

Information provided by Rick Robey, WRNMMC Customer Representative, on the 28 May 2015 Site Visit for the N40080-15-R-0313 Bethesda FSS Solicitation:

1. Bldg. 51, the NiCOE Bldg., built in 2011, has hours of 7am to 5pm. The rest of the hospital is 24/7.
2. Bldg. 10 (Main entrance), 9 and 9a comprise the acute care side of the hospital.
3. There are 400 hospital beds, but that is a small percentage of what the hospital does. There is a special area with limited access for the President and VIPs.
4. An Atrium separates Bldg. 9 and 10. The mechanical room is 1980 vintage. The tracking cart system in it has been decommissioned.
5. The Bldg. 9 Galley opened last August. It is brand new; with typical kitchen equipment.
6. Bldg. 9 Bio Safety Lab (BSL) is a Level 3 lab with its own HVAC System. The morgue is located past it.
7. In Bldg. 9a, all ICU Rooms are brand new/post-BRAC 2011.
8. There are negative air-pressure rooms in the ER, and a decontamination room.
9. One half of the patient population are retirees.
10. Suburban Hospital and the Walter Reed National Military Medical Center (WRNMMC) share patients.
11. The hospital is a Level 2 Trauma Center.
12. Bldg 9a is new post-2011 BRAC.
13. 91 Room B005 Life Safety Emergency Power: a) Emergency generators are located in Bldg. 55; there are none in 9a, 9 or 10; b) provides chilled water for MRI; c) there are a couple hot water heaters; d) EMCOR was doing annual PMs in the room; e) three (3) AHUs in side room of Room B005 serve Bldg. 9a; f) only two (2) AHUs are needed at a time; and g) there are sewage ejector pumps located here.
14. Bldg. 9 built in 1980, Floor 3, Operating Rooms: 20 suites for surgery; renovated in 2011 BRAC; two (2) Mechanical Rooms; five (5) AHUs serve surgery and they discharge in a common plume; two (2) can be down and still maintain surgery suites.
15. Bldgs. 9 and 9a – roofs in good shape.
16. Bldg. 19 built in the 1970s but remodeled in the last 15 years.
17. Bldg. 8 Eye Surgery – Munters AHU same as BSL Unit.
18. “Main Street” retail space has equipment not covered under this requirement.
19. Bldg. 1 is the historic original bldg., and built in 1943 as a President Roosevelt initiative. It helps to understand the historical significance of the mission. Bldg. 1 is on the National Historic Registry, and repairs and maintenance are conducted under historic standards.
20. Bldg. 19 was renovated in the 2011 BRAC construction. It is outpatient only with lots of rehabilitation.
21. Bldg. 19 Mechanical Room B100 has eight (8) AHUs that are the same as the AHUs in Bldg. 9a. They discharge in a common duct. There are four (4) domestic hot water tanks, and a therapy pool located in the room above, which looks like a big spa. The contractor must maintain pool support equipment only.
22. All steam and chilled water come from a central plant operated by the Government. The central plant sends high pressure steam and distilled water to the entire installation, and the hospital (or other tenant) converts it to low pressure. The only exception to this are the three (3) chillers located in Mech Room B338.
23. Bldg. 63 is a patient-parking garage and has two (2) Mechanical Rooms. There are condenser pumps in the Bldg. 63 Mech Room that circulate condenser water to three (3) chillers in Bldg. 19. They circulate water to the cooling tower and provide an electronic water treatment system. There is no chemical water treatment.
24. Bldg. 63 has cooling towers and a fuel tank for the two (2) emergency generators. Four (4) other emergency generators serve the acute centers and are located in the basement of Bldg. 55.
25. Bldg. 54, a staff parking garage, was recently renovated.

Information provided by LT Anthony Williams and LCDR Jayson Dooley, both NAVFAC Washington Officers, on the 28 May 2015 Site Visit for the N40080-15-R-0313 Bethesda FSS Solicitation:

26. Bldg. 16 is the Central Plant where the main utilities are coming from.
27. LCDR Dooley showed a 2014 Aerial Map of Bethesda, which is attached.
28. At Naval Support Activity (NSA) Bethesda, our biggest customer is WRNMMC. The second biggest tenant is the Uniformed Services University of Health Sciences (USUHS) and Armed Forces Radiobiology Research Institute (AFRRI), but these buildings are not part of this requirement.
29. There are three (3) Child Development Centers (CDC) that are sensitive and may start having weekend hours. There are stringent guidelines for maintaining CDCs. CDC response times sensitive.
30. Bldg. 62 is a wounded warriors facility and its maintenance is funded by the hospital.
31. Bldg. 52 is the Navy Lodge.
32. Bldg. 64 is the Navy Gateway and Suites; it's brand new; 300 rooms.
33. Bldg. 68 is the NEX, a large store.
34. There are quality-of-life facilities such as the USO (Bldg. 83) and the Bowling Alley (Bldg. 56). There is also a picnic pavilion with restrooms that may need maintenance.
35. Tehre is a Fitness Facility in Bldg. 17 with an Olympic-size pool.
36. There are five (5) Fisher Houses to provide lodging for wounded warriors.
37. Bldg. 13 and 15 need renovations, which NAVFAC is currently trying to obtain funding for.
38. The State Historic Preservation Office (SHPO) for Maryland influences some repairs.
39. The Flag Officer housing is covered by another contract.
40. RFI #5 was verbally asked: Is the equipment inventory for non-hospital buildings in Maximo. Response: Yes.
41. Bldg. 226 is a warehouse where special exercise bicycles are made for wounded warriors.
42. Bldg. 4002 has work for wounded warriors.
43. Bldg. 15 is the facility provided to the contractor and has a DDC control shop, carpentry shop, PM shop, call center, etc.

Information provided by Ms. Roya Sterner, NAVFAC Washington Contracting Officer, on the 28 May 2015 Site Visit for the N40080-15-R-0313 Bethesda FSS Solicitation:

44. The contract resulting from this solicitation will be awarded by our central NAVFAC Washington office, but administered by the PWD Bethesda Contracting Officer (KO) located at NSA Bethesda.