

REQUEST FOR PROPOSALS NO. PS20180705

LIFE SAFETY SYSTEM MAINTENANCE SERVICES

QUESTIONS AND ANSWERS NO. 2

ISSUED ON MAY 15, 2018

Q1	Can information be provided about which sites have confined space(s) and the equipment within them? EQUIPMENT INFORMATION INCLUDED BELOW.
A1	<p>Here are the following sites which have confined space:</p> <p>Evan Yard (Back Flow) Killarney CC (Back Flow) Hillcrest CC (Back Flow) Sunset CC (Low Points) Dunbar CC (Heat Detectors) City Hall Tower (Wet System) Tactical Training Center (Back Flow)</p>
Q2	Throughout our experience in working with contracts that are billed on a per device system, we have found that there are a number of devices/components to a fire alarm system that are not listed in this package. These components are testing requirements and take time, tools and expertise to ensure the system functions as designed. Are these items included in the scope of work for our testing? And if so, how would you propose we work the necessary pricing structure into our bid?
A2	Request for proposal is based on the information supplied. Any changes in device count will be addressed with the successful Proponent at the time of establishing the contract at the final stage prior to contract sign-off.

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Q3	<p>For systems that require weekly, monthly, quarterly and semi-annual testing, how would you like the cost for each service to be reflected? Weekly tests are comprised of entirely different criteria than annual tests. Both would include a site visit, but for very different purposes and duration.</p> <p>Example: Fire Pump - In Technical Requirements Section 3.5 it states: "perform all test required by the standards for weekly, monthly, and annual intervals."</p> <p>Example: Sprinkler Quarterlies - 450 W Broadway has 1 wet system, 1 flow switch and 1 tamper. The cost of sending 2 technicians for this amount of devices during a quarterly, would be much greater than the cost involved while onsite for the annual inspection of all devices. How is this to be reflected in the financial portion of the proposal?</p> <p>Example: Semi Annual Services -Dry Systems - Low point draining before the onset of cold weather is required. The cost of this depends on the specific amount of low point drains within the system, this number can differ greatly based on system size, type and orientation as well as initial installation. How would you like the pricing for this reflected in the proposal?</p> <p>Hydrant testing - With 2 services per year, both with different requirements are we to include both services in our per device pricing?</p>
A3	<p>Pricing should reflect how the Proponent will maintain the Fire Life Safety System outlined in the RFP, to all applicable codes and regulations. The City is looking for annual fixed pricing per site. This pricing will apply for the course of the 3-year term.</p>
Q4	<p>Multi Year Testing - Within the package I do not see anywhere to include the multi year pricing. Is the intent for the multi-year testing costs for both 3 year and 5 year services be prorated and included in the pricing per device per year? Or are these services quoted/negotiated at the awarding of the tender? In our experience with other companies a prorated pricing structure has been problematic as we have seen clients being billed for services that haven't been rendered by previous vendors. Please clarify how this pricing is to be reflected.</p>
A4	<p>The City is looking for a 3 year fixed pricing per site over the three year term of the contract. Once the contract is awarded, prior to the end of the 3-year term, the City will work with the successful Supplier to establish a pricing structure that would reflect the current market situation at the time.</p>

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Q5	<p>City Requirements - Section 2.2 states: "Testing of some buildings or systems may be required to be performed outside Business Hours in order to reduce disruption to occupants. Any costs associated with after hours work will be the responsibility of the successful Proponent."</p> <p>With costs associated during after hours work the responsibility of the Proponent, is there any indications of both shift times allowed and scope of after hours work within the contract? Shift times as well as total percentage of the contract will directly affect the specific amount of these costs.</p>
A5	<p>Where possible, the testing will occur during working hours. Time of the testing will be coordinated with onsite staff to minimize the impact to the facility. Only Hillcrest Centre has made the request that the testing be done after hours.</p>
Q6	<p>Sensitivity Testing - The package lists sensitivity testing as a requirement for smoke detectors within these sites. Is this to be included in the pricing per device of each smoke detector within package? Or would you like it priced separately somewhere?</p>
A6	<p>Yes, the sensitivity testing should be included in the pricing per device of each smoke detector.</p>