

**OPWDD STATEWIDE FIRE ALARM SYSTEMS AND FIRE SPRINKLER SYSTEMS INSPECTION,
TESTING, MAINTENANCE, REMEDIAL REPAIRS, EMERGENCY SERVICE CALLS AND REPAIRS**

COSCO0053-56

Questions and Answers 2 – January 27, 2021

- Q1 What is the basis for determining whether a repair is considered Remedial (not requiring an immediate response) or an Emergency (requiring an immediate response), and who makes that decision?
- A1 Any condition that will require one of our programs to institute a Fire Watch due to a system impairment would be the primary reason to request an emergency response. The field staff (Safety Security Officers/Fire Safety Representatives etc.) that are within the district and aware of the circumstances of the current system impairment will generally make that decision.
- Q2 Which edition of the National Fire Alarm Code NFPA 72 is applicable to the inspections & testing to be performed under this contract?
- A2 The 2016 edition of NFPA 72 is applicable to the inspections & testing to be performed under this contract.
- Q3 The Annual inspection requires testing the operation of smoke dampers and smoke control systems. Will the location of the smoke dampers be identified? If access to the dampers is not achievable, who will be responsible for providing the access?
- A3 OPWDD will provide the location of all known dampers. If an awardee identifies additional damper(s) not previously identified by OPWDD, the awardee shall provide a description and the location of the damper(s). OPWDD will be responsible for providing access to dampers.
- Q4 The Annual inspection requires testing the operation of the smoke control systems. Will the proper sequence of operation, control by event logic, smoke control system component locations, etc. be detailed in order to ensure the system in operating properly?
- A4 OPWDD would provide the awardee any programming, logic and sequence codes for identified smoke control systems.
- Q5 The Annual inspection requires sensitivity testing on initiating devices every (2) years and in accordance with NFPA 72. Some Fire Alarm Control Panels monitor sensitivity levels continuously. NFPA 72 states that sensitivity testing is not required if the initiating device is monitored continuously by the fire alarm control panel and alerts when sensitivity is out of range. In these instances, will sensitivity testing still be required?
- A5 No, only devices that are not continuously monitored for sensitivity would require manual sensitivity testing.

- Q6 The time period from Monday 12:00am to Monday 7:59am is not defined. Is this time period be defined as After Hours?
- A6 Yes, this timeframe is considered after hours. Please see Addendum 2 for update.
- Q7 Which edition of the National Fire Alarm is applicable to the inspections & testing to be performed under this contract?
- A7 If you are referring to NFPA 25, Water-Based Fire Protection Systems, the 2017 edition of NFPA 25 is applicable to the inspections & testing to be performed under this contract.
- Q8 The quarterly visual inspection for Piping includes a "Check for proper pitch". The only reliable method of checking for proper pitch in a sprinkler system would be to perform a pitch test of the entire system – visual inspection alone may not identify issues that are not easily seen. Is the intent of this inspection to perform a cursory review of the piping network (visual inspection) to identify any obvious issues regarding pitch, or rather to perform a pitch test on the entire system on a quarterly basis? If performing a cursory review, will the contractor be held responsible for issues arising out of improperly pitched pipe that wasn't identified through the visual inspection?
- A8 Yes, it is the intent of this inspection to perform a cursory review of the piping network. The expectation is that if a reviewer observes an obvious issue with pitch, that it be brought to the attention of OPWDD and we would then consider moving forward with an actual pitch test. The intent is to ensure OPWDD systems maintain their functioning status. The awardee may be held accountable for egregious instances where it is or should have been obvious to a technician upon visual inspection that the issue should have been identified.
- Q9 This paragraph states that "The CONTRACTOR shall prepare documentation for inventory of all water- based fire protection systems components to be inspected, tested and maintained in the system." Is it the intent to have the Contractor include, in addition to the system components, the model, make, year, type, etc. of each sprinkler head installed in the system as part of the inventory documentation? Is so, this cannot be accomplished by visually inspecting each sprinkler head from the floor level but rather by utilizing other means (ladders, lifts, etc.)
- A9 Yes, in order to properly identify system components and aged out devices, an inventory is the expectation of this RFP. Prior to any utilization of a lift, consultation with the Chief Safety Officer should occur.
- Q10 Our company understands the Proposal Checklist includes a proposal requirement for Consultant Disclosure Form A – Planned Employment (Appendix H).

However, we also understand the RFP includes the following:

7.6 CONSULTANT DISCLOSURE

The Contractor must comply with the requirements of New York State Finance Law Section 163(4) (g), which imposes certain reporting requirements on contractors doing business as vendors with New York State. In furtherance of these reporting

requirements, the Contractor agrees to complete and submit Contractor's Planned Employment report (Appendix H – Form A) **within two (2) business days after receiving notice of a Contract award and Contractor's Annual Employment Report (Appendix H – Form B) by May 15th for each fiscal year (April 1 – March 31) the Contract term is in effect.** Page two of each form provides the necessary addresses for submitting the form.

Please advise if Appendix H is to be submitted with the proposal.

- A10 Appendix H shall be submitted with the proposal. Please see Addendum 2 for update.
- Q11 The inventory by site listed in this attachment is inaccurate and incomplete. Large portions of inventory either are missing or not identified. The time constraints for delivering the RFP does not allow for site visits. Are bidders to use the inventory as listed in this attachment to develop the proposal even though it doesn't account for all the inventory? If so, will the successful bidder be allowed to adjust their price after the contract is awarded to account for the inventory that is actually installed?
- A11 Attachment 5- Equipment by Site is to be used for the purpose of developing a cost proposal. The cost proposal price is an estimated price for evaluation purposes only. Bidders will not be allowed to change the hourly service rates or parts markup %, but will be allowed to adjust their price based on actual parts and service hours provided.