**Performance Work Statement (PWS)**

**Convert a Hotel into a Non-Acute COVID Patient Care Facility**

**Target Audience:** NFPA 99 Category 3 Patient, which is defined as patient care “activities in which the failure of equipment or a system is not likely to cause injury to patients, staff, or visitors but can cause discomfort” (NFPA 99 para. 4.1.3)

**1.0 GENERAL**

The Contractor shall convert a hotel to a non-acute infectious COVID-19 patient care facility based on the requirements of NFPA 99 Space Category 3 (Basic Care). Patient rooms are considered to be NFPA 99 Category 3, which is defined as patient care “activities in which the failure of equipment or a system is not likely to cause injury to patients, staff, or visitors but can cause discomfort” (NFPA 99 para. 4.1.3).  Standard hotel layouts provide the opportunity for single patient rooms with private bathrooms and isolation by floor. Hotel infrastructure has many built-in fire protection and life safety safeguards.  An emergency generator shall be installed to serve the entire building. Centralized medical gas systems will not be provided. Communications systems will rely upon hotel WIFI infrastructure. These Alternate Care Facilities shall be supported by a nearby full service hospital to provide logistics, materials, and waste management support and nutrition care. The Contractor is fully responsible for the demolition and demobilization of all provided and installed equipment and materials.

[The Contractor shall be responsible for the demobilization and removal/disposal of all facilities and equipment upon completion of this work and the restoration of the permanent facility as necessary in order to return it to its original state.] – *This can be edited, removed, or included as contract and facility lease agreements require.*

**2.0 FUNCTIONAL REQUIREMENTS**

**2.1 Concept of Operations**

**This facility serving non-acute COVID patients shall act as a temporary satellite Ward (NFPA 99 Space Category 3) supported by a nearby full service hospital**. The full service hospital will provide the logistics, materials and waste management support, nutrition care etc. All dirty and clean supplies will be transported to/from the full service hospital. Patients are all considered ambulatory and capable of self-preservation, infectious and NOT on ventilators (i.e. the use of oxygen with either nasal tube or mask). If patients reaches a higher level or acuity (more critical condition), they will be transported to nearest local hospital (ICU) for greater level of treatment. Family visitation capabilities will not be provided. First floor level will be considered a “clean zone” (Reception, Patient Screening, Dining, Laundry, Break Room, Staff areas, Pharmacy, Command Center, etc.) Upper floor levels will be considered “Dirty (hot) zones” for infected patients/ treatment.

One (1) stairwell shall be designated as clean and one (1) as dirty, with each at opposite ends of the building (distinct separation), if practicable.

Building shall be free of asbestos, lead paint and mold

Security measures shall be assessed and provided, with perimeter fence, site access control, door access control and security guards.  Security guards shall be a service contract with a local security company procured by the Contractor for the duration of this project.

Patients will be referred and will be transported to the facility via ambulance from local hospital or clinic through the emergency medical system.  No walk in patients allowed.

**2.2 Facility Modifications Required**

The following are the anticipated facility modifications required to convert a modern hotel to achieve ACS standards for a non-infectious COVID patient (non-isolation), NFPA Space Category 3 (Basic Care).  Site selection shall be based on confirming the critical assumptions and design intent in Section 3.

The Contractor shall provide all necessary, labor, equipment and materials in order to provide the following equipment, materials, and services in accordance with this PWS and all applicable guidance, codes, and regulations.

**2.2.1 Architectural**

Existing beds shall be utilized for patients.  Each room will have a single patient. Double rooms are prohibited. If double beds are in the rooms, only a single bed shall be utilized.

**2.2.2 Mechanical**

The Contractor shall validate that the return air from the patient floors is not being recirculated to the first floor to maintain the first floor as a clean zone. Recirculation between the patient floors is permissible. System adjustments shall be performed as needed to achieve this functional intent.

All testing, adjust and balancing shall be performed by qualified HVAC specialist and a certified and accredited TAB specialist.

**2.2.3 Electrical**

Contractor shall verify that Hotel has existing power panels on floors, for at least one circuit each room (normal power), to supply bed receptacles described below.  A 20 ampere power circuit, shall be extended to each room, in order that there are no more than 6 receptacles on the circuit at the patient bed. Circuits may be mixed by patient rooms, but no more than 6 receptacles per circuit at the bed. Grounded receptacles must be inherent.  Older hotels without grounded receptacles shall not be considered. \*

The Contractor shall install electrical system under NFPA 70 article 590, Temporary Installations.  Configure generator as optional system by NFPA 70 article 702.

The Contractor shall provide, install, and maintain a generator (trailer mounted or skid-mounted).  Provide 8 or 24 hours fuel supply, depending on the interval in which it can be refueled. Grounding and safety requirements for maintenance, operation, and refueling are applicable.

The Contractor shall provide, install, and maintain a temporary exterior switch board with automatic transfer switch to switch between normal and generator power.  Provide and install temporary feeders between switch board, generator, and building service.

The Contractor shall provide, install, and maintain equipment branch temporary wiring in corridors to each patient room, to nursing stations, and to medication room.  For NFPA category 2 general care patient beds, use medical grade armored cable for branch circuits to provide redundant grounding.

Bedrooms: The Contractor shall provide, install, and maintain surface mounted 4 duplex receptacles by each patient bed and circuit receptacles to the existing normal power panel as described above.  If sufficient receptacles and circuits are existing as described above, this requirement is satisfied.

Nurse stations:  The Contractor shall provide, install, and maintain surface mounted receptacles and task light fixtures.  Circuit to normal power panels. Add 1-½ hour battery back-up emergency power.

Medication room:  The Contractor shall provide, install, and maintain surface mounted new lighting and receptacles.  Circuit all to generator equipment branch.

New light fixtures shall be provided and installed to meet illumination requirements above (patient bed, nursing stations, medication).

**2.2.4 Plumbing / Medical Gas**

[The Contractor shall provide, install, and maintain water and sanitary connections as needed to serve medical equipment and nutrition care.] *Based on facility, existing bathrooms may be sufficient for patient care.*

No centralized medical gas is to be provided.  The Contractor shall provide bottled oxygen to be utilized and stored in dedicated hazardous storage room.

**2.2.5 Fire Protection / Life Safety**

Hazardous areas shall be separated from adjacent areas via 1 hour fire resistance rating and provided with ¾ hour fire rated doors. i.e. central/bulk laundries larger than 100 square feet, rooms with soiled linen in volumes exceeding 64 gallons, storage rooms larger than 100 square feet and storing combustible material, rooms with collected trash in volume exceeding 64 gallons, and laboratories employing flammable and combustible materials in that would be classified as severe hazard

Medical gas storage greater than 300 cubic feet shall be separated from the corridor and in a secured room.  Medical gas storage greater than 3000 cubic feet must be separated from the corridor by 1 hour fire rated construction with ventilation.

**2.2.6 Communications**

The Contractor shall provide, install, and maintain a simplified nurse call system in order to enable each patient to communicate directly with the nurse’s station. The nurse’s station shall have the ability to locate the specific patient/location (e.g. room) from which the call/signal is made.

**2.2.7 Schedule**

The Contractor shall submit a schedule to the Government within 24 hours of Notice-To-Proceed (NTP).