



WAYNE STATE
UNIVERSITY

Division of Finance and Business Operations

Procurement & Strategic Sourcing
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March 8, 2024

**Addendum #3 To
Request for Proposal
RFP Fire Protection, Detection, Suppression Systems – Service and Maintenance - 2024
dated November 01, 2023**

This Addendum must be acknowledged on Schedule D.

Please note, only those firms that attended the **mandatory** pre-bid meeting, held on November 8, 2023, will be allowed to participate in this bid opportunity.

Please find the following questions and clarifications regarding the above bid opportunity.

Question 1: On the excel price sheet there is a Sheet1 tab between C1 Fire Alarm Systems tab and C4 T & M Alarm tab, what is that referring to?

Answer: **? – don't understand the question.**

Question 2: Page 28: "Question 18. "Does your company agree to execute a contract containing the clauses shown in Section 00500 "Agreement Between Contractor and Owner for Construction"?"

- **Where do I find Section 00500 "Agreement Between Contractor and Owner for Construction in this RFP?**

Answer: Please disregard, that is a carry over from our Construction RFP Document. The University intends on using Appendix 5, the Strategic Source Agreement as the contractual vehicle for an award.

Question 3: Page 27: Questions 13 and 14 – Should this information be geared toward testing, inspection and maintenance or Construction (as the line reads)?

Answer: **inspection and maintenance and testing**

Question 4: Page 6, section B details that pricing is to be "lump sum" "per building". When will full fire alarm and sprinkler inventory be released so that the pricing can be accurately quoted per building for the requested "lump sum" / "per building" price?

Answer: Section B, 3rd paragraph - the wording is actually, "All inspection and testing pricing is to be lump sum, based on a "Per Building" basis, as listed in the Cost Schedules. Please refer to Cost Schedule C and the various tabs for responding to this RFP.

Question 5: Will there be any opportunity to have a vendor walkthrough of the buildings to assess the inventory described in Schedule C?

Answer: **yes**

Question 6: What is the individual sprinkler scope for each site? # of each riser type:

- # Dry pipe valves:
- # Wet pipe valves:
- # Preaction systems:
- # Deluge systems:
- # Standpipe systems:
- # Hose Valve outlets:

Answer: **I believe sprinkler heads will be released in a separate purchase order. Per M McCanney 3/6.**

Question 7: Which site's Fire Pumps are electric and how many pumps are there per site? Which site's Fire Pumps are diesel and how many pumps are there per site?

Answer: **All the fire pumps are electric. Approximately 30 pumps.**

Question 8: Who is responsible for executing NFPA required Fire Pump churns (Weekly churns for diesel, monthly churns for electric)?

Answer: **Afternoon building engineers**

Question 9: On page 10, sec C lists "Special Procedures" under the Annual Fire Alarm Testing - please define "Special Procedures".

Answer: **This is a copy from the Codes NFPA 72 ULC S536 Code. Please refer to the code for definitions.**

Question 10: On page 10, sec C lists "Special Hazard Equipment" under the Annual Fire Alarm Testing - please define "Special Hazard Equipment".

Answer: **CO2 Novaet 1230 and FM200 are Special Hazard extinguishing systems, These are maintained by another vendor.**

Question 11: Should Fire Alarm Testing include sensitivity testing and cleaning of smoke and duct detectors, or would that be considered T&M Service Work?

Answer: **Yes, It should include these services.**

Question 12: Page 6 Section B and Page 9 Section C states the frequencies are "generally performed on an annual basis" - are there any specific testing regiments pertaining to this scope of work that has frequencies greater than annual for testing?

Answer:

Question 13: Page 11 section D refers to "Low bidder" - should "Low bidder" be added to the list of award criteria for this RFP?

Answer: Point D from page 11 is as follows:

Hazardous Materials are present within older buildings. Documentation will be conveyed to the successful bidder, however, due to the age of the edifice, friable materials should be presumed as asbestos containing and paint shall be presumed a containing lead. Specific testing of materials will ensue following clear construction means and methods, as determined by the low bidder

Point 1 of page 4 states the evaluation criteria with Cost of Service being included, please find below:

Proposals will be evaluated, and award will be based on the VENDOR'S ability to offer the best value (quality, past performance and price), and on anticipated quality of service. Items considered include but are not limited to:

- Ability to meet all mandatory requirements and specifications of this RFP.
- Response Time Commitment for Emergency, Urgent and Routine Calls
- Cost of Services; Compensation and Fees; (Schedule C).
- Financial Strength of the VENDOR.

- Proposal Documentation / Presentation.
- VENDOR'S Experience (Exhibit 2).
- VENDOR Profiles/References; (Exhibit 2).
- VENDOR Service Plan; (Exhibit 3).

NOTE: Evaluation Criteria are in alphabetical order and are not stated in order of preference.

Question 14: Page 6, Section B details Wayne State's right to bid repairs "if it deems to be appropriate". Page 9 Section B states Wayne State's right to put repairs out for competitive bid. Page 9 Section C also describes that Wayne State "reserves the right to bid this work out separately if it deems this to be appropriate". Page 10, section C states "The University reserves the right to approve repairs and/or to put repairs out for competitive bid."

Answer: **This is correct. We reserve the right to competitively bid.**

Question 15: What is Wayne State's intention on the award for T&M work?

- Is the intention to award the T&M work to the vendor you award the RFP for testing to?
- What is the criteria for T&M work deemed appropriate for being put out for bid?

Answer: **We reserve the right to competitively bid.**

Question 16: Page 9 Section C refers to times as "Inspections must take place between the hours of 7 am 8:30 am & 5 PM, Monday through Friday. Inspection schedule to be determined between WSU and fire alarm vendor"

- Please clarify hours of operation for testing.

Answer: **Inspections must take place between the hours of 7 am 8:30 am & 5 PM, Monday through Friday**

Question 17: In page 15 of 45, section IV a. General Requirements and Guidelines, section A refers to inclusion of vendor terms and conditions. Do vendor terms & conditions count in the overall maximum document count of 25 pages as described on Page 3, section F? Or would this document be allowed to be submitted in addition to a 25 page bid submission?

Answer: **The University's intent is to use Appendix 5, the Strategic Source Agreement as the contractual vehicle for an award. However, if vendor has some additional terms it would like to see included, please provide an Exhibit 1 with said terms. Exhibit 1 would be included in the total page count.**

Question 18: Section IV C describes a PDF copy of the Cost Schedule C. Is this required in the bid submission? Does it count towards the overall document count maximum of 25 pages for the submission?

Answer: **Schedule C should be submitted in Microsoft Excel Format not in PDF, to allow the University to work with the Schedule Cs submitted.**

Question 19: Is there a specific form for Exhibit 1?

Answer: **No**

Question 20: Schedule C, Excel Tab C4 states this "Vendors are to provide a hourly rates approved repair work related to the inspections of the Fire Alarm Systems" - is this pricing for technician repair work only? Or does this include inspection?

Answer:

Question 21: Does the university recognize Sourcewell pricing or any other cooperative purchasing pricing?

Answer: **The University is seeking the best educational pricing and doesn't give weight to pricing/quotes from Cooperatives. The University does not use Cooperative prices to forgo the competitive bid process.**

Question 22: What defines "Emergency" for "Emergency Response" for repair and/or service work?

Answer: **If the System needs to be turned off or drained for some reason and or the Pump has failed. A fire alarm will not reset back to full automatic or normal.**

All questions concerning this project must be emailed to: **Robert Kuhn**, Procurement & Strategic Sourcing at **313-577-3712**
Email: **Rfpteam3@wayne.edu**.

Do not contact the Facility Planning and Management Department, or other University Units, directly as this may result in disqualification of your proposal.

Thank you

Robert Kuhn,
Senior Buyer, Procurement
313-577-3712

CC: James Brock, Mike McCanney, Timothy Herr, Kenneth Mason, Eric Karteczka, Ken Doherty, Miriam Dixon,
Attendees list.

Attachments: