

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

COSCO0053-56

Questions and Answers 3 – February 1, 2021

Q1 The paragraph reads: “Provide a description of the experience of the Bidder’s organization that would be considered relevant to the successful accomplishment of the scope of work described in this RFP. Include details of **comparable accounts**, particularly those in New York State, that the Bidder has been involved in within the last five (5) years.”

A1 Yes, the bidder may include previous OPWDD experience for technical evaluation.

Q2 The paragraph reads: “The use of **subcontractors will not be allowed** for Fire Alarm (Lot 1A and Lot 1B) or **Fire Sprinkler (Lot 2A and Lot 2B)** Quarterly, Semi-Annual or **Annual Inspection and Testing** items included in the scope of services documents.

In the NYC/LI regions, only licensed plumbers are allowed to perform annual inspection and testing on backflow preventers. This is accomplished through the use of subcontractors. Will the use of subcontractors to perform backflow inspection and testing be allowed for these areas?

A2 OPWDD would allow the use of sub-contractors in this instance. The expectation remains that the sub-contractor must be vetted and approved by OPWDD prior to the sub-contractor being allowed to begin work.

Q3 The paragraph reads: “The use of subcontractors will not be allowed for Fire Alarm (Lot 1A and Lot 1B) or Fire Sprinkler (Lot 2A and Lot 2B) Quarterly, Semi-Annual or Annual Inspection and Testing items included in the scope of services documents. The use of subcontractors for **proprietary repairs**, confined space inspections and other services related to 3-year and 5-year inspections may be allowed.”

In the event the Contractor requires a subcontractor to perform a proprietary repair, how will the Contract invoice for the subcontractor’s labor? Will there be provisions to invoice on a cost-plus basis

A3 Please see Addenda 3 for amended Section 6.6.

Q4 This paragraph states that “CONTRACTORS shall provide testing services in accordance with NFPA 25, the manufacturer’s recommendations and this scope of work including, but not limited to, wet and dry-pipe sprinkler systems, water storage tanks, fire pumps, backflow preventers and private hydrants.”

There are several weekly & monthly inspections required by NFPA 25 on sprinkler systems and components (i.e.: monthly fire pump churn tests). Is the contractor responsible for any weekly/monthly inspections and tests?

- A4 The RFP does not require any weekly/monthly inspections/tests. These will be conducted internally by OPWDD personnel.
- Q5 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.” Are the inspection reports adequate as a means of documenting the inventory, or is the intent to develop a separate document?
- A5 OPWDD will allow the inspection reports as an adequate means of documentation of the system device inventory.
- Q6 With regard to the pitch test requirement, NFPA 13 8.16.2.3 provides direction on how much slope is required for dry pipe installations: ¼ in. per 10 linear feet of pipe for mains and ½ in. per 10 linear feet for branch lines.
- In order to properly perform a pitch test, it will be required to measure every main & branch line with a level to determine if the piping network has proper pitch. This is unachievable with a simple visual inspection. Is it OPWDD’s intent to have this pitch test done on a quarterly basis? If not, what detail can OPWDD provide regarding the method of testing (quarterly visual inspection) in lieu of an actual pitch test?
- A6 OPWDD is requiring that on a quarterly basis the technician that is performing the sprinkler ITM visually inspects the sprinkler lines in each site to report any visible changes in the pitch or stability of the lines that may cause water to not properly drain.
- Q7 The paragraph reads: “Initiating Devices – All fire alarm initiating devices and alarm system components shall be physically tested quarterly. Devices to be tested are: Smoke detectors, heat detectors, duct detectors, carbon monoxide detectors, and fire alarm manual pull boxes, supervisory signal devices, magnetic hold open devices, **bed shakers** and all notification appliances.
- Are there specific requirements or guidelines Inspecting & Testing of Bed Shakers?
- A7 There is no mention of bed shakers in NFPA 72. This would be a simple functional test to ensure that they activate when the system activates.
- Q8 The paragraph reads: “Low point drains should be drained thoroughly before cold weather and after any system trip.”
- Will OPWDD identify locations of all low point drains (i.e.: provide As Built drawings, etc.)?
- A8 OPWDD does not have a solid list of all low point drain locations. These drains would be inventoried by the contract holder as part of the documentation of system device inventory.

- Q9 Column "AE" Heading is listed as "OTHER" for a device description. It has values listed for certain sites (a total of 33 Statewide). Are these devices part of the Fire Alarm or Sprinkler systems? What are the Inspection requirements and frequency of testing for these items?
- A9 These items were not correctly identified on previous vendor inspection reports. OPWDD is unaware of the devices and their requirements. The RFP allows for adjustments by the awardee if additional equipment is identified and included as part of their Lot award.
- Q10 Column "AG" Heading is listed as "Ansul System" for a device description. Are these systems part of the Fire Alarm or Sprinkler systems? What are the inspection requirements and frequency of testing for these items?
- A10 Ansul is a brand, it is referring to fixed kitchen extinguishing systems. These systems receive their own test separate from sprinkler or fire alarm ITM. Bidders should not include these systems as part of their bid price.
- Q11 In the RFP regarding the water tanks being inspected on a quarterly basis, the scope calls out for a verification of water level during this interval. Is the expectation to have a tech enter the pit during this interval to verify water level? This is a confined space and will require multiple techs to perform this requirement.
- A11 There are approximately 7 tanks that will likely require entry into the vault to verify the water level, it is the expectation of the Agency that the winning bidder will supply staff with the necessary certifications to complete the task.
- Q12 I noticed in the sprinkler scope that there nothing in there regarding semi-annual inspection. I did notice that in the fire alarm section, it called out testing tampers and alarms. Is it your intent to have the fire alarm package include the sprinkler alarms and supervisory devices?
- A12 It has been our experiences in many cases that sprinkler ITM companies are not able to test these devices as they are connected to the fire alarm system which was the deciding factor to include these tests with the Fire Alarm ITM.
- Q13 Section 6.6 of the RFB references the use of sub-contractors may be allowed. I would like to receive clarification on how this is calculated and if it needed to be on the pricing sheet. The only reference to this is as follows: **"If, at any time during the performance under this Contract, total compensation to a Subcontractor exceeds or is expected to exceed \$100,000, that subcontractor shall be required to submit and certify a Vendor Responsibility Questionnaire."** My feeling is that most sub-contractor needs will not be \$100K and the majority of the sub-contractor services shall be billable as time & material by the sub to the contractor who should then pass this billing to NYS OPWDD with a mark-up.
- A13 Please see Addenda 3 for amended Section 6.6.