



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

COSCO0059-60

Questions and Answers 1 – July 21, 2021

Q1: The paragraph reads: “Wet Pipe System: Test alarms by opening the inspector’s test connection. This simulates the flow of water from one sprinkler head and will activate the water motor alarm as well as the flow switch or pressure switch.” Is it the intent to have this test to be performed at each inspector’s test valve in order to test each flow switch or pressure switch?

A1: The intent is to test mechanical, vane type and pressure switch type waterflow alarm devices quarterly via water flow using inspectors test connection or the combination inspectors test and drain. Sites utilizing a pressure switch type alarm device may use the alarm bypass during freezing weather.

Q2: The “(System) ITM” tab requires input for an average cost for each Quarter of inspections per site. Since the homes in a particular DDSO region vary with respect to installed equipment that requires inspection and testing, so too will the price to perform those inspections. How will additional components, systems, and/or sites not included on the inventory sheet be priced into the contract once awarded?

A2: If the vendor finds something was not correctly indicated in the inventory that has an impact on the ITM cost for the site, the vendor will bring it to the attention of OPWDD. The OPWDD will review said inventory oversight and allow an adjustment to the unit cost of the site in question based on the unit cost of a site with the same inventory characteristics.

Q3: 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?

A3: 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.

Q4: Which edition of the National Fire Alarm Code NFPA 72 is applicable to the inspections & testing to be performed under this contract?

A4: The 2016 edition of NFPA 72 is applicable to the inspections & testing to be performed under this contract.

Q5: 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?

A5: OPWDD would provide the awardee any programming, logic and sequence codes for identified smoke control systems.

Q6: 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?

A6: No, only devices that are not continuously monitored for sensitivity would require manual sensitivity testing.

Q7: The time period from Monday 12:00am to Monday 7:59am is not defined. Is this time period be defined as After Hours?

A7: Yes, this timeframe is considered after hours. Please see Addendum 1 for update.

Q8: Which edition of the National Fire Alarm Code NFPA 25 is applicable to the inspections & testing to be performed under this contract?

A8: The 2017 edition of NFPA 25, Water-Based Fire Protection Systems is applicable to the inspections & testing to be performed under this contract

Q9: 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?

A9: 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.

Q10: 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 (ie: monthly fire pump churn tests). Is the contractor responsible for any weekly/monthly inspections and tests?

A10: The RFP does not require any weekly/monthly inspections/tests. These will be conducted internally by OPWDD personnel.

Q11: 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.)

A11: 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.

Q12: 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?

A12: OPWDD will allow the inspection reports as an adequate means of documentation of the system device inventory.

Q13: 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?

A13: 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.

Q14: 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?”

A14: 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.

Q15: 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 battery powered (stand-alone) CO detectors to be included in this testing? Or does this section only refer to CO detectors connected to a fire alarm system?"

A15: This section only refers to CO detectors connected to a fire alarm system.

Q16: 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.)?

A16: 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.

Q17: The paragraph reads: "Verify water level, water supervision alarms, heating systems, water temperature, exterior of tank, paint or coatings, supporting structure, vents, foundation, ladders for damage or weakening, control valves, auto fill valves, pumps and air pressure in pressure tanks." Are there specific inspection requirements for the above visual inspections? In particular, how will the water supervision alarms be tested visually?

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.

A17: 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. Visual testing of the supervisory alarm is to ensure the alarm is in place, undamaged, and wired/connected to the system.

Q18: 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.

A18: See Addenda 1 for update.

Q19: Column "AK" 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?

A19: 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.

Q20: In a dramatic cost saving effort, can scheduling be arranged to allow for properly trained technicians to perform both Fire Alarm and sprinkler system inspections on the same visit?

A20: The Fire Alarm and Fire Sprinkler are 2 separate contract awards. The Contractor would be able to perform both inspections while on site, however this would assume that the Contractor was the awardee of both the Fire Alarm and Sprinkler contracts.