

The Texas A&M University System

ORGANIZATION

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BID INFORMATION

Description TAMUG fire sprinkler system testing, inspection, maintenance, and service bid

Bulletin Desc. Sprinkler System Testing, Inspection, Service, and Maintenance as a Master Contract.

Bid Number AM10-16-B000582 Bid Opening Date 08/31/2016 2:00 PM

Bid Type Open Market Type Code Invitation for Bid

Alternate Id 67116AE Fiscal Year 2016

Available Date 08/18/2016 10:46 AM

Pre-Bid Conference A site visit walk-thru is highly recommended but not mandatory. If you would like to schedule an appointment for a site visit walk-thru, please contact Morgan Mills at: 409-740-4804 or millsm@tamug.edu.

Attachments Detailed Bid Specifications - AM10-16-B000582.pdf
 Insurance - Attachment A~6.pdf
 Standard Terms and Conditions~7.pdf

AMENDMENTS

ITEMS

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
1.000	Fire Sprinkler System Master Contract for Testing, Inspection, Maintenance and Service as per the attached detailed bid specifications located under the "Attachments" tab.	1.00	LOT		

FIRE SPRINKLER SYSTEM TEST AND INSPECTION CONTRACT

I. GENERAL CONTRACT REQUIREMENTS

- A. Contractor shall perform all inspections and testing in accordance with and as identified in the following guidelines and standards:

NATIONAL FIRE PROTECTION ASSOCIATION 72 (2010), NFPA 13(2013), and NFPA 25(2014) as incorporated therein.

The inspection and testing program of this contract shall satisfy the requirements of NFPA 72, NFPA 13, and NFPA 25 shall conform to the equipment manufacturer's recommendations, and shall verify reliable operation of the fire alarm system. See Appendix A for a listing of building sites covered under the scope of this contract.

- B. Definitions:

Inspection: A visual examination of a system or portion thereof to verify that it appears to be in operating condition and is free from physical damage.

Testing: A procedure used to physically determine the operational status of the fire sprinkler system. These tests adhere to the testing intervals specified in the appropriate chapter of NFPA 25.

- C. Notification Requirement

1. Prior to any work commencing on fire sprinkler systems that are part of this contract, the contractor shall contact the owner to arrange a site visit to the property. Site visits will not be allowed without prior notification to the owner.

Before proceeding with any testing, all persons and facilities receiving alarm, supervisory, or trouble signals and all building occupants shall be notified of the testing to prevent unnecessary response. The owner, fire department and central offices, environmental health and safety office and central supervisory station shall be notified by the contractor when the system is taken out of operation and when it is returned to operation.

Testing shall be conducted and completed in the summer break between June and August.

- D. Contractor Qualification

Inspections and testing shall only be carried out by an individual, firm, company, partnership or corporation in possession of a valid Texas State Fire Alarm Licenses

1. Inspections and testing shall be carried out by qualified personnel and implemented in accordance with procedures established in NFPA 25, in this document and in accordance with the manufacturer's instructions.

2. All work shall be performed by personnel who have developed competence through training and experience. Qualified personnel shall be limited to individuals with one or more of the following qualifications as identified in NFPA 25:

- Factory trained and certified
- National Institute for Certification in Engineering Technologies fire alarm certified
- International Municipal Signal Association fire alarm certified
- Trained and qualified personnel employed by an organization listed by a national testing laboratory for the servicing of fire alarm systems.

Both the company and the personnel performing the service must have at least five years of experience on similar size and type equipment.

3. Provide proof of qualifications at the request of the owner prior to bid award that establish contractor qualifications to perform the work. References of previous projects that are of similar scope are to be provided.
4. Proof of liability insurance and workmen's compensation insurance are to be provided at the time of bid as part of the bid submittal.

II. FIRE SPRINKLER SYSTEM INSPECTION GENERAL REQUIREMENTS

(NOTE: This is one bid that will include all quarterly and 5 year inspections.)

A. System Documentation

Prior to system maintenance or testing, the system certificate and available information regarding the system and system alterations, including specifications, wiring diagrams and floor plans shall be provided by the owner to the service personnel. The contractor shall prepare documentation for inventory of all fire sprinkler system components to be inspected, tested and maintained in the system.

B. Visual Examinations – Perform the following visual inspections **at the beginning of the contract period** to ensure proper operation of all system components.

The contractor shall visually inspect fire alarm system components for proper operation, position and condition as appropriate and as recommended by NFPA 25. The components shall include but not be limited to the following:

1. Gauges, control valves, water flow alarm devices, Valve supervisory signal devices, pumps, jockey pumps, pump panel, hydraulic nameplate, hangers, pipe and fittings, sprinklers, spare sprinklers, information sign, valves (all types), including 5 year for obstruction and internal inspection of piping.

2. Fire Department Connections, Backflow Preventers and Standpipes will be inspected annually for the following:

A. Control valves, pressure-regulating devices, piping, hose connections, cabinets, gauges and hose valves.

III. FIRE SPRINKLER SYSTEM TESTING GENERAL REQUIREMENTS

The following fire alarm system components shall be physically inspected and tested in accordance with NFPA approved test methods and manufacturer's recommendations. The contractor shall perform testing of fire alarm components in accordance with the following frequencies:

Table 5.1.1.2 Summary of Sprinkler System Inspection, Testing, and Maintenance	Item	Item Frequency	Reference NFPA 25
Inspection			
	Waterflow alarm devices	Quarterly	5.2.5
	Valve supervisory alarm devices	Quarterly	5.2.5
	Supervisory signal devices (except valve Sup)	Quarterly	5.2.5
	Hydraulic nameplate	Quarterly	5.2.6
	Buildings	Annually	4.1.1.1
	Hanger/ seismic bracing	Annually	5.2.3
	Pipe and fittings	Annually	5.2.2
	Sprinklers	Annually	5.2.1
	Spare Sprinklers	Annually	5.2.1.4
	Information sign	Annually	5.2.6.1
	Fire department connections	Annually	
	Valves	Annually	
	Obstruction, internal inspection of piping	5 Years	
Test			
	Waterflow alarm devices	Quarterly	5.3.3.1
	Mechanical devices	Quarterly	5.3.3.1
	Vane and pressure switch type devices	Semiannually	5.3.3.2
	Valves supervisory alarm devices	Semiannually	5.3.3.2
	Supervisory signal devices	Semiannually	5.3.3.2
	Main Drain	Semiannually	5.3.3.2
	Antifreeze solution	Annually	5.3.4
	Gauges	5 Years	5.3.2
	Sprinklers-Extra-high temperature	5 Years	5.3.1.1.1.4
	Sprinklers-Fast-response	At 20 Years and every 10 Years thereafter	5.3.1.1.1.3
	Sprinklers	At 50 Years and every 10 Years thereafter	5.3.1.1.1
	Sprinklers	At 75 Years and every 5 Years thereafter	5.3.1.1.1.5
	Sprinklers-Dry	At 10 Years and every 10 Years thereafter	5.3.1.1.1.6
Maintenance			
	Valves (all types)		
	Low-point drains (dry pipe system)		13.4.4.3.2
	Sprinklers and automatic spray nozzels	Annually	5.4.1.9
	protecting commercial cooking equipment and ventilation systems		
Investigations			
	Obstructions	Annually	14.3

A. ROUTINE MINOR MAINTENANCE AND REPAIRS

1. The contractor shall establish a list and quantity of sprinkler devices at each location and update list as changes in hardware occurs. A complete inventory of all fire sprinkler devices and components shall be included in each testing report submitted by the contractor.

B. IMPAIRMENTS

1. All system defects and malfunctions shall be identified part of the testing of the system under this contract. If a defect or malfunction is not corrected at the conclusion of system inspection or testing, and the defect or malfunction is such that it will result in the inability of the fire alarm system to operate adequately in the event of a fire, the system owner shall be informed of the impairment immediately, followed in writing within 24 hours so that corrective action can be taken. The owner will provide contacts to the contractor for immediate response when impairments compromise system operation.

IV. REPORTING REQUIREMENTS

- A. Records shall be completed for all inspections, tests and procedures including results from fire sprinkler testing performed. Records shall indicate the procedures performed the organization that performed the work, the results and the date completed. The report record must be signed and dated by the person(s) performing the work.

It is required as part of this contract that the contractor complete and submit to the owner the National Fire Protection Association forms "Inspection and Testing Form", as appropriate for the inspection and testing work being performed. The contractor may substitute a similar maintenance, inspection and testing form if acceptable to the owner and must include at a minimum all of the information required by NFPA 25.

- B. Meet with the Owner's Representative after each testing and inspection visit is completed to discuss the findings. The person identified as the "Owner's Representative" shall be identified by the Environmental Health and Safety Office. Each operational and maintenance issue found during the service shall be identified if the report forms and necessary remedial action, if any, explained to the owner by the contractor.
- C. The contractor shall complete all inspection and testing report forms in a complete and legible manner. A copy of each report shall be delivered to the owner's representative. A second copy of the report shall be physically left at the building inspected. The contractor shall keep a copy of the inspection for the permanent record.

APPENDIX A - LIST OF BUILDINGS

1. 3004
2. 3010
3. 3018
4. 3026
5. 3027
6. 3029
7. 3030
8. 3031
9. 3032
10. 3033