

**Ohio Department of DODD
Gallipolis Developmental Center
2500 Ohio Avenue
Gallipolis, OH 45631**

INVITATION TO BID
INSPECTION OF FIRE ALARM, SPRINKLER, HOOD
SUPPRESSION AND FIRE EXTINGUISHER SYSTEM FOR THE PERIOD OF
JULY 1, 2013 THRU JUNE 30, 2015

Specifications:

1. Scope of Work

The awarded contractor shall provide inspections and testing of the Fire Alarm, Sprinkler, Hood Suppression and Fire Extinguisher Systems installed at the Gallipolis Developmental Center as specified herein. Provide written service reports on each system. Provide twenty-four (24) hour emergency service response. This RFP is intended for State of Ohio certified MBE vendors only as an MBE Set-Aside Procurement Opportunity.

INSPECTIONS AND TESTING

The Contractor shall perform the inspections and testing of all systems on a scheduled basis through the term of this contract, July 1, 2013 thru June 30, 2015:

- 4 ea. Sprinkler Inspections quarterly (Sept., Dec., Mar., and June each year)
- 2 ea. Fire Alarm Inspections semi-annually (Dec and June each year)
- 2 ea. Hood Suppression Inspections semi-annually (Dec. and June each year)
- 1 ea. Fire Extinguisher Inspection in Feb. 2014 and Feb 2015

The Contractor shall notify the Gallipolis Developmental Center's contact person, no less than two (2) weeks prior to each inspections due date, to schedule the inspection.

Inspections and testing shall meet the applicable requirements of the Ohio Fire Code (section 1301:7-7-05 1.4, F-500.4), the Ohio Building Code, "Life Safety Code" (NFPA-101), "Proprietary Protective Signaling" systems: NFPA72D, "Automatic Fire Detectors" NFPA72E and other applicable codes and regulations.

Before each inspection, discuss with the Center's Maintenance Personnel any existing problems. Where the need for work beyond the contract is indicated, such need shall be brought to the attention of the Owner, at the time of the inspection and an estimate of cost of the additional work may be presented to the Owner and, if submitted, should accompany the report. All costs of this additional work will be borne by the Center and not this contract. Based on the situation presented, the Superintendent may exercise whatever option he elects to rectify the situation. The Superintendent is not obligated to have the contractor do repair work.

THE CONTRACT SERVICE SHALL INCLUDE:

Perform a complete Quarterly Inspection of 17 Wet Sprinkler Systems. Each quarterly sprinkler inspection shall flow each inspectors test valve on each system. Check the operation of all flow and tamper switches and provide

a set rate for repair or replacement. Visual inspection of all sprinkler heads and relating piping. Check each system for verification of spare heads and wrenches. Provide a written report on each system.

Perform a complete Semi-Annual Inspection of 19 Fire Alarm Systems.

The vender shall test all regulatory devices associated with each system, as required by the Ohio Fire Code and NFPA. **Each** inspection shall include, but not necessarily be limited to, the following:

1. **Test 50% of all heat, smoke and duct detectors per building on an alternating basis, so that after two inspections all units will have been tested to verify operation. Identify detectors tested so that the remaining 50% are tested during the next inspection.**
2. All manual pull stations (app. 137)
3. All door holders (app. 114)
4. All horns/strobes & combos (app. 155)
5. Inspect all battery back-up systems for proper operation. Verify expiration dates of all batteries.
6. Verify that all alarm and trouble signals are transmitting properly.
7. Verify that all Fire Alarm Panels are operating properly.

Bi-Annual Sensitivity Testing is due in December 2014.

Perform a complete Semi-Annual Inspection of 10 Ansul Hood Suppression Systems. Inspection to include fuse link replace, each visit, plus dry tripping of alarm system for alarm verification and range power shutdown. Visual inspection of all components of the hood, plenum and related piping and fittings, chemical tank and pull stations.

Perform a complete yearly maintenance program on approximately 300 Fire Extinguishers. Work to include, but not limited to: Annual inspection of each unit, 6-year maintenance inspection, when due and hydrostatic testing as required, plus charging spent units when needed. Price per 10 lbs., 5lbs. and 2.5 lbs. units.

All bids must have a schedule for compensations of deliverables as described in the Invitation to Bid. The Contractor shall maintain all necessary licenses and registrations. All services shall be performed in accordance with: (1) generally accepted standards of care in the community and the quality criteria adopted by the Agency; (2) policies of the Agency; and (3) applicable rules and standards for the certification of an intermediate care facility for the mentally handicapped.

A site visit is recommended to become familiar with the lay out of the Center.

Bids are due in the Maintenance Supervisor's office by 2:00 p.m. on April 29, 2013 to be opened immediately thereafter. Bids may be mailed in, faxed in or hand delivered. Bids not submitted by the deadline will be returned unopened.

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