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REQUEST FOR PROPOSALS #030-17
University of Southern Maine Scheduled Testing, Inspection & Cleaning
of Life Safety Systems Services
RESPONSE ADDENDUM #2 September 28, 2016

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. *Batteries are to be invoiced separately under the cost plus.*

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. *Due to the use of the hoods semi-annual cleaning is usually required.*

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

University of
Southern Maine

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

Q5. Who are the current Contractors for University of Southern Maine?

A5. *Schedule I – Dean & Allyn Services & Simplex, Schedule II & III Eastern Fire Protection.*

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 and needed wrenches will be covered under Cost Plus markup percentage.*
- 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. For pricing in Exhibit 2, Schedule II assume that each hood contains two (2) fusible links. See **Section 1.23** of the RFP, the University will work with the awarded Contractor to adjust pricing to meet actual counts.*
- 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. The University requires that pricing be provided for five (5) year testing, **see updated Schedule III** to provide with your response.*
- 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 / if needed, a lift. The Contractor shall include the cost of the lift if and when needed for normal scheduled testing, inspection and cleaning of life safety systems services to code. The Contractor shall invoice the University for the cost of the lift under the Cost Plus markup percentage if a lift is needed for all other services not covered under the scheduled testing, inspection and cleaning of life safety systems services.*
- 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. *The University will require a two (2) hour or less response time for emergency calls and two (2) hour response time if / when a technician is required to be onsite and two (2) days or less response time for planned work.*

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 the 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. *ONLY Annual Fire Pump Testing is required for this bid. See Q12. & A12.*

Q16. Does the annunciator panels report to the main panel?

A16. *Yes, that is correct.*

Q17. Can the University provide the sizes of the Fire Pumps?

A17. *Yes, the sizes are as listed: **Glickman Library** - Peerless 5AEF14, 70 psi, 750 gpm Electric, Motor 38 HP 1760 RPM 460 VAC; **Science Building** - Patterson 8+6 M! 75 psi 1250 gpm Electric, Motor 75 HP 1785 RPM 230 VAC; **Upper Class Hall** – Patterson 4+3 VIP 70 psi 250 gpm Electric, Motor 20 HP 3520 RPM 230/460 VAC.*

Q18. Does the University have a time set that is best to perform the testing / inspections?

A18. *The University will work with the Contractor to try to schedule the scheduled testing, inspections and / or cleaning during times that will be least disruptive to the University.*

Q19. Do all wet systems have at least one loop in them?

A19. *Yes, when a wet system is listed it is a water loop UNLESS specified as having an antifreeze that is listed.*

Q20. Are test for all wet systems required to be performed quarterly or based on NFPA code?

A20. *ALL scheduled testing, inspections and / or cleaning bid responses shall be based on what is required in the NFPA codes.*

Q21. Can the University provide the number of floors per building that have elevators listed in Schedule I with elevator heat detectors?

A21. *Elevator stops per building is provided as Bailey Hall – 6, 4 & 2; Brooks Dining - 2 & 2; Corthell Hall - 3F & 2R; Costello Hall - 5; Costello Field House - 3; Costello Arena - 2; Dickey & Wood Hall – 8 & 8; John Mitchell Center – 3 & 2; Phillippi Hall - 4; Robie Andrews Hall - 4; Russell Hall - 2; Upperclass Hall - ; Upton Hastings Hall - 5; & USM-LAC – 2 & 2; Abromson Center – ; Glickman Library – 8 & 7; Law Building – 8 & 4; Luther Bonney Hall - 2; Masterton Hall - 4; Portland Parking Garage - 6; Payson Smith Hall – 4 & 2; Science Building – 6, 6, & 6; Sullivan Gym – 2 & 3; & Wishcamper Center - 5*

Q22. Does the University provide University employees for assistance in locating buildings, rooms, etc.?

A22. *When requested by the awarded Contractor the University will provide an employee to assist the Contractor in locating buildings, rooms, etc.*

Q23. How many NAC/Power Extenders are there at the USM Campuses?

A23. *See Updated Exhibit 1 – Schedule I Pricing Sheet attached.*

Q24. Can the University provide a list of how many waterflow devices / alarm switches in each building? They are located on each fire sprinkler system riser, and each zone control valve. They activate the “waterflow” fire alarm on the alarm panel.

- A24. *See Updated Exhibit 3 – Schedule III Pricing Sheet attached.*
- Q25. Can the University clarify if the elevator heat detectors are included in the total number of heat detectors or if they are in addition to?
- A25. *The elevator heat detectors are included in the total number of heat detectors, see **Section 1.23** of the RFP.*
- Q26. Can the University provide the size of the grease hoods, exhaust fans and duct lengths for each grease hood under Schedule II?
- A26. *The University is unable to provide the requested information within the needed time frame. Due to this the University will not consider semi-annual / annual cleaning of the grease hoods and ducts cost part of the response and will ONLY use the Testing and Inspection of Schedule II. The University reserves the right to negotiate with the awarded Contractor to perform the cleaning or to use a third party Contractor.*
- Q27. Do the testers need to be NICET Certified? We have NICET Certs for all of our technicians and one of our Testing crews, but one of our testing crews does not have NICET.
- A27. *IMSA **OR** NICET certification is required which may be either a company certification or an individual certification. If an individual certification is used, the individual certified must be the person providing service under the contract. NRPA certification is also required. Contractors must indicate certifications as part of the response to the RFP.*
- Q28. The incumbent identified errors in Schedule I regarding the inventory list.
- A28. *See updated Schedule I, the University has done it's best to provide the most accurate information. Respondents should see **Section 1.23 Cost Response Form Quantities**. If the awarded Contractor finds that the quantities listed are not correct the University will work with the Contractor to adjust pricing to meet actual quantities.*
- Q29. 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.
- A29. *Only if it is required by code.*
- Q30. Just to clarify; the Osher Map Library has 20 cylinders with this system?
- A30. *The count is **18 cylinders**, not 20.*
- Q31. What are the Tamper / Flow counts as well as air flow counts for the Sprinkler Systems?

A31. *See updated Exhibit 3 – Schedule III Pricing Sheet attached.*

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Sourcing Manager
Strategic Procurement
University of Maine Services
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Orono, ME 04469-5761

UPDATED - Exhibit 1 – Schedule I – Fire Detection, Alarm & Communication Systems Services Pricing

CAMPUS	FACILITY ID	FACILITY NAME	BUILDING AREA	FIRE PANEL MAKE & MODEL	ANNOUNCE ATOR PANEL MAKE & MODEL	TOTAL NUMBER OF PULL STATIONS	TOTAL NUMBER OF SMOKE DETECTORS	TOTAL NUMBER OF HORN STROBES	TOTAL NUMBER OF DUCT SMOKE DETECTORS	TOTAL NUMBER OF HEAT DETECTORS	TOTAL NUMBER OF ELEVATORS	TOTAL NUMBER OF ELEVATOR HEAT DETECTORS	TOTAL NUMBER OF BATTERIES	BEAM	A/V	Power Supply
Portland	40	25 Bedford Street	9,722	Notifier NFS640	Notifier NFS641	4	1	21	1				2		21	
Portland	61	Abromson Center	44,882	Notifier NFS640		16	66	40	5	3	1		4		40	1
Portland	6	Central Heating Plant	4,290	Notifier NFS320		3	2	4		10			2		4	
Portland	37	Glickman Library	126,518	Simplex 4100U		38	69	165	18	212	3		6		165	2
Portland	17	Law Building	90,611	Notifier NFS640		33	112	42	8	221	3		4	8	42	1
Portland	2	Luther Bonney Hall	76,590	Notifier NFS640		19	76	116	7	23	3		6		116	2
Portland	36	Masterton Hall	34,588	Notifier NFS640		16	47	65	6	16	1		6		65	2
Portland	60	Portland Prkng. Garage	387,436	Notifier ARP200		15	17	20		21	1		4		20	1
Portland	1	Payson Smith Hall	52,603	Notifier NFS640		17	34	83	2	25	2		8		83	3
Portland	13	Science Building	141,384	Notifier 640		44	209	192	19	29	3		14		192	8
Portland	14	Sullivan Gym	59,322	Notifier AFP400		14	42	55	0	1	1		4	3	55	1
Portland	39	Wishcamper Cntr.	58,443	Notifier NFS640		18	23	87	12	9	1		6		87	2
Portland	7	Woodbury Campus Cntr.	27,638	Notifier AFP400		12	0	10	3	6			2		10	
Gorham	P0022	7 College Ave	2,787	Notifier 500	Notifier SFP10UD	5	16	4		5			2		4	
Gorham	496	19 College Ave	4,127	Notifier SFP 400B	Notifier SFP5UD	4	10	3		14			2		3	
Gorham	539	28 Husky Drive	6,374	Notifier AFP-200	Notifier NFS320	7		18		2						
Gorham	525	51 College Ave	9,691	Notifier SFP-5UD		4	10	10		27			2		14	
Gorham	545	62 School Street	3,411	Notifier AFP-200	Notifier NFS320	3	2	4		14			2		10	
Gorham	544	128 School Street	8,611	Notifier AFP-200	Notifier NFS320	6	10	14		9			2		10	
Gorham	548	134 School Street	4,194	Notifier SFP-1024		4	7	4		2			2		4	
Gorham	540	149 State Street	11,758	Notifier SFP-1024		10	21	12		17			2		12	
Gorham	1	Academy Building	8,427	Notifier System 500	Notifier SFP5UD	5	13	3		11			2		5	
Gorham	501	Anderson Hall	29,484	Notifier AFP-100	Notifier NFS320	11	26	24		59			4		80	1
Gorham	543	Art Drawing Classroom	3,940	Notifier AFP-200	Notifier NFS320	6	5	5		11			2		5	
Gorham	507	Art Gallery	2,390	Notifier 400B	Notifier SFP5UD	3	4	3		5			2		5	
Gorham	508	Art Print Studio	1,526	Notifier AFP800	Notifier NFS320	7	3	5		19						
Gorham	516	Bailey Hall	144,118	Notifier SFP-400	Notifier NFS320	19	134	141	4	14	3	3	8		142	3
Gorham	517	Brooks Dining Ctr.	47,927	Notifier 500 Voice	Notifier NFS2640	13	5	16	2	5	2	2	2		15	
Gorham	503	Central Heating Plant	2,306	Notifier NFS320		3	9	10								
Gorham	495	Cortheil Hall	48,527	Notifier 5000 Voice	Notifier NFS2640	19	60	23	2	2	1	1	4		53	1
Gorham	502	Costello Hill Gym	43,446	Notifier NFS640	Notifier NFS2640	7	3	5		19	1	1				
Gorham	502	Costello Field House	89,716	Notifier AM2020	Notifier NFS3030	20	9	55	8	11	1	1	6		100	3
Gorham	541	Costello Ice Arena	55,954	Notifier 640	Notifier NFS2640	9	4	22	3	2	1	1	2		21	
Gorham	518	Dickey & Wood Halls	91,724	Notifier AFP400	Notifier NFS2640	38	113	173	0	5	4	4	8		429	3
Gorham	551	Facilities Plant	6,187	Notifier SFP10UD		5	1	12	0				2		13	
Gorham	497	John Mitchell Ctr	63,159	Notifier AFP200	Notifier NFS320	18	29	84	12	13	1	1	8		84	3
Gorham	504	Mechanical Trade Bldg	2,917	Notifier SFP2404		6	4	5		21			4		14	
Gorham	510	McLellan House	7,423	Notifier SFP4000	Notifier SFP5UD	5	13	3		17			2		4	

Gorham	546	Phillippi Hall	60,944	Notifier AFP1010	Notifier NFS3030	34	285	189	2	5	1	1	12	175	5
Gorham	522	Robie Andrews Hall	79,076	Notifier AFP200	Notifier NFS320	27	81	166	1	16	2	2	10	175	4
Gorham	505	Russell Hall	18,764	Notifier 500 Voice	Notifier SFP10UD	9	51	12	0	4	1	1	4	17	
Gorham	514	Upper Class Hall	101,167	Notifier NFS3030		25	351	66	3	15	2	2	20	121	9
Gorham	523	Upton Hastings Hall	102,699	Notifier AFP400	Notifier NFS2640	37	110	256	2	166	2	2	14	283	6
Gorham	500	Woodward Hall	20,709	Notifier AFP200	Notifier NFS320	9	20	20					2	68	
Lewiston Auburn		USM-LAC	131,266	Notifier NFS-640	Ademco 5110XM 5 Zone	26	87	56	24	88	2	2	8	100	3

Quote for Schedule I – Fire Detection, Alarm & Communication Systems Services

CAMPUS	ANNUAL COST
Portland Campus	\$ _____
Gorham Campus	\$ _____
Lewiston-Auburn Campus	\$ _____
TOTAL Schedule I	\$ _____

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

Sprinklers & Fire Pumps

CAMPUS	FACILITY ID	FACILITY NAME	BUILDING AREA	TOTAL # OF SYSTEM / RISERS	TOTAL # OF WET (WATER & ANTIFREEZE)	TYPE OF ANTIFREEZE IN LOOP	TOTAL # OF DRY	TOTAL # OF SPRINKLER BACKFLOW PREVENTORS	FIRE PUMP	TOTAL # OF MAIN DRAIN	CONTROL / AUX DRAIN / DRY / BUTTERBALL	SUPERVISED CONTROL VALVE
Portland	40	25 Bedford Street	9,722	1	1			1				
Portland	61	Abromson Center	44,882	2	1		1	1		1	3	3
Portland	6	Central Heating Plant	4,290	1	1			1				
Portland	37	Glickman Library	126,518	1	1			1	1	1	11	8
Portland	17	Law Building	90,611	1	1		Standpipe	1		1	1	0
Portland	2	Luther Bonney Hall	76,590	1	1			1		1	1	1
Portland	36	Masterton Hall	34,588	2	2			1		1	11	11
Portland	60	Portland Prkng. Garage	387,436	1			1	1		1	3	1
Portland	1	Payson Smith Hall	52,603	1	1			1		1	1	1
Portland	13	Science Building	141,384	2	2			1	1	2	17	17
Portland	14	Sullivan Gym	59,322	1	1			1		1	1	1
Portland	39	Wishcamper Cntr.	58,443	1	1			1		1	7	7
Portland	7	Woodbury Campus Cntr.	27,638	2	2		1	1		1	2	1
Gorham	539	28 Husky Drive	6,374	1	1			1				
Gorham	501	Anderson Hall	29,484	2	1			1		1	1	1
Gorham	516	Bailey Hall	144,118	1	1			1		1	1	1
Gorham	517	Brooks Dining Ctr.	47,927	1	1			1		1	1	0
Gorham	495	Corthell Hall	48,527	2	1		1	1		2	4	2
Gorham	502	Costello Hill Gym	43,446	1	1			1		1	1	1
Gorham	502	Costello Field House	89,716	3	2			2		4	4	4
Gorham	541	Costello Ice Arena	55,954	1	1			1		1	3	1
Gorham	518	Dickey & Wood Halls	91,724	1			1	1		2	6	2
Gorham	551	Facilities Plant	6,187	1	1			1		1	1	1
Gorham	497	John Mitchell Ctr	63,159	1	1			1		1	1	1
Gorham	546	Phillippi Hall	60,944	3	1	Glycerin	2	3		3	7	3
Gorham	522	Robie Andrews Hall	79,076	1			1	2		2	4	2
Gorham	505	Russell Hall	18,764	1	1			1		1	1	1
Gorham	514	Upper Class Hall	101,167	1	1			1	1	1	14	14
Gorham	523	Upton Hastings Hall	102,699	1	1			1		1	1	1
Gorham	500	Woodward Hall	20,709	1	1			1		1	1	1
Lewiston	6L075	Lewiston-Auburn Center	131,266	2	2			2		2	2	2

Special Hazard Suppression System

CAMPUS	LOCATION	FLOOR	AREA COVERED	TYPE	SYSTEM MFG.	MODEL	SIZE	NOZZLES / HEADS
Portland	Science Bulding	2nd	IT Room	Clean Agent	Ansul	Inergen Auto Pulse 422R	9@425 cu. Ft.	9
Portland	Osher Map Lib.	2nd	Map Room	Clean Agent	Ansul	Inergen Auto Pulse	20 tanks	13
Portland	Payson Smith	Basement	Telcom Equip.	Clean Agent	Permall	Halon 1301 FireLite 424A	75, 150, 149lb	3 & 6
Gorham	Corthell Hall	Basement	Telcom Equip.	Clean Agent	Permall	Halon 1301 FireLite 424A	110lbs	1 & 2

Quote for Schedule III – Sprinklers & Fire Pumps

<u>CAMPUS</u>	<u>QUARTERLY</u>	<u>ANNUAL COST</u>
Portland Campus	\$ _____	X 4 = \$ _____
Gorham Campus	\$ _____	X 4 = \$ _____
Lewiston-Auburn Campus	\$ _____	X 4 = \$ _____
TOTAL Schedule III Sprinklers	\$ _____	X 4 = \$ _____
TOTAL Schedule III Sprinklers Five (5) Year Tests		\$ _____
TOTAL Schedule III Fire Pump Annual Testing		\$ _____

Quote for Schedule III – Special Hazard Systems

<u>CAMPUS</u>	<u>SEMI-ANNUAL</u>	<u>ANNUAL COST</u>
Portland Campus	\$ _____	X 2 = \$ _____
Gorham Campus	\$ _____	X 2 = \$ _____
TOTAL Schedule III Special Hazard Systems	\$ _____	X 2 = \$ _____