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REQUEST FOR PROPOSALS #030-17
University of Maine at Presque Isle Scheduled Testing, Inspection &
Cleaning of Life Safety Systems Services
RESPONSE ADDENDUM #2

This addendum responds to initial questions submitted by vendors.

The University of Maine

Q1. For Schedule I, is the cost to replace the batteries in the panels to be included in the bid?

University of Maine
at Augusta

A1. *No, this will still need to be completed by the awarded contractor however the cost shall be invoiced separately at the Cost Plus markup rate for materials.*

University of Maine
at Farmington

Q2. Under Schedule 1 - Certifications list IMSA Niesart certification is required.... Is Niesart supposed to be NICET and if so is BOTH Certifications required?

University of Maine
at Fort Kent

A2. *Niesart is a typo and should be listed as NICET. Certification is required for IMSA OR NICET, not both.*

University of Maine
at Machias

Q3. Semi-annual cleaning of the hoods is listed however usually hoods are only cleaned annually, is this required?

University of Maine
at Presque Isle

A3. *The University will work with the awarded Contractor to determine during the semi-annual inspection if the hoods are to be cleaned. For comparison purposes the Respondent is REQUIRED to provide cost as requested, semi-annual.*

University of
Southern Maine

Q4. Documentation – Does a hard copy report need to be provided or can it be provided by email?

A4. *The University of Presque Isle will accept documentation via email. Documents shall be provided in a word doc or PDF.*

Q5. Who are the current Contractors for University of Presque Isle?

A5. *Schedule I – Norris, Inc.; Schedule II – J&J Westerdahl; Schedule III – Sprinkler System Inspection Co.*

Q6. Schedule 3 requires, "Contractor will be responsible to insure a supply of sprinklers (minimum of six (6)) corresponding to the types and temperatures used on the premises of each campus and shall be kept

in a cabinet located where temperatures will at no time exceed 100 degrees F; as shall an appropriate sprinkler wrench(s)." Usually the cabinets are located in the cabinet in each building next to the system, is this correct that the Contractor is to maintain the levels in the cabinets on campus in each building?

- A6. *Yes, that is correct. Replenishing cost of sprinklers will be covered under Cost Plus markup percentage and shall be kept in the cabinets on campus.*
- Q7. Under Schedule II, Contractor shall perform semi-annual and annual inspection, testing and cleaning of grease hoods, etc., does the University want the Contractor to include in the cost the cost to replace the fusible links, pcc02, etc.? If so, how many links per suppression system is there?
- A7. *Yes, the University shall require the awarded Contractor to include in their semi-annual & annual inspection and testing under Schedule II the cost to replace fusible links, pcc02, etc. and cost to perform such task shall be included in the cost response. The Grease Hood & Kitchen Suppression Systems for Campus Center Kelly Commons (kitchen) has four (4) links, Campus Center Kelly Commons (serving line) has four (4) links, and Campus Center Owl's Nest has one (1) link.*
- Q8. In the Contract on page 45 of 52 in the RFP Five Year Tests are to be included when they come due. The University does not provide the dates of when the five year testing will need to be completed. Is the University asking the Contractor to provide services when needed by the awarded Contractor AND Contractor shall bill the University separately from the Cost Response or shall it be included?
- A8. *The awarded Contractor shall perform all required five (5) year testing and **shall invoice the University separately** from the cost response for all required five (5) year testing.*
- Q9. Does the University provide lifts for the few systems that may need to be serviced that are not accessible by a ladder?
- A9. *No, the Contractor is to provide, when needed, a lift. The Contractor shall invoice the University for the cost of the lift under the Cost Plus markup percentage.*
- Q10. Under Schedule III is the University only requiring the awarded Contractor to service sprinkler backflow preventors or ALL backflow preventors?
- A10. *The awarded Contractor shall service ONLY sprinkler backflow preventors.*
- Q11. Section 4.1.2 - Describe, in detail, your company's ability to provide required two (2) hour or less response time for emergency calls and two (2) days or less response time for planned work. Under Schedule

I, would the University be willing to accept a call-back within the required two (2) hours and a four (4) hour window for a technician to be on-site at the University for emergency calls?

- A11. *Yes, for Schedule I ONLY will the University accept a four (4) hour window for the technician to arrive at the University from when emergency service call is placed and technician is dispatched if needed to be onsite.*
- Q12. The fire pump testing has been being done on an annual basis. Page 28 of 47 is grouping the pricing for that under Quarterly in the offer section. Is this changing to quarterly pump testing? Or, should there be a Quarterly inspection breakdown, then an annual fire pump breakdown with a Grand total annual cost breakdown line?
- A12. *Fire pump testing shall be done annually, pricing shall be broken out separately, and see attached **updated Exhibit 3 for Schedule III.***
- Q13. Page 40 of 47, #13: All systems shall have 3 year and 5 year maintenance performed, including parts and labor. Is the bid documentation suggesting that the quarterly inspection fee have these test additional tests built in? Or, are we able to invoice this on a time and materials basis, as needed, when due in accordance to established labor rates specified in the bid response?
- A13. *See A8. Above.*
- Q14. Page 40 of 47, #13, Paragraph 7, last sentence: "Cleaning of sprinkler heads is required during the time of inspection with labor included". NFPA 25 does not require cleaning of sprinkler heads during inspections. In fact, sprinkler heads are only visually inspected from floor level and sprinklers installed in concealed spaces such as above suspended ceilings shall not require inspection per code. High sprinkler heads such as gymnasiums, would require lifts in order to achieve this requirement which is not part of a normal inspection. Can cleaning of sprinklers be removed from the quarterly inspection price and be rephrased, "Cleaning of sprinkler heads is required if identified during the sprinkler inspections. Cleaning of sprinkler heads would be billed in accordance to the labor rates stated in the offer."
- A14. *Quarterly pricing for Schedule III shall include all required quarterly, semi-annual and annual testing, inspection, cleaning, etc. as required by code NFPA 25. IF service is not required and not part of normal scheduled testing, inspection, cleaning, etc. service shall not be included in the quarterly breakdown.*
- Q15. Page 40/47, #13: Fire Pumps: Please clarify that annual fire pump testing is the requirement for this bid.
- A15. *Annual Fire Pump Testing is required to be performed annually for this bid. See Q12. & A12.*
- Q16. To clarify how this is to be priced; are we to be including smoke/duct

detector cleanings into this quote? It is referenced throughout and would like to be sure that is the intent.

A16. *Only if it is required by code shall cleaning be required.*

Q17. Are you looking for full PM's to be done on the Fire Pumps or is this just for the Annual Inspection and flow test?

A17. *Just Annual inspection and flow test, see A12.*

Q18. Regarding Sprinkler: when were the 5yr internals last performed? Is this something that you are looking to be priced as part of the RFP or as a "deficiency" to be addressed during the term of the contract?

A18. *See A8.*

Q19. Please clarify the response time of 2 hours requirement – is this satisfied with a return call and a scheduled time of arrival for service or is this to include a return call and an expectation of a technician showing up within that time.

A19. *The awarded Contractor shall contact the University within two (2) hours of initial contact made by the University for emergency calls with a return call. IF the emergency requires a technician to be onsite the technician will have two (2) hours from determination technician is required to be onsite for Schedules II & III and four (4) hours for Schedule I, see A11.*

Q20. Under Schedule III the last paragraph on page 14 referring to the Contractor providing "at no charge" a list of items, please provide an example of what this would apply to or be referring to.

A20. *As stated the Contractor shall provide all necessary tools and / or equipment to perform all required inspections, tests, and / or cleaning as required under each schedules scope of work.*

Q21. Who is the incumbent and what is the price of this same scope of work that the University is paying currently?

A21. *See A5 for who is the current contractors being used. This same scope of work has not been requested with the previous contractors.*

Q22. Section 2 Schedule I, 2nd paragraph; it states that the cleaning of the smokes would be "as needed" however in 1.22 under pricing it does not use the "as needed" language. Please clarify if this is included in the pricing per year, or if it should be quoted as a one-time service.

A22. *Cleaning shall only be done if required by code.*

Q23. Schedule III 1st bullet point; this 30-day time frame is contingent upon being able to get into the buildings within 30-days

A23. *Correct, the awarded Contractor(s) are to work with the University to*

determine the schedules to perform required testing, inspection & cleaning of life safety systems.

- Q24. With regard to the request for lift pricing under equipment/operator rates; could you please clarify the ceiling heights where system devices are located, so as to determine the type of lift that may be required
- A24. *The two gymnasiums have ceiling heights of approximately thirty (30) feet. See answers A9 & A14.*
- Q25. Preble Hall does not have a panel listed but it does have smoke and duct detectors. What is this system panel?
- A25. *The heat and smoke detectors are a 120 volt stand-alone system that is connected to the elevator recall.*
- Q26. Campus Center/Kelly Commons has a Fire Pump listed; what size and type?
- A26. *Electric/Horizontal/400 GPM*
- Q27. On the sprinkler list, under the column of Total # of Wet (water & antifreeze), does this mean that every wet system has an anti-freeze loop or just the ones that say what type is listed?
- A27. *Correct, the University identified wet loops that have anti-freeze, if none is listed the loop consist of water in the loop.*
- Q28. Do all wet systems have at least one loop in them?
- A28. *Yes, when a wet system is listed it is a water loop UNLESS specified as having anti-freeze that is listed.*
- Q29. How Many NAC/Power Extenders are there at the UMPI Campus?
- A29. *Approximately ten (10) NAC/Power Extenders.*
- Q30. Is Appendix C – Economic Impact Form considered confidential information or not?
- A31. *Respondents can mark the page as “Confidential” and the information will not be shared without the Respondent’s permission. However the rating / score for that part of the evaluation will be shared.*

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Exhibit 3 – Schedule III - Sprinklers, & Fire Pumps Suppression Systems Services Pricing

Quote for Schedule III – Sprinklers & Fire Pumps

FACILITY ID	FACILITY NAME	BUILDING AREA (sq. ft.)	TOTAL # OF SYSTEM/ RISERS	TOTAL # OF WET (WATER & ANTIFREEZE)	TYPE OF ANTIFREEZE IN LOOP	TOTAL # OF DRY	TOTAL # OF SPRINKLER BACKFLOW PREVENTORS	FIRE PUMP
7P101	Campus Cntr./Kelly Comm.	39,093	2	1		1		1
7P080	Emerson Hall	43,335	1	1				
7P040	Folsom/Pullen Hall	46,967	1	1 (2 loops)	1 glycol		2	
7P210	Gentile Hall	47,000	1	1			1	
7H001	Houlton Cntr.	15,662	1	1				
7P110	Library	28,492	1	1				
7P120	Merriman Hall	19,525	1	1				
7P020	Normal Hall	26,954	1			1		
7S017	17/19 Northern Ave	4,068	1	1	glycol			
7S021	21/23 Northern Ave	4,068	1	1	glycol			
7P090	Park Hall	26,114	1	1				
7P030	Preble Hall	29,700	1			1		
7P160	President's House	6,099	1	1			1	
7P060	South Hall	22,289	1			1		
7S001	Skyway (STR)	8,772	1	1	glycol		1	
7P070	Wieden Hall	37,807	1	1	glycol		2	

QUARTERLY

ANNUAL COST

TOTAL Schedule III Sprinklers

\$ _____

X 4 = \$ _____

TOTAL Fire Pump Annual Testing:

\$ _____

TOTAL Schedule III Annual Cost:

\$ _____