



Administration Property Management Office

Request for Proposal

Sprinkler Service Maintenance

Project Number: PM-6--2063

The Boston Public Health Commission (BPHC) is the local public health department for the City of Boston. BPHC's mission is to protect, preserve, and promote the health and well-being of all Boston residents, particularly the most vulnerable.

The Boston Public Health Commission acting by its Division of Property Management, Mattapan Campus, 205 River Street, Mattapan, MA 02126, is seeking proposals for a Sprinkler Service Maintenance service contract.

As part of BPHC's effort to have an equitable procurement process, BPHC will consider and encourage unrepresentative businesses that includes; Minority-owned Business Enterprises (MBE), Women-owned Business Enterprises (WBE), Veteran-owned Business Enterprises (VBE), Service-disabled Veteran-owned Business Enterprises (SDVOBE), Disability-owned Business Enterprise (DOBE), Lesbian Gay Bisexual Transgender Business Enterprises (LGBTBE), and local businesses to apply to this RFP.

Project Title: Sprinkler Service Maintenance
Project location: Various Locations of BPHC
Project number: PM-6-2023
Bid Deadline: December 2, 2020 @ 11:00 AM
Expected substantial completion date: N/A

INVITATION TO BID

Bid Requirements:

- 1.** All Bids shall be submitted to the awarding authority at Property Management, Mattapan Campus 205 River Street, Mattapan, MA 02126, prior to the bid deadline (time & date above) at which time and place all bids will be opened.
- 2.** All prevailing wage laws will apply. The BPHC reserves the right to disqualify any or all bids based on either price or past performance.
- 3.** Bids cannot be faxed in. All bids must be sealed and clearly marked as a bid with the project number and project title on the envelope.
- 3.** Any person submitting a bid for, or signing a contract to work on, a public building or public works project must certify under pains and penalties of perjury that he or she is able to furnish labor in harmony with all other elements of labor employed on the work and that all employees employed on the worksite, or in subject to the bid, have successfully completed at least ten hours of OSHA approved training
- 4.** DCAMM Certificate, 5% Bid Bond, and a 50% payment bond. The 3-year contract is estimated at \$100,000.
- 5.** Property Management is not responsible for the UPS, or other delivery arrangements delays. Contractor is the sole responsible of submitting bids to the Awarding Authority in time.

FAILURE TO FOLLOW THE ABOVE WILL DISQUALIFY ANY BID SUBMISSIONS.

GENERAL SCOPE OF WORK

The Boston Public Health Commission (BPHC) through its Property Management Department is seeking proposals for a fire protection service contract. The scope of work of the contract will include inspection, quarterly testing, maintenance, and repair of the sprinkler systems at the following BPHC locations.

LONG ISLAND CAMPUS

Boston Harbor

Boston, MA 02171

Transportation in and out of Long Island will be provided by BPHC; Visits must be coordinated and scheduled through the Property Management Office. Vessel is most likely to depart from Squantum, Public Dock in Quincy, MA pending favorable weather and dock overall viability.

NORTHAMPTON SQUARE

35 Northampton Street

Boston, MA 02118

Men Shelter

112 Southamton Street

Boston, MA 02118

1.1.1.1 Mattapan Campus

249 River Street

Mattapan, MA 02126

Woods Mullen Shelter

794 -784 Rear Massachusetts Ave.

Boston, MA 02118

Finland Building

774 Albany Street

Boston, MA 02118

PERFORMANCE

Inspections, testing, maintenance, and repairs shall conform to all applicable national, state and local fire codes, ordinances and laws. Each sprinkler system must be tested on a quarterly basis. The inspection is to include:

Wet Systems

- Testing of all supervisory alarms connected to the sprinkler system,
- Perform a static and residual flow tests on each system,
- Exercise all main control valves and adjust packing as necessary,
- Visually inspect the entire system, checking piping, hangers, and sprinklers

Dry Systems

- Testing of all supervisory alarms connected to the sprinkler system,
- Perform a static and residual flow tests on each system,
- Exercise all main control valves and adjust packing as necessary,
- Check air compressor settings and oil level,
- Trip test the dry valve and document the response times (annually)
- Drain low points,
- Visually inspect the entire system, checking piping, hangers, and sprinklers

Fire Pump:

- Exercise pump, checking all settings,
- Start pump manually and on a drop in pressure,
- Conduct a full flow performance test and submit an engineer's report with performance curves (annually).

At the conclusion of each quarterly test, the contractor will furnish test reports indicating all equipment, devices, and functions of the fire alarm systems that were tested.

Upon being notified of sprinkler activation at any of the above locations, the contractor will respond within two (2) hours from the time of notification to reset the system to its normal operating condition. Upon completion of each system reset, the contractor shall provide a service report to the BPHC Safety Director detailing the cause of the alarm and the corrective action taken. Service reports shall also address all technical aspects of each service call.

The contractor shall furnish all parts and labor in a manner that insures safe-operating conditions, optimum performance, and maintains the original system design. The contractor shall specify all relevant information, including but not limited to price estimates or vouchers and documentation of labor, time, and parts used during each service call.

The contractor shall provide, at its own expense, all necessary licenses, permits, or other authorization required by all applicable regulatory agencies.

Performance under this contract shall be done to the complete satisfaction of the Commission or its representatives. In performing its services, the contractor shall exercise due care to protect all persons, property, and program activities from injury, unnecessary interference, or inconvenience. All scheduled work shall be performed during the normal business hours of 9am – 5pm, Monday through Friday.

Additional Work

At the Commission's request, the contractor shall provide work more than regularly scheduled inspection, testing, and maintenance appointments. Additional work includes but is not limited to troubleshooting and repair of field wiring problems, replacement of defective system equipment and/or devices, sprinkler installation, and other tasks deemed necessary to the successful operation of the sprinkler systems.

Additional work shall commence within twenty-four (24) hours of all such requests. If the Commission believes the additional work constitutes an emergency, the contractor shall commence work within four (4) hours of the request having been made. The Commission shall notify the contractor when additional work is considered an emergency.

All interested parties are required to complete the attached pricing sheet. Interested parties may view the service requirements at each of the above listed locations.

Notes:

1. Please provide prices for three (3) years contracts. Prices shall reflect the following:
 - a. December 15, 2020 through November 30th, 2021
 - b. December 1st, 2021 through November 30th, 2022 and
 - c. December 1st, 2022 through November 30th, 2023

If you have any questions, please contact Michelle MacDougall & Keren Tejada at the Property Management Office at: mmacdougall@bphc.org & ktejada@bphc.org

Time Line

Sunday, November 8, 2020	RFP Legal Notice publication in The Boston Globe
Thursday November 12, 2020	RFP available online at www.bphc.org/RFP by 10:00 AM EST . RFP will also be disseminated via e-mail to relevant networks
Thursday November 19, 2020	<u>Questions due in writing by 2:00 PM EST to:</u> Michelle MacDougall at email mmacdougall@bphc.org & or Keren Tejada at email ktejada@bphc.org Subject – Sprinkler Service and Maintenance
<u>Thursday November 26, 2021</u>	<u>Responses to questions available for viewing on www.bphc.org/RFP by 4:00 PM</u>
Wednesday, December 2, 2020	RFP due by 11:00 AM EST for Sprinklers Submit BIDS to Mattapan Campus 205 River Street, Mattapan MA 02126 Subject line – Sprinkler Service and Maintenance NO EXCEPTIONS TO THIS DEADLINE
Wednesday December 9, 2020	Notification of Decision: Selected candidate will be notified by or before 2:00PM EST of the award.

System Inventory

Long Island

1. Harbor View Pool House – Dry System -2008.
2. Harbor View Bldg. – Dry System – 2007; Viking; 6”; Model F-1
3. Richards Bldg. – Wet System – Rockwood; 4”
4. Admin. Bldg. – Wet System – Firematic; 4”
5. Powerhouse Bldg. – Wet System – 2005; Victaulic; 4”
6. Nichols Bldg. – Wet System – Central; 4”
7. A, B, C & D Wards – Wet System – Reliable; 4”; Model D
8. Morrison Bldg. – Wet System – Rockwood; 4”
9. Tobin Bldg. – Wet System – Central; 6”
10. Motor Pool Bldg. – Wet System –
11. Mc Gilvary Bldg. – Wet System – 2”

Northampton Square

- 1. High Rise – Wet System – 29th Floors /Flow & tamper switch test at all 29 floors and at stairs A & B each. ***
 - 2. Low Rise – Wet System – 12th Floors & Penthouse / Flow & tamper switch test at all 13 floors and at stairs A & B each. ***
 - 3. Garage – Dry System –**
 - 4. Miranda Creamer Bldg. – (2) two standpipes**
 - 5. South End Fitness Center**
- * Properties are excluded from this contract.**

Men Shelter - 112 Southampton Street

- 1. Wet System**

Woods Mullen

- 1. Wet System**

Finland Bldg.

- 1. (2) Two Standpipes**

Mattapan Campus

- 1. 201 River Street – Transitions Building**
- 2. 203 River Street – EMS**
- 3. 205 River Street – Property Management**
- 4. 209 River Street - Entre Familia**
- 5. 211 River Street – Day Care**
- 6. 213 River Street – Food Pantry – No Sprinklers – N/A**
- 7. 215 River Street – Unoccupied / old kitchen – No Sprinklers – N/A**

Sprinkler Service Contract Bid Form

To be considered for the BPHC fire alarm service contract, vendors must complete the following.

Long Island Campus Quarterly Sprinkler Inspection and Fire Pump Inspection:

December 15, 2020 through November 30th, 2021: \$ _____/ year

December 1st, 2021 through November 30th, 2022: \$ _____/ year

December 1st, 2022 through November 30th, 2023: \$ _____/ year

Mattapan Campus Quarterly Sprinkler Inspection:

December 15, 2020 through November 30th, 2021: \$ _____/ year

December 1st, 2021 through November 30th, 2022: \$ _____/ year

December 1st, 2022 through November 30th, 2023: \$ _____/ year

Note: 213 & 215 River Street are not sprinkled.

Northampton Square Quarterly Sprinkler Inspection and Fire Pump Inspections:

December 15, 2020 through November 30th, 2021: \$ _____/ year

December 1st, 2021 through November 30th, 2022: \$ _____/ year

December 1st, 2022 through November 30th, 2023: \$ _____/ year

Note: High Rise (35 Northampton St) and Low Rise (860 Harrison Ave) are excluded from contract.

Woods Mullen Quarterly Sprinkler Inspection and Fire Pump Inspections

December 15, 2020 through November 30th, 2021: \$ _____ / year

December 1st, 2021 through November 30th, 2022: \$ _____ / year

December 1st, 2022 through November 30th, 2023: \$ _____ / year

Finland Fire Pump Inspections

December 15, 2020 through November 30th, 2021: \$ _____ / year

December 1st, 2021 through November 30th, 2022: \$ _____ / year

December 1st, 2022 through November 30th, 2023: \$ _____ / year

Men Shelter 112 Southampton Street Quarterly Sprinkler Inspection and Fire Pump Inspections

December 15, 2020 through November 30th, 2021: \$ _____ / year

December 1st, 2021 through November 30th, 2022: \$ _____ / year

December 1st, 2022 through November 30th, 2023: \$ _____ / year

Hourly Service – first shift (7:00 AM – 3:00 PM):

December 15, 2020 through November 30th, 2021: \$_____ / year

December 1st, 2021 through November 30th, 2022: \$_____ / year

December 1st, 2022 through November 30th, 2023: \$_____ / year

Hourly Service – second shift (3:00 PM – 11:00 PM):

December 15, 2020 through November 30th, 2021: \$_____ / year

December 1st, 2021 through November 30th, 2022: \$_____ / year

December 1st, 2022 through November 30th, 2023: \$_____ / year

Hourly Service – third shift (11:00 PM – 7:00 AM):

December 15, 2020 through November 30th, 2021: \$_____ / year

December 1st, 2021 through November 30th, 2022: \$_____ / year

December 1st, 2022 through November 30th, 2023: \$_____ / year

Shut Downs (Stand-By) Service Rates: (for third parties tests & Inspections)

December 15, 2020 through November 30th, 2021: \$_____ / year

December 1st, 2021 through November 30th, 2022: \$_____ / year

December 1st, 2022 through November 30th, 2023: \$_____ / year

Allowances

a. Twelve shut down with standby & restoration per fiscal year: 12 x _____ =

b. One hundred first shift hours per fiscal year: 100 x _____ =

Note: The Boston Public Health Commission will not pay vehicle charges, mileage charges, or any other charge not outlined in this bid sheet.

End of document