Speaker	37	
Speaker/Strobe	223	
Strobe	68	

Attachment A – Estimated Device Counts and Model Numbers (Fire Detection) – Entire Campus

EC 02.03.05 EP 18		The hospital operates fire and smoke dampers one year after installation and then at least every six years to verify that they fully close. The results and completion dates are documented.
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Devices	Total Quantity
Smoke & Fire Dampers	260

EC 02.03.05 EP 19		Every 12 months, the hospital tests automatic smoke-detection shutdown devices for air-handling equipment. The results and completion dates are documented.
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Devices	Total Quantity
Duct Detector	24
Fan Shutdown	7

LS 02.01.30 EP 26		All other Life Safety Code fire and smoke protection requirements related to NFPA 101-2017 18/19.3
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Devices	Total Quantity
Damper	2

LS 02.01.34 EP 02		Protected master fire alarm control panel
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Devices	Total Quantity
Control Panel	4

LS 02.01.34 EP 10		All other Life Safety Code fire alarm requirements related to NFPA 101-2017 18/19.3.4
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Devices	Total Quantity
Battery	60
Expander Panel	18
Fan Running	3
Phone Station	8
Power Supply	8
Programmable Relay	15

LS 02.01.50 EP 07		Elevators are fully equipped and protected
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Devices	Total Quantity
Elevator	18

Total Device Count: 985		
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Building: New Orleans VAMC "L" Bldg 5 Patient Parking

EC 02.03.05 EP 01		At least quarterly, the hospital tests supervisory signal devices on the inventory (except valve tamper switches). The results and completion dates are documented.
Devices	Total Quantity	

EC 02.03.05 EP 02		Every 6 months, the hospital tests vane-type and pressure-type water flow devices and valve tamper switches on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Waterflow Switch	9	
Tamper Switch	10	

EC 02.03.05 EP 03		Every 12 months, the hospital tests duct detectors, heat detectors, manual fire alarm boxes, and smoke detectors on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Heat Detector	14	
Pull Station	9	
Smoke Detector	29	

LS 02.01.34 EP 02		Protected master fire alarm control panel
Devices	Total Quantity	
Control Panel	1	

LS 02.01.34 EP 10		All other Life Safety Code fire alarm requirements related to NFPA 101-2017 18/19.3.4
Devices	Total Quantity	
Battery	12	
Phone Station	2	
Power Supply	5	

LS 02.01.50 EP 07		Elevators are fully equipped and protected
Devices	Total Quantity	
Elevator	7	
Total Device Count: 98		

Building: New Orleans VAMC "M" Bldg 6 Transitional Living

EC 02.03.05 EP 01		At least quarterly, the hospital tests supervisory signal devices on the inventory (except valve tamper switches). The results and completion dates are documented.
Devices	Total Quantity	

EC 02.03.05 EP 02		Every 6 months, the hospital tests vane-type and pressure-type water flow devices and valve tamper switches on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Waterflow Switch	12	
Tamper Switch	14	

EC 02.03.05 EP 03		Every 12 months, the hospital tests duct detectors, heat detectors, manual fire alarm boxes, and smoke detectors on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Duct Detector	10	
Heat Detector	6	
Pull Station	33	
Smoke Detector	79	

EC 02.03.05 EP 04		Every 12 months, the hospital tests visual and audible fire alarms, including speakers and door-releasing devices on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Horn/Strobe	27	
Releasing Device	6	
Speaker	8	
Speaker/Strobe	257	

Attachment A – Estimated Device Counts and Model Numbers (Fire Detection) – Entire Campus

EC 02.03.05 EP 04		Every 12 months, the hospital tests visual and audible fire alarms, including speakers and door-releasing devices on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Strobe	87	

EC 02.03.05 EP 18		The hospital operates fire and smoke dampers one year after installation and then at least every six years to verify that they fully close. The results and completion dates are documented. Note: For additional guidance on performing tests, see NFPA 90A-2012: 5.4.8; NFPA 80-2010: 19.4; NFPA 105-2010: 6.5.
Devices	Total Quantity	
Smoke & Fire Dampers	137	

EC 02.03.05 EP 19		Annual test of automatic smoke-detection shutdown devices for air-handling equipment per NFPA 90A-2015
Devices	Total Quantity	
Duct Detector	10	
Fan Shutdown	2	

LS 02.01.30 EP 26		All other Life Safety Code fire and smoke protection requirements related to NFPA 101-2017 18/19.3
Devices	Total Quantity	
Damper	1	

LS 02.01.34 EP 02		Protected master fire alarm control panel
Devices	Total Quantity	
Control Panel	2	

LS 02.01.34 EP 10		All other Life Safety Code fire alarm requirements related to NFPA 101-2017 18/19.3.4
Devices	Total Quantity	
Battery	30	
Expander Panel	6	
Fan Running	4	
Phone Station	7	
Power Supply	7	
Programmable Relay	10	

LS 02.01.50 EP 07		Elevators are fully equipped and protected
Devices	Total Quantity	
Elevator	12	
Total Device Count: 757		

Building: New Orleans VAMC "N" Bldg 7 CEP

EC 02.03.05 EP 01		At least quarterly, the hospital tests supervisory signal devices on the inventory (except valve tamper switches). The results and completion dates are documented.
Devices	Total Quantity	
Fire Pump Power	2	
Fire Pump Running	2	
Fire Pump Trouble	2	

EC 02.03.05 EP 02		Every 6 months, the hospital tests vane-type and pressure-type water flow devices and valve tamper switches on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Waterflow Switch	11	
Tamper Switch	17	

EC 02.03.05 EP 03		Every 12 months, the hospital tests duct detectors, heat detectors, manual fire alarm boxes, and smoke detectors on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Duct Detector	19	
Heat Detector	5	
Pull Station	16	
Smoke Detector	42	

EC 02.03.05 EP 04		Every 12 months, the hospital tests visual and audible fire alarms, including speakers and door-releasing devices on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Releasing Device	2	
Speaker	34	

Attachment A – Estimated Device Counts and Model Numbers (Fire Detection) – Entire Campus

EC 02.03.05 EP 04		Every 12 months, the hospital tests visual and audible fire alarms, including speakers and door-releasing devices on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Speaker/Strobe	185	
Strobe	17	
Voice Evacuation	1	

EC 02.03.05 EP 05		Every 12 months, the hospital tests fire alarm equipment on the inventory for notifying off-site fire responders. The results and completion dates are documented.
Devices	Total Quantity	
Monitor Device	2	

EC 02.03.05 EP 18		The hospital operates fire and smoke dampers one year after installation and then at least every six years to verify that they fully close. The results and completion dates are documented. Note: For additional guidance on performing tests, see NFPA 90A-2012: 5.4.8; NFPA 80-2010: 19.4; NFPA 105-2010: 6.5.
Devices	Total Quantity	
Smoke & Fire Dampers	116	

EC 02.03.05 EP 19		Every 12 months, the hospital tests automatic smoke-detection shutdown devices for air-handling equipment. The results and completion dates are documented. Note: For additional guidance on performing tests, see NFPA 90A-2012: 6.4.1.
Devices	Total Quantity	
Duct Detector	19	
Fan Shutdown	14	

LS 02.01.34 EP 02		Protected master fire alarm control panel
Devices	Total Quantity	
Control Panel	1	

LS 02.01.34 EP 04		Approved location for remote annunciator panel
Devices	Total Quantity	
Annunciator	1	

Attachment A – Estimated Device Counts and Model Numbers (Fire Detection) – Entire Campus

LS 02.01.34 EP 10		All other Life Safety Code fire alarm requirements related to NFPA 101-2015 18/19.3.4
Devices	Total Quantity	
Battery	32	
Expander Panel	9	
Fan Running	12	
Generator Running	2	
Generator Trouble	1	
Phone Jack	6	
Phone Station	1	
Power Supply	6	
Printer	1	
Programmable Relay	10	

LS 02.01.50 EP 07		Elevators are fully equipped and protected
Devices	Total Quantity	
Elevator	6	
Total Device Count: 575		

Building: New Orleans Pan AM Bldg 9

EC 02.03.05 EP 01		At least quarterly, the hospital tests supervisory signal devices on the inventory (except valve tamper switches). The results and completion dates are documented.
Devices	Total Quantity	
Fire Pump Power	2	
Fire Pump Running	1	
Fire Pump Trouble	1	

EC 02.03.05 EP 02		Every 6 months, the hospital tests vane-type and pressure-type water flow devices and valve tamper switches on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Waterflow Switch	7	
Tamper Switch	15	

EC 02.03.05 EP 03		Every 12 months, the hospital tests duct detectors, heat detectors, manual fire alarm boxes, and smoke detectors on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Duct Detector	12	
Heat Detector	15	
Pull Station	29	
Smoke Detector	54	

EC 02.03.05 EP 04		Every 12 months, the hospital tests visual and audible fire alarms, including speakers and door-releasing devices on the inventory. The results and completion dates are documented.
Devices	Total Quantity	
Releasing Device	9	

Attachment A – Estimated Device Counts and Model Numbers (Fire Detection) – Entire Campus

EC 02.03.05 EP 18		The hospital operates fire and smoke dampers one year after installation and then at least every six years to verify that they fully close. The results and completion dates are documented. Note: For additional guidance on performing tests, see NFPA 90A-2012: 5.4.8; NFPA 80-2010: 19.4; NFPA 105-2010: 6.5.
Devices	Total Quantity	
Smoke & Fire Dampers	Needs to be assessed.	

EC 02.03.05 EP 19		Every 12 months, the hospital tests automatic smoke-detection shutdown devices for air-handling equipment. The results and completion dates are documented.
Devices	Total Quantity	
Duct Detector	12	
Fan Shutdown	4	

LS 02.01.30 EP 26		All other Life Safety Code fire and smoke protection requirements related to NFPA 101-2015 18/19.3
Devices	Total Quantity	
Damper Control	2	

LS 02.01.34 EP 10		All other Life Safety Code fire alarm requirements related to NFPA 101-2015 18/19.3.4
Devices	Total Quantity	
Phone Jack	14	
Power Supply	12	
Programmable Relay	5	

LS 02.01.50 EP 07		Elevators are fully equipped and protected
Devices	Total Quantity	
Elevator	6	
Total Device Count: 188		

Please note: The facility is still under construction. Therefore, all values that have been listed are estimated and have been provided for bidding purposes. These values, model numbers and device types are subject to change.

Attachment B – Building Turn Over (Estimated)

Estimated Schedule of Building Delivery

Building Designations	Building Name	Estimated Date of Turn Over to VA
A	Concourse	Turned Over
B, C	Inpatient	Turned Over
D, E, F, G	Diagnostic and Treatment (D&T)	Turned Over
H, J	Outpatient	Turned Over
K	Employee Garage	Turned Over
L	Patient/Visitor Garage	Turned Over
M	Transitional Living & Rehab (Building and four refurbished houses)	Turned Over
N	Central Energy Plant	Turned Over
P	Research	Turned Over
Q	Pan Am (Administration)	Turned Over
TBD	Fisher House	Under Construction Turn Over Projected Fall 2020



