

WISCONSIN DEPARTMENT OF VETERANS AFFAIRS



Request for Architectural and Engineering Services

King Fire Alarms Wisconsin Veterans Home - King

December 2015

DFD Project No. 15K1J

Table of Contents

I.	Project Background and Purpose	3
II.	Project Description.....	3
III.	Scope of Services	4
IV.	Consultant Qualifications.....	4
V.	Proposed Project Schedule.....	5
VI.	Preliminary Project Budget.....	5
VII.	Agency Contact.....	5

I. Project Background and Purpose

The Wisconsin Veterans Home at King (Home) serves the long-term care needs of 721 aged and disabled veterans and their eligible dependents with a staff of 981 employees and 389 volunteers. Established in 1887 by the Grand Army of the Republic, the Home has witnessed significant growth and development over the past 128 years.

All components of the Home's fire alarm system, including building control panels, smoke detectors, pull stations, strobes, speakers, horns, and head-end monitoring computers are at the end or past their useful life. Smoke detectors across the Home campus, aged 25 years or older, are failing and create false alarms. Unsynchronized strobe light warning devices at most buildings violate Americans with Disabilities Act standards, and coverage falls short of National Fire Alarm Code requirements. A 2013 Federal VA Life Safety Inspection cited Olson Hall for unsynchronized flash patterns leading to equipment replacement in 2014. The head end fire alarm computers, housed in the Fire & Security Building, frequently experience conflicts with individual building control panels, encounter overloads during testing, and prove cumbersome to operate for staff when responding to alarms.

The Home has grown beyond system capabilities. A new, integrated, and multiplex addressable fire alarm system with voice communications will allow staff to execute timely and accurate responses to alarms. Additionally, upgrading at this time will prepare the Home to add the new Moses 200-bed skilled nursing facility to the new fire alarm system network.

II. Project Description

This project includes the complete replacement of the existing fire alarm systems serving four nursing, nine utility, and sixteen campus support buildings at the Wisconsin Veterans Home at King. The existing Insight head-end monitoring computer at the Fire and Security building will be replaced with monitoring hardware, software, and displays. Existing IQ and Siemens Cerberus Pyrotronics panels will be replaced with new, networked multiplex addressable control panels with voice communications. The project will install new fire alarm strobe lights in all areas cited for deficient coverage. Synchronization of strobe lights will address recent citations identified in WDHS-DQA surveys and private equipment audits. All smoke detectors and pull stations will be replaced. The project will provide enough capacity on the new network headend for future Home expansion including the construction of the Moses 200-bed nursing facility and cemetery Administration Building.

Partial shutdowns of the fire alarm systems will be required as work progresses. Home staff intends to execute fire watches during shutdowns.

III. Scope of Services

The AE shall provide pre-design through construction administration services in accordance with the DFD “*Policy and Procedure Manual for Architects/Engineers and Consultants*”, the “*Guide for Developing Program Statements for Projects Requiring Enumeration*,” and the DFD “*Contract for Professional Services* as directed by DFD at the Design Kickoff meeting. The services may be contracted for in multiple parts with project-specific review/ approval/ authorization points in the contract as determined by the needs of the project. Authorization for subsequent services will be issued in writing upon satisfactory performance and completion of contracted services and deliverables.

Design shall include:

- Replacement of the head-end monitoring computer system at the Fire & Security Building with associated hardware and software capable of storing and retrieving alarm history;
- Replacement of building fire alarm panels with multiplex addressable with voice communications panels at the following buildings: Commandant Residence/Garage, Marden Center, Main Chapel, Fire & Security, Power Plant, Maintenance, MacArthur Hall, Central Service, Water Treatment Plant, Olson Hall, Stordock Hall, and Ainsworth Hall.
- Relocation of the new building fire alarm panels to the first floor of buildings where existing panels are located in electrical rooms;
- Removal and replacement of the smoke/duct detectors and alarms including strobe lights, speakers, horns, pull stations, other associated electronics, and synchronization of visual notification appliances per ADA and NFPC, at the following buildings: Commandant Residence/Garage, Marden Center, Main Chapel, Fire & Security, Power Plant, Maintenance, MacArthur Hall, Central Service, Water Treatment Plant, Olson Hall, and Ainsworth Hall.
- Providing enough capacity in the new fire alarm system network to accommodate the future addition of the Moses 200-bed skilled nursing facility (est. 140,000 SF) and the Central Wisconsin Veterans Memorial Cemetery Administration Building (est. 3,700 SF);
- Replacement of monitored smoke/duct detectors, pull stations, and call lights at the following campus support buildings: Cottage 412, Bandstand, Concession Stand, Gazebo North, Gazebo South, Ice House, Comfort Station, Warehouse #1 Butler, Cemetery Equipment Shed, Bus Garage, Salt & Sand Storage, Brown Shed Storage, Lime Storage, Transportation Garage, Well #1, and Well #4;
- Integration of two sump pump alarms to the monitoring system; and
- Preparation of a Design Report with copies sent concurrently to DFD, USDVA, and WDVA for review.

IV. Consultant Qualifications

The consulting team should have experience in the design of fire alarm systems and fire alarm monitoring systems. AEs should clarify this experience in their letter of interest by

describing the project scope, size, construction value, and date completed. AEs should also indicate, where possible, prime and sub-consultant team members, and the experience of sub-consultants with similar projects.

V. Proposed Project Schedule

AE Selection	Feb 2016
Design Report to Building Commission	Aug 2016
Bid Opening	Dec 2016
Construction Start	Feb 2017
Substantial Completion	Oct 2017

VI. Project Budget

Construction	\$
Contingency	
AE	
Other AE Fees	
DFD Fees	
Equipment	
Total Project Budget	\$4,767,000

Project previously submitted as an All Agency Project Request (AAPR) to the 2015-2017 Capital Budget. WDVA will submit a grant application to the USDVA State Homes Construction Grant Program to fund up to 65% of the project.

VII. Agency Contact

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