



ADDENDUM I

SUBJECT: Request for Competitive Sealed Proposal (“RFCSP”) for Annual Contract for Fire Alarm Inspections, Maintenance, and Repair Services – BESD, SAFD & PARKS (RFCSP 20-060, RFX: 6100012579), Scheduled to Open: August 14, 2020; Date of Issue: July 13, 2020

FROM: Denise D. Gomez, Procurement Administrator

DATE: August 13, 2020

THIS NOTICE SHALL SERVE AS ADDENDUM NO. I - TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

1. The RFCSP submission deadline has been extended to August 26, 2020; 2:00 PM CT.
2. Attachment J – Sites Visits: Site visit date, times, and locations have been updated .

Charisma Espanza, Procurement Manager for
Denise D. Gomez, C.P.M., CPPB
Procurement Administrator
Finance Department – Purchasing Division

GD/kh



ADDENDUM II

SUBJECT: Request for Competitive Sealed Proposal (“RFCSP”) for Annual Contract for Fire Alarm Inspections, Maintenance, and Repair Services – BESD, SAFD & PARKS (RFCSP 20-060, RFx: 6100012579), Scheduled to Open: August 26, 2020; Date of Issue: July 13, 2020

FROM: Denise D. Gomez, Procurement Administrator

DATE: August 25, 2020

THIS NOTICE SHALL SERVE AS ADDENDUM NO. II - TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

1. The RFCSP submission deadline has been extended to September 04, 2020; 2:00 PM CT.
2. Attachment M – Equipment List: Locations and equipment have been updated. This list is for BESD facilities only.

Charisma Esparza for _____

Denise D. Gomez, C.P.M., CPPB
Procurement Administrator
Finance Department – Purchasing Division

GD/kh



ADDENDUM III

SUBJECT: Request for Competitive Sealed Proposal (“RFCSP”) for Annual Contract for Fire Alarm Inspections, Maintenance, and Repair Services – BESD, SAFD & PARKS (RFCSP 20-060, RFX: 6100012579), Scheduled to Open: September 4, 2020; Date of Issue: July 13, 2020

FROM: Denise D. Gomez, Procurement Administrator

DATE: September 4, 2020

THIS NOTICE SHALL SERVE AS ADDENDUM NO. III - TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

1. The RFCSP submission deadline has been extended to September 16, 2020; 2:00 PM CT.

Charisma Esparza for
Denise D. Gomez, C.P.M., CPPB
Procurement Administrator
Finance Department – Purchasing Division

DG/kh



ADDENDUM IV

SUBJECT: Request for Competitive Sealed Proposal (“RFCSP”) for Annual Contract for Fire Alarm Inspections, Maintenance, and Repair Services – BESD, SAFD & PARKS (RFCSP 20-060, RFX: 6100012579), Scheduled to Open: September 16, 2020; Date of Issue: July 13, 2020

FROM: Denise D. Gómez, C.P.M., CPPB, Procurement Administrator

DATE: September 9, 2020

THIS NOTICE SHALL SERVE AS ADDENDUM NO. IV - TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

1. The RFCSP submission deadline has been extended to **September 30, 2020; 2:00 PM CT.**

Denise D. Gómez, C.P.M., CPPB
Procurement Administrator
Finance Department – Purchasing Division

DG/kh



ADDENDUM V

SUBJECT: Request for Competitive Sealed Proposal (“RFCSP”) for Annual Contract for Fire Alarm Inspections, Maintenance, and Repair Services – BESD, SAFD & PARKS (RFCSP 20-060, RFx: 6100012579), Scheduled to Open: September 30, 2020; Date of Issue: July 13, 2020

FROM: Denise D. Gómez, C.P.M., CPPB, Procurement Administrator

DATE: September 29, 2020

THIS NOTICE SHALL SERVE AS ADDENDUM NO. V - TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

- 1. The RFCSP submission deadline has been extended to October 9, 2020; 2:00 PM CT.**
- 2. Attachment L – Department/Location Listing is removed. Information can be found on Attachment B – Price Schedule Revision I Dated September 4, 2020. Posted as a separate document.**

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION 0008 – RESTRICTIONS ON COMMUNICATIONS:

Question 1: Does the project have an estimated value?

Response: The City requests all responses to be based on the scope of work and bidder’s best pricing.

Question 2: Is selected contractor, required to pull permits?

Response: Yes, on an as needed basis, refer to RFCSP Section 004 – *Specifications/Scope of Services*, subsection 4.9 *Contractor General Requirements* item 4.9.13.

Question 3: While the bid is only for fire alarms, does it need to include quarterly and semi-annual tampers and flows?

Response: Please refer to Section 004 – *Specifications/Scope of Services*, subsection 4.13 *General Work Requirements*. Vendor’s services are to be performed in accordance with NFPA guidelines and in accordance with the manufacturer’s published instructions and the specifications contained within the RFCSP. If an item is related to a sprinkler system, the sprinkler system maintenance contract vendor will maintain said equipment, unless otherwise stated in this RFCSP’s scope of work.

Question 4: Please clarify Attachment I – Prevailing Wages. Prevailing wages do not apply, nor do they have a classification for Bexar County for inspectors & service technicians. Should we be aware of anything concerning this attachment?

- Response:** Please refer to Section 005 – *Supplemental Terms and Conditions*, subsection *Prevailing Wage Rates*. This has been included for repairs which might require an electrician, electrician-low voltage, or laborer-common in which the prevailing wage rates would apply.
- Question 5:** Will additional equipment, locations, or departments be added to this RFCSP?
- Response:** Additional equipment, locations, or departments will not be added to this RFCSP prior to contract award. However, please note the following:
- A. Per Section 003 – Instructions for Respondents – Part A, subsection Evaluation and Award of Contract “City reserves the right to delete items prior to the awarding of the contract.” Should item(s) be deleted City will issue an Addendum providing notice of such actions(s).
 - B. Per Section 004 – Specifications/Scope of Services, subsection 4.7 Service Locations item 4.7.1 “The City of San Antonio reserves the right to add or delete locations or equipment for Scheduled Maintenance and Other Services during this contract period. If a location is deleted from the Contract, Contractor shall reduce the contract fee by the full amount for the specific location or equipment. If equipment is added to an existing location, or a new location is added to the contract, City shall pay Contractor in accordance with the price stated in the Price Schedule for added Equipment. The City will issue a change order to the contract to implement the change.”
- Question 6:** Will there be an updated equipment list for the following location; Pre-K for SA, Plaza De Armas, Callaghan Service Center, and Northwest Service Center?
- Response:** The Pre-K for SA location has been removed from this RFCSP, please see Attachment B – Price Schedule Revision I Dated September 4, 2020. The location formally known as Callaghan Service Center is now known as the Southwest Service Center. Please see refer to Attachment M Revision II Dated September 7, 2020 (Posted as a separate document) for updated equipment information.
- Question 7:** The RFCSP states “awarded on the basis of low line item” Does this mean price?
- Response:** Yes, that statement is referring to price. Please see section 003 – *Instructions for Respondents, Part A, Evaluation and Award of Contract*. Furthermore, this contract will be awarded to the responsible respondent whose proposal is determined to be the most advantageous to the City, considering the relative importance of price and the other evaluation factors included in this RFCSP. Section 003 – *Instructions for Respondents, Part B, Evaluation Criteria*.
- A. Experience, Background, Qualification (40 points)
 - B. Proposed Plan (40 points)
 - C. Price (20 points)
- Question 8:** Provide clarification on how much the Contractor would be paid per device if count(s) are off on the proposal, specifically as it relates to Estimated Quantities for Annual Contract.
- Response:** Refer to section 003 – *Instructions for Respondents, Part B, Estimated Quantities for Annual Contracts*. “Respondents shall make all investigations necessary to thoroughly inform themselves,” “of conditions and sites/locations for providing goods and services as required by the RFCSP. No plea of ignorance by Respondent will be accepted as a basis for varying the requirements of City or the Compensation to Respondent”. Additionally, Respondent shall invoice the City based on rates established in Respondent’s proposal, Attachment B – Price Schedule Revision II Dated September 4, 2020. The City shall pay invoice(s) according to the same. As stated in the RFCSP “The total price for all goods and/or services is shown on the Price Schedule. No additional fees or expenses of Vendor shall be charged nor be payable.”
- Question 9:** What happens if a Respondents proposal contains variances and exceptions to the City’s Terms and Conditions of the RFCSP?

Response: Refer to section 003 – *Instructions for Respondents, Part A, Variances and Exceptions to Proposal Terms*, “Proposals that contain material variances or exceptions to the terms and conditions, including additional terms and conditions, may be rejected.”

Questions 10: Provide clarification to section 004 – *Specifications/Scope of Services*, subsection *Scope*, what does it mean “Perform Annual Inspection, Maintenance, and Repair Services for Fire Alarm Systems and Associated Equipment; shall include all part, components, and labor necessary to provide scheduled maintenance and to replace any part and/or component that may be worn from normal wear and tear to prevent from having to service the Equipment at a later date”

Response: This selection is referring to the entire section 004- *Specifications/Scope of Services* as it clarifies the entire scope of work for the RFCSP. It also refers to Attachment B – Price schedule Revision I Dated September 4, 2020, “Respondents shall not change or alter any estimated quantities or other information on the Price Schedule” “Respondent must provide pricing in the manner set forth in the RFCSP’s Price Schedule. Failure to do so may lead to disqualification of Respondent’s proposal from consideration.”

Question 11: What constitutes an Emergency Service Call? .


Response: See item 4.1.5.2 for clarification: “any condition that can potentially impact the health, safety, and welfare of City employees or the public as determined solely by the City.”

Question 12: Please clarify item 4.1.2.1, it states “service call necessitated by normal wear and tear shall NOT be considered Other Services and shall be part of the Scheduled Maintenance services.”

Response: If a repair is necessitated due to a normal wear and tear part(s) not being replaced during a standard inspection and therefore fails; the City will not accept billing labor derived from the Respondent having to make an additional trip to complete the work.

Question 13: Item 4.2.1.2, Proof of Licensing and Capability, states the “Contractor shall provide documentation certifying such accreditation with its proposal.”. What if the Respondent is not certified for all panels as some are proprietary?

Response: There is not a requirement for Respondent’s to be an accredited service agent for all manufacturers. If the Respondent has any such accreditations with any manufacturer, Respondent shall provide documentation certifying such accreditation with its proposal.


Denise D. Gómez, C.P.M., CPPB
Procurement Administrator
Finance Department – Purchasing Division

DG/kh



ADDENDUM VI

SUBJECT: Request for Competitive Sealed Proposal (“RFCSP”) for Annual Contract for Fire Alarm Inspections, Maintenance, and Repair Services – BESD, SAFD & PARKS (RFCSP 20-060, RFX: 6100012579), Scheduled to Open: October 9, 2020; Date of Issue: July 13, 2020

FROM: Denise D. Gómez, C.P.M., CPPB, Procurement Administrator

DATE: October 8, 2020

THIS NOTICE SHALL SERVE AS ADDENDUM NO. VI - TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

1. The RFCSP submission deadline has been extended to October 16, 2020; 2:00 PM CT.

Charisma Esparza for

Denise D. Gómez, C.P.M., CPPB
Procurement Administrator
Finance Department – Purchasing Division

DG/kh



ADDENDUM VII

SUBJECT: Request for Competitive Sealed Proposal (“RFCSP”) for Annual Contract for Fire Alarm Inspections, Maintenance, and Repair Services – BESD, SAFD & PARKS (RFCSP 20-060, RFX: 6100012579), Scheduled to Open: October 16, 2020; Date of Issue: July 13, 2020

FROM: Denise D. Gómez, C.P.M., CPPB, Procurement Administrator

DATE: October 16, 2020

THIS NOTICE SHALL SERVE AS ADDENDUM NO. VII - TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

- 1. The RFCSP submission deadline has been extended to October 23, 2020; 2:00 PM CT.**
- 2. Attachment B** – Price Schedule has been replaced with Attachment B – Price Schedule Revision I Dated October 15, 2020, a copy of which is attached hereto and incorporated herein for all purposes. Respondent's proposal must include a completed Attachment B – Price Schedule Revision I Dated October 15, 2020. All references to the Price Schedule contained within the RFCSP shall mean Attachment B, Price Schedule Revision I Dated October 15, 2020.
- 3. Attachment M** – Equipment List Revision I Dated August 24, 2020 has been replaced with Attachment M – Equipment list Revision III Dated October 15, 2020. Locations and equipment have been updated. This list is for BESD facilities only. This list is intended as a guide and must be validated by vendor.
- 4. RFCSP Section 004, subsection 4.2 Proof of Licensing and Capability**, item 4.217.4 has been updated for clarifications purposes related to NICET certification requirements: *“All service personnel assigned to this contract shall have, at a minimum, a level II certification from the National Institute for Certification in Engineering Technologies (NICET). If service technician does not have the aforementioned certification they will have 6 months from date of contract award to obtain the certification and provide proof to the City. If certification is not obtained within the required time-period, Vendor shall remove the technician and no longer allow them to provide services under this contract.”*

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION 0008 – RESTRICTIONS ON COMMUNICATIONS:

Question 1: NFPA 551, Guide for the Evaluation of Fire Risk Assessments and NFPA 80, Standard for Fire doors and Fire Windows are codes that don't pertain to Fire Sprinkler Inspection. Please explain intent?

Response: Both codes are applicable to the scope of work contained within this solicitation. For example, NFPA 80 applies to Public Safety Headquarters, City Hall, and City Tower. These locations have fire makeup windows and fire gates/doors. NFPA 551 applies as a guide for reference only as it may be referenced by other NFPA codes.

Question 2: Repair parts and labor warranty is a standard 90 days. Please clarify warranty expectations referenced in section 4.5.4.

Response: The warranty requirements as set forth in section 4.5, Material and Performance Requirements/warranty, clearly identify the requirements and expectations for warranty. See items 4.54 and 4.5.5.

4.5.4 "Materials shall be warranted against material defects and defects in workmanship for a period of not less than twelve (12) months and shall cover 100 percent (100%) of parts, labor, and supplies. The warranty period shall commence upon the date of acceptance by the city. If the manufacturer's standard warranty period exceeds twelve (12) months, then the standard warranty period shall prevail. The contractor shall be ultimately responsible for issuing the warranty. The Contractor shall provide the CDDR with all manufacturers' warranty documents upon completion of service prior to leaving the job site. THIS WARRANTY DOES NOT APPLY TO ANY PRODUCT OR SOFTWARE WHICH HAS BEEN SUBJECTED TO ABUSE, MISHANDLING, OR IMPROPER USE."

4.5.5 "Work performed shall meet all applicable standards and codes. Contractor shall warranty all work against any defects in workmanship; and shall satisfactorily correct, at no cost to the City, any such defect that may become apparent within a period of one (1) year after completion of work. The warranty period shall commence upon date of acceptance by the City."


Question 3: What is the expectation of a service plan?

Response: Per Section 4.10 Service Requirements, subsection 4.10.2.5, contractor is responsible as part of the contractual requirements to *"Develop and provide a service plan for the City's Equipment. The service plan shall provide the items that Contractor shall check during the Scheduled Maintenance service. In addition, the plan shall include, but is not limited to: code requirements, manufacturers' requirements, industry standards, regulatory requirements, etc."* Items 4.10.2.5.1-4.10.2.5.2 further explain the requirement.

Question 4: What is a Life Cycle Management Program (LCMP) as identified in item 4.10.2.6?

Response: A Life Cycle Management Program (LCMP) as specified within the scope of work is intended to optimize the management and maintenance of equipment by incorporating planning at all phases of the City's equipment's life cycle. Item 4.10.4.1 provides full details as to what is required for the LCMP report *"Contractor shall provide an asset life cycle management program and reports that provides a full analysis of the current Equipment. The report includes a modernization plan to improve the existing Equipment to current and incoming safety, accessibility, performance, and aesthetics standards. The plan shall evaluate investment schedules and constraints to assist the CDDR with budgeting for the Equipment recommended."* The balance of report requirements for LCMP are referenced in items 4.10.4.1.1 – 4.10.4.1.4.

**** THIS ADDENDUM MUST BE SIGNED AND RETURNED WITH THE PROPOSAL PACKAGE ****


Denise D. Gómez, C.P.M., CPPB
Procurement Administrator
Finance Department – Purchasing Division

DG/kh



ADDENDUM VIII

SUBJECT: Request for Competitive Sealed Proposal (“RFCSP”) for Annual Contract for Fire Alarm Inspections, Maintenance, and Repair Services – BESD, SAFD & PARKS (RFCSP 20-060, RFx: 6100012579), Scheduled to Open: October 23, 2020; Date of Issue: July 13, 2020

FROM: Denise D. Gómez, C.P.M., CPPB, Procurement Administrator

DATE: October 22, 2020

THIS NOTICE SHALL SERVE AS ADDENDUM NO. VIII - TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

1. The RFCSP submission deadline has been extended to October 30, 2020; 2:00 PM CT.

**** THIS ADDENDUM MUST BE SIGNED AND RETURNED WITH THE PROPOSAL PACKAGE ****

Denise D. Gómez, C.P.M., CPPB
Procurement Administrator
Finance Department – Purchasing Division

DG/kh