



**FIRE AND
SECURITY
PRICE LIST**

**GSA SCHEDULE
CONTRACT NO.
GS-07F-0396M**

**CONTRACT PERIOD
JULY 1, 2007 –
JUNE 30, 2017**

★ **SimplexGrinnell OneStop™ Integrated Solutions**

A total solution for fire alarm, fire suppression,
integrated security, sound and communications
and healthcare management systems.

★ www.simplexgrinnell.com/gsa

GENERAL SERVICES ADMINISTRATION

Federal Supply Service
Authorized Federal Supply Schedule Price List

**Schedule 084 – Total Solutions for Law Enforcement, Security,
Facility Management, Fire, Rescue, Clothing, Marine craft and
Emergency/Disaster Recovery**

SimplexGrinnell
50 Technology Drive
Westminster, MA 01441
Telephone: 978-731-2500
Website: www.simplexgrinnell.com

Contract Number: GS-07F-0396M

Business Size: Large

Contract Period: July 1, 2007 – June 30, 2017

As of most recent Mod PO-0088 Effective August 13, 2012

For more information on ordering from Federal Supply Schedules click on the FSS
Schedules button at <http://www.fss.gsa.gov>

On-line access to contract ordering information, terms and conditions, up-to-date pricing,
and the option to create an electronic delivery order are available through GSA
Advantage!™, a menu-driven database system.
The INTERNET address GSA Advantage!™ is:
<http://www.GSAAdvantage.gov>

CUSTOMER INFORMATION

1a. SPECIAL ITEM NUMBERS

SIN 246-25 Fire Alarm Systems (*Cooper-Wheelock, Tyco Fire Protection Products*)

SIN 246-35 (1) Access Control Systems, Door entry control by card access, magnetic proximity – including but not limited to Biometric. (*Software House*)

SIN 246-35 (2) Access Control Systems, Door entry control by touch access, dial, digital, keyboard, keypad - including but not limited to Biometric, Voice, Fingerprint, Iris, Hand Geometry, Weight (*Software House*)

SIN 246-35 (4) Access Control Systems, Emergency exit door access/alarm systems for security and/or fire safety - including but not limited to Biometric (*Software House*)

SIN 426-4S Surveillance Systems/CCTV (*American Dynamics*)

SIN 246-42 (1) Facility Management Systems - (Including Accessories and Repair Parts. Computerized Systems for Surveillance, Monitoring, Controlling, Signaling and Reporting Multiple Functions. Security Functions (i.e., access control, fire detection, intrusion, etc.) (*American Dynamics*)(*Software House*)(*Sony*)(*Axis*)(*Talk-A-Phone*)

SIN 246-42 (3) Facility Management Systems – (Including Accessories and Repair Parts. Computerized Systems for surveillance, Monitoring, Controlling, Signaling and Reporting Multiple Functions. Energy and Facility Management Functions and Services, Building Automation Control Systems (including lighting, HVAC controls and sensors), Building Comfort Systems (including heating, ventilation and air conditioning). (*Tyco Fire Protection Products Master Time Controls*)

SIN 246-99 New Products – Sprinkler (*Tyco Fire Protection Products*)

SIN 465-11 Fire Extinguishing/Suppressing Products, Retardant, Foams and Equipment (*Sapphire, PyroChem and Ansul*)

SIN 246-1000 Ancillary Services-Labor

Includes, but is not limited to: services necessary to install the system (from design through start-up), maintain the system (including maintenance agreements, which may not exceed the term of this contract), or training.

Ancillary Service excludes:

- Construction (construction is defined as alteration, or repair of buildings, structures, or other real property)
- Architectural Engineering Services (A&E) under the Brooks Architect-Engineers Act as stated in Federal Acquisition Regulation (FAR) Part 36. These services shall be ordered only in accordance with Part 36 and agency procedures, and shall not be included on a GSA contract order as an open market item.
- Personal services.
- Stand-alone services which are applicable to the Service Contract Act (SCA)

- The contracting officer for the ordering agency may insert any agency unique requirements for the job, including employee suitability determination requirements (security checks), into the scope of work.
- Contractor quotations shall specifically detail all products and services with the contract price and provide a single price for services.

The ordering agency is responsible for:

- Defining and issuing the statement of work for ancillary services. Accurate definition of the scope and statement of work is essential to facilitate realistic quotations. The statement of work shall also inform the contractor of any applicable insurance requirements.
- Ordering agencies shall obtain pricing information from the schedule contractors, and will negotiate for ancillary services on an order by order basis, based on complexity and level of effort. Ancillary services shall be priced as separate line items on each order.
- Pricing of services has been determined fair and reasonable by GSA. However, ordering agencies shall make a determination that the total price is fair and reasonable based on the level of effort and the mix of labor proposed.
- Ordering agencies will comply with all appropriation laws and ensure that the correct types of funds are obligated on each order.

Reference FAR 8.4 for an explanation of ordering procedures used when purchasing through a Multiple Award Schedule contract.

OFFERORS MAY ONLY OFFER THIS SPECIAL ITEM NUMBER IN CONJUNCTION WITH SYSTEMS OFFERED UNDER THIS SCHEDULE . THE PRINCIPAL PURPOSE OF THIS SCHEDULE IS FOR THE PURCHASE OF ALARM AND SIGNAL SYSTEMS/FACILITY MANAGEMENT SYSTEMS.

SIN 246-51 Installations requiring Construction

INCLUDES: Installation which requires construction.

Note: Ancillary services involving installation which do not meet the definition of construction as defined in FAR 2.101 shall be covered under SIN 246-1000.

Note: This SIN specifically EXCLUDES Architectural Engineering Services (A&E) under the Brooks Architect-Engineers Act as stated in Federal Acquisition Regulation (FAR) Part 36. These services shall be ordered only in accordance with Part 36 and agency procedures, and shall not be included on a contract order as an open market item.

Contractors are responsible for the following when performing services under this SIN:

- Contractors must comply with Construction Clauses and Davis-Bacon Regulations.
- The contractor shall be responsible, accountable and liable for all work performed, including work performed by subcontractors (at all tiers), and for ensuring the work performed is completed in accordance with the ordering agencies statement of work.

When placing orders for services under this SIN, Ordering Agencies shall follow the procedures at FAR 8.405: The ordering agency is responsible for:

- Complying with all Federal Appropriation Laws and ensuring the correct types of funds are obligated on the order.
- When construction, alteration or repair of public buildings or public works is to be performed under this SIN, Ordering Agencies must comply and ensure contractor compliance with the Construction Clauses and Davis-Bacon Regulations. See Appendix 1 of the GSA solicitation for a complete listing of the FAR and GSAM Clauses incorporated by reference for all schedule contractors awarded this SIN. Ordering agencies shall utilize these clauses as a guideline and shall incorporate the applicable clauses into the statement of work for orders issued against the Federal Supply Schedule contract. The ordering agency is responsible for including the most current version of these clauses and any other applicable clauses into the order. Clauses which require "fill-ins" shall be completed by the ordering agency. Any agency specific clauses which may apply based on agency regulations or requirements shall be incorporated in the agency task order.
- Defining and issuing the statement of work for services, including installation and site preparation. It is essential that the ordering agency's statement of work includes an accurate description of the work requirement to facilitate realistic quotations.
- The statement of work shall clearly inform the contractor of all bonding requirements and any required insurance amounts.
- The ordering agency will provide the local Davis-Bacon wage rates to contractors. Applicable wage determinations will be incorporated into the statement of work and resulting task order.
- Reviewing quotations from schedule contractors to ensure the work proposed meets the statement of work requirements. The ordering agency should request the contractor to submit fixed price quotes to perform the services.
- The ordering agency shall evaluate all responses received using the evaluation criteria provided to the schedule contractors. The ordering agency is responsible for considering the level of effort and the mix of labor proposed to perform a specific task being ordered, and for determining that the total price is reasonable.
- Performance clauses shall be modified for each job by the ordering agency.
- Administration of orders issued under this Special Item Number.

- All orders and payments must be made to the schedule contractor or their designee. Example: A contractor may designate a participating dealer to receive payment.

OFFERORS MAY ONLY OFFER THIS SPECIAL ITEM NUMBER IN CONJUNCTION WITH SYSTEMS OFFERED UNDER THIS SCHEDULE. THE PRINCIPAL PURPOSE OF THIS SCHEDULE IS FOR THE PURCHASE OF ALARM AND SIGNAL SYSTEMS/FACILITY MANAGEMENT SYSTEMS.

1b. LOWEST PRICED ITEMS. This price is the Government price based on a unit of one, exclusive of any quantity/dollar volume, prompt payment, or any other concession affecting price. The rates for the labor categories listed below vary based on geographic location of the SimplexGrinnell Field offices and subject to the pricing methodology in the GSA Contract.

Lowest priced item under:
 SIN 246-25 is Model 2099-9803 at \$.50
 SIN 246-35-1 is Model SCRD-370 at \$ 4.78
 SIN 246-42 (1) is Model ADCDFLPA at \$3.21
 SIN 246-42 (3) is Model 2310-9802 at \$2.09
 SIN 426-4S is Model ADYTICB45 at \$66.31
 SIN 246-99 is Model 624019009 at \$.05
 SIN 465-11 is Model 15999 \$.45

1c. The rates for the labor categories vary based on the geographic location of the SimplexGrinnell Field offices and subject to the pricing methodology in the GSA Contract.

246-1000 Product IDs

CAD LAB	CAD Labor
DSGN LAB	Design Labor
PM LAB	Proj/Const Mgmnt
PREP LAB	Pre-Site Preparation (With exception to Alaska and Ohio. See SIN 246-51)

246-51 Product IDs

COMM LAB	Commissioning Labor
INST LAB	Installation Labor
TECH LAB	Field Tech

2. Maximum order:

SIN 246-25	\$100,000
SIN 246-35-1	\$100,000
SIN 246-35-2	\$100,000
SIN 246-35-4	\$100,000
SIN 246-42-1	\$150,000

SIN 246-42-3	\$150,000
SIN 246-99	\$100,000
SIN 426-4S	\$200,000
SIN 465-11	\$100,000
SIN 246-1000	\$150,000
SIN 246-51	\$200,000

3. Minimum order: \$100
4. Geographic coverage (delivery area): Continental US, Alaska, Hawaii, District of Columbia, Puerto Rico and US Territories.
5. Point(s) of production:

<p>American Dynamics Anixter (Sony) Anixter (Axis)</p> <p>Cooper-Wheelock Software House Sensormatic ACD Talk-A-Phone Tyco Fire Protection Products</p>	<p>Belfast, Ireland; Puerto Rico Japan Belgium, Germany, Hungary, Italy, Japan, Korea, Poland, Sweden, Taiwan, UK, USA Long Branch, NJ; Sarasota, FL Winthrop, ME Westford, MA Canada, India, Korea, Taiwan, USA Matamoros, Mexico; Westminster, MA; Brownsville, TX</p>
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6. Prices herein are net
7. Quantity discount: None, additional discounts may be negotiated with the ordering activity for orders exceeding the maximum order established.
8. Prompt payment terms: Net 30 days
- 9a. Government purchase cards are accepted up to the micro-purchase threshold.
- 9b. Government purchase cards are accepted above the micro-purchase threshold.
10. Foreign items: TAA Requirements Apply
- 11a. Time of delivery: 30 days ARO or as prescribed in the Statement of Work
- 11b. Expedited Delivery: Available, contact local SG field office. See attached.
- 11c. Overnight and 2-day delivery: Overnight and 2-day delivery are available at standard commercial shipping rates, if item is available in stock. Contact local SG Field Office. See attached.
- 11d. Urgent Requirements: Contact your local district office (Refer to the listing of Simplex Grinnell District Offices)

12. F.O.B. point(s): Destination 48 contiguous states, Port of Exportation, Alaska and Hawaii except Special Item Numbers 465-11 and 426-4S which are F.O.B. Origin.
13. Ordering addresses: Refer to the listing of SimplexGrinnell District offices

13b. Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in Federal Acquisition regulations (FAR) 8.405-3
14. Payment address (es): SimplexGrinnell
Dept CH 10320
Palatine, IL 60055-0320
15. Warranty provision: Standard Commercial Warranty (See below)

Limited Warranty. Subject to the limitations below: Company warrants any equipment (as distinguished from the Software) installed pursuant to this Agreement to be free from defects in material and workmanship under normal use for a period of one (1) year from the date of first beneficial use of all or any part of the Covered System(s) or 18 months after equipment shipments, whichever is earlier, provided however, that Company's sole liability, and Customer's sole remedy, under this limited warranty shall be limited to the repair or replacement of the Equipment or any part thereof, which Company determines is defective, at Company's sole option and subject to the availability of service personnel and parts, as determined by Company. Company warrants expendable items, including, but not limited to, video and print heads, television camera tubes, video monitor displays tubes, batteries and certain other products in accordance with the applicable manufacturer's warranty. Company does not warrant devices designed to fail in protecting the System, such as, but not limited to, fuses and circuit breakers.

Company warrants that any Company software described in this Agreement, as well as software contained in or sold as part of any Equipment described in this Agreement, will reasonably conform to its published specifications in effect at the time of delivery and for ninety (90) days after delivery. However, Customer agrees and acknowledges that the software may have inherent defects because of its complexity. Company's sole obligation with respect to software, and Customer's sole remedy, shall be to make available published modifications, designed to correct internal defects, which become available during the warranty period.

If Repair Services are included in this Agreement, Company warrants that its workmanship and material for repairs made pursuant to this Agreement will be free from defects for a period of ninety (90) days from the date of furnishing.

EXCEPT AS EXPRESSLY SET FORTH HEREIN, COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HEREUNDER. COMPANY MAKES NO WARRANTY OR REPRESENTATION, AND UNDERTAKES NO OBLIGATION TO ENSURE BY THE SERVICES PERFORMED UNDER THIS AGREEMENT, THAT COMPANY'S PRODUCTS OR THE SYSTEMS OR EQUIPMENT

OF THE CUSTOMER WILL CORRECTLY HANDLE THE PROCESSING OF CALENDAR DATES BEFORE OR AFTER DECEMBER 31, 1999.

Warranty service will be performed during Company's normal working hours. If Customer requests warranty service at other than normal working hours, service will be performed at Company's then current rates for after ours services. All repairs or adjustments that are or may become necessary shall be performed by an authorized representative of Company. Any repairs, adjustments or interconnections performed by Customer or any third party shall void all warranties.

16. Export packing charges: Not Applicable
17. Terms and conditions of Government purchase card acceptance: Accepted
18. Terms and conditions of maintenance, and repair: Contact SimplexGrinnell
19. Terms and conditions of installation: Provided under SIN 246-1000; 246-51
20. Terms and conditions of repair parts: See contract items or open market as applicable. For more information contact SimplexGrinnell
- 20a. Terms and conditions for any other services: N/A
21. List of service and distribution points: Refer to listing of SimplexGrinnell District offices
22. List of participating dealers: Not Applicable
23. Preventive maintenance: Contact SimplexGrinnell
- 24a. Environmental attributes, e.g., recycled content, energy efficiency, and/or reduced pollutants: N/A
- 24b. Section 508 Compliance for EIT: Not applicable
25. Data Universal Number System (DUNS) Master number: 094738007
26. Central Contractor Registration (CCR) database: Master Cage Code 1WSK7

FIRE ALARM

SIN 561-001 - Fire Alarm System Preventative Maintenance and Repair Services– Services include but are not limited to the performance inspection, testing, and preventive maintenance or repair of a variety of fire alarm and notification systems, equipment and components such as manual alarm devices, smoke and heat detectors, remote and graphic annunciators, main fire alarm panel and components, voice alarm system, speakers and horns and other audible and visual devices, wiring circuits and junctions, all other alarm, detection and control and ancillary devices, and emergency power operations.

CONTRACTOR GENERAL REQUIREMENTS

Safety Procedures - The contractor shall comply with all appropriate safety code requirements.

Hazardous Conditions – If the inspector encounters equipment that is in a condition that may endanger life or property, the inspector shall immediately notify the Ordering Official and Authority Having Jurisdiction, of the condition requiring immediate action. Within 24 hours the inspector shall provide a written report to the Ordering Official and Authority Having Jurisdiction of the hazardous condition and recommended corrective action.

Insurance – See Clause 52.228-5 Insurance – Work on a Government Installation (JAN 1997) and Certification of Required Insurance

Recommended Equipment – The inspection contractor shall provide all tools and supplies necessary to properly perform inspections and tests in accordance with NFPA 72.

And;

- a. All Fire Alarm System, tests, inspections, maintenance, alterations, and repairs performed under this contract shall comply with the 2002 edition of the NFPA 72 *National Fire Alarm Code* including all appendix chapters. Anywhere NFPA 72 states "should", it shall be taken to mean, "shall".
- b. Housekeeping. The Contractor shall leave areas where he performs work neat, clean and orderly.
- c. Material Safety Data Sheets. The Contractor shall provide current Material Safety Data sheets (MSDS) for all hazardous materials brought into the building. This information will be provided to the Building Manager.
- d. Asbestos. Fire alarm System maintenance and repair may impact asbestos containing materials (ACM). ACM is often found in sprayed-on fireproofing (on ceiling slabs and support beams); insulation (on pipes, valves, boilers) and within wall materials. The Government shall inform the Contractor of any known ACM in an individual building. If the Contractor must disturb materials he suspects may contain ACM, the Contractor shall immediately report it to the Ordering Official, and the Ordering Official will investigate and instruct the Contractor how to avoid an airborne asbestos exposure.
- e. Lead-Based Paint. Fire alarm System maintenance and repair may impact lead-based paint. The Government shall inform the Contractor of any known lead-based paint in an individual building. If the Contractor must disturb materials he suspects may contain lead-based paint, the Contractor shall immediately report it to the Ordering Official, and the Ordering Official will investigate and instruct the Contractor how to avoid lead-based paint contamination.

- f. **Fire Alarm System Operability.** The Contractor shall ensure that the fire alarm system is maintained operable at all times except while being tested or repaired. It is essential that the contractor carefully schedule with the Building Manager all non-emergency shutdowns of the fire alarm system and that back up protection be provided by the contractor (arrangement of additional personnel stationed at the fire alarm system control panel) any time that the fire alarm system is out of service. In addition, regardless of the duration of the shutdown, the affected portion of the system shall be tested to insure that the protection has been restored.
- g. **Maintenance and Repair Inspections By GSA.** The Government reserves the right to make any test or inspection it deems necessary to make sure that all performance requirements are being maintained.
- h. **Recording Presence:** Each contract employee must sign in when entering the building and state the purpose of the visit, (for example, scheduled maintenance, service call, or repairs) and sign out when leaving the building. Supervisory employees shall indicate their titles adjacent to their signatures. The Ordering Official will designate the location of the log and the type of form used.
- i. **Security clearance** – See Clause C-FSS-370.

CONTRACTOR SPECIAL REQUIREMENTS

1. The contractor at the contractor's expense will obtain all necessary permits, and licenses for performing fire alarm tests and inspections.
2. The contractor agrees to utilize responsible, capable, NICET certified, employees (as outlined in Certifications and Qualifications of Inspectors) in the performance of any task associated with this solicitation. The contractor may be asked to remove persons who pose a threat to health, safety, or security of an installation. Contractor personnel, while on site shall possess current NICET certification.

FIRE ALARM INSPECTORS

Inspection – Fire Alarm inspection services shall be performed in accordance with the 2002 edition of NFPA 72, Testing and Maintenance of Fire Alarm Systems, including appendices.

Report – Fire Alarm inspection reports shall be submitted to the requesting agency on the “suggested form”, as found in NFPA 72, or other approved agency specific forms as provided by the Ordering Official and Authority Having Jurisdiction.

Hours Of Operation - The contractor shall coordinate with the building manager to decide when testing, maintenance and repair can be performed. Testing, maintenance and repair can be performed during normal business hours when it does not interfere with building operations. When testing, maintenance or repair will interfere with building operations; it shall be performed after normal business hours.

And;

- a. When making routine and/or periodic inspections and tests, to determine that the equipment conforms to the applicable Code edition (edition under which it was installed), and that the alterations conform to Code requirements. Determine that periodic tests performed by the owner or his agent is conducted in accordance with Code requirements and results of these tests demonstrate Code compliance.
- b. Report the results of inspections and tests in accordance with applicable local regulations, or as directed by the Ordering Official and Authority Having Jurisdiction.

- c. When required by the Government, the inspector shall perform a maintenance quality control audit. Detail requirements shall be listed in the request for service from the Ordering Official and Authority Having Jurisdiction.
- d. Full Maintenance Inspection and Testing. The Contractor shall perform normal fire alarm system inspection; testing and maintenance as covered in 2002 Edition of NFPA.
- e. Repairs And Unscheduled Work. The Contractor shall perform Repairs and Unscheduled Work for fire alarm systems as covered in 2002 Edition of NFPA.
- f. Line Item Services. When the Contractor's proposal has prices listed for individual Line Items, the Government may order those services using the Line Item description. All services shall be performed in accordance with applicable codes.
- g. Non-Standard Services. Non-standard services are those not listed as Line Items in the Contractor's proposal will be set forth in individual work orders. Non-standard requirements will be set forth in individual work orders. Such services shall be negotiation with the Contractor, and services shall be performed only after the scope of the work, the qualifications of the Contractor's organization to accomplish the services, and the cost of the services have been agreed upon.
- h. Cancellation of Work Orders. Either party may cancel individual delivery orders with a 30-day written notice to the other party at no cost to either party.
- i. Fire Alarm Inventory Changes. The Government will inform the Contractor of any changes to the inventory.

CERTIFICATIONS AND QUALIFICATIONS

1. All Fire Alarm Technicians shall be certified by the National Institute for Certification in Engineering Technologies (NICET).
2. **Number of Employees.** The Contractor shall have available at all times a sufficient number of capable and qualified employees to enable the contractor to properly, adequately, and safely perform all work required under the terms of this contract.
3. **Fire Alarm Systems Engineering Technicians.** Fire Alarm Systems technicians performing contract work shall meet NFPA 72's qualifications and also hold at least a NICET Level 2 (Associate Engineering Technician) in Fire Protection Engineering Technology, Fire Alarm Systems. Additionally, the Technician must have experience in the past five years in fire alarm system testing, repair, maintenance, installation, and related activities of buildings and equipment comparable to the buildings and equipment covered by this contract.
4. **Addressable Systems.** Technicians modifying the fire alarm control panel of systems shall be factory trained and currently certified for the operating system, including software version, of the particular fire alarm system, and shall provide documentation of this certification per NFPA 72.
5. **Licenses & Permits.** Contractor and subcontractor personnel engaged in the activities specified by this contract shall be also required to possess certificates of training, licenses, and permits as required by the state, county, parish, city, and other local jurisdictions when the alarm system is installed in a facility covered by such state, county, parish, city, and other local jurisdictions.
6. **Documentation.** The Contractor shall provide to the Ordering Official and Authority Having Jurisdiction documentation of the certificates of training, licenses, and permits for all new employees not later than seven (7) days prior to that person beginning work under the terms of this contract. The Contractor shall insure that all certificates of training, licenses, permits, and bonds are current and valid. All offers must include documentation and proof of the above certifications and qualifications for each employee.

INITIAL INSPECTION AND TEST

1. **Initial Inspection and Test.** The Contractor shall perform a full initial inspection and test of each device on the fire alarm system in accordance with the 2002 edition of NFPA 72, National Fire Alarm Code.
 - a. Testing Frequencies from the 2002 edition of NFPA 72, shall be used.
 - b. Testing Methods from the 2002 edition of NFPA 72, shall be used.
2. **Maintenance, Inspection and Testing Records:** Within 14 days after completing the inspection and testing, the Contractor will furnish a written record to the Ordering Official and Authority Having Jurisdiction that includes the following:
 - a. *Contractor's Inspection and Testing Form* that includes all the information required by the 2002 edition of NFPA 72.
 - b. Date of manufacture of fire alarm system(s) and whether parts are readily available.
 - c. Note: *Maintenance Inspection and Testing Records* and, *Inspection and Testing Form* from the 2002 edition of NFPA 72 shall be used.
 - d. The record shall include any problems noted with the system, including inoperable or unsupervised devices or equipment, or devices that cannot be calibrated, tested, or serviced in accordance with the manufacturer's recommendations. Findings noted shall include individual costs to correct/repair them. Each cost shall be broken down into both a parts cost and a labor cost.
 - e. The record shall be provided electronically (by email) *if required by* the Ordering Official, Authority Having Jurisdiction, and to the buildings manager and Regional Fire Protection Engineer (formatted in Microsoft Word or Excel).
3. **Correcting Fire Alarm System Problems.** The Contractor shall follow the requirements outlined in the sections titled; Full Maintenance, Inspection, Test and Repairs and Unscheduled Work for correcting problems noted to the fire alarm system.
4. **Government Assistance.** The Contractor shall contact the cognizant building manager for assistance in coordinating the initial fire alarm inspection and test.
5. **Notification.** Before proceeding with any testing, the Contractor shall coordinate the notification of all persons and facilities that receive alarm, supervisory or trouble signals (e.g. building manager, central station, Federal Protective Service, Fire Department). The Contractor will coordinate with the building manager to ensure that all building occupants are notified. At the conclusion of testing, the Contractor shall notify those previously notified that the testing has been concluded.
6. **After Hours.** The Contractor may be required to perform some work, inspections, and tests outside the normal working hours of the building occupants. Any scheduled work that is disruptive to the tenants (testing audible devices, elevator capture, fan shutdown, etc.) shall be performed after the building occupant's normal working hours. The Contractor shall coordinate with the building manager or Ordering Official to coordinate after-hours access to the building.
7. **Damage to Fire Alarm System.** Any damage to the fire alarm or associated equipment (e.g. fans, elevators, generators, pumps) caused by normal testing shall be repaired by the Contractor at no additional cost to the Government. At its discretion, the Government may have representatives present to witness any or all such tests. All costs associated with this damage shall be borne by the Contractor.

8. **Safety Hazards.** The Contractor shall immediately notify the cognizant Ordering Official and Authority Having Jurisdiction and Building Manager of any recognized safety hazard that might severely affect building occupants.

FULL MAINTENANCE, INSPECTION, TEST

1. **Inspection, Testing and Maintenance:** Inspect, test and maintain fire alarm system in accordance with the 2002 edition of NFPA 72, Fire Alarm Code.
 - a. Testing Frequencies from the 2002 edition of NFPA 72 shall be used.
 - b. Testing Methods from the 2002 edition of NFPA 72 shall be used.
2. **Scheduling.** Within 30 days of receiving the delivery order, the Contractor shall submit to the Ordering Official and Authority Having Jurisdiction a proposed work schedule for each fire alarm system.
3. **Maintenance, Inspection and Testing Records.** Within 14 days after completing the inspection and testing, the Contractor will furnish a typed report to the Ordering Official and Authority Having Jurisdiction that includes the following:
 - a. *A Contractor's Inspection and Testing Form* that includes all the information required by the 2002 edition of NFPA 72. *Maintenance Inspection and Testing Records* and *Inspection and Testing Form* from the 2002 edition of NFPA 72 shall be used.
 - b. The *Contractors Inspection and Testing Form* shall also include any deficiencies to equipment noted during the testing, and individual costs to correct each deficiency noted. Each cost shall itemize both a parts cost and a labor cost.
 - c. The *Form* shall be provided electronically (by email) *if required by* the Ordering Official and Authority Having Jurisdiction to the buildings manager and Regional Fire Protection Engineer (formatted in Microsoft Word or Excel).
4. **Reporting of Deficiencies.** Devices that cannot be calibrated, tested, or serviced in accordance with the manufacturer's recommendations shall be reported as a deficiency.
5. **Correction of Deficiencies.** The Contractor shall repair at Contractor's expense fire alarm system problems costing less than \$500 per device as part of normal maintenance. For repairs costing more than \$500 per device, the Contractor shall follow the section titled; Repairs and Unscheduled Work. When all listed deficiencies have been corrected, the Contractor will sign and date the inspection report and return it to the Contracting Officer. At its discretion, the Government may then re-inspect the work.
6. **Maintenance Service Calls.** Any Service Call that relates to the maintenance of the system. Maintenance Service Calls are non-reimbursable work (included in the full-maintenance contract). Service Calls for repairs are defined as Critical or Non-critical and require the response times as stated in this Contract.
7. **Critical and Non-critical Service Calls.** Initial response to repair calls will be based on the nature of the repair, whether, in the opinion of the Ordering Official and Authority Having Jurisdiction, it is Critical or Non-critical in nature. Critical Service Calls are those service calls affecting the continued occupancy of a building, or certain operations in a building, which are critical in nature.

- a. **Critical Service Call Response.** Due to the emergency nature of Critical Service Calls, the Ordering Official and Authority Having Jurisdiction will normally make the requests for service calls verbally. Requirements for critical service calls include:
 - After being notified of a repair request, the Contractor shall have a qualified technician on-site within 4 hours, and complete the repair within 16 hours.
 - If the local technical representative cannot identify the problem within 4 hours after arrival, they shall escalate the problem to the next higher technical level.
 - If the fire alarm system cannot be repaired within 16 hours, the technical specialist shall notify the Ordering Official and Authority Having Jurisdiction with a schedule for completing the work. The schedule may be approved verbally.
 - b. **Non-Critical Service Calls.** Requirements for Non-critical Service calls include:
 - After being notified of the need for service, the Contractor shall have a qualified technician on-site within 24 hours, and complete the repair within 48 hours.
 - If the local technical representative cannot identify the problem within 4 hours, they shall escalate the problem to the next higher level.
 - If the fire alarm system cannot be repaired within 48 hours, the technical specialist shall request a time extension from the Ordering Official and Authority Having Jurisdiction. The request may be approved verbally.
8. **Testing after repairs.** All repairs shall be tested according to requirements of NFPA 72. A representative of the Government may witness testing. Notify the Ordering Official and Authority Having Jurisdiction of the schedule for testing with sufficient notice to allow testing to be witnessed. Contractor must provide written certification that repairs are complete. The document shall also include the names and titles of the witnesses to the test.
- Contractor shall provide, in writing, before leaving the building:
- a. Suspected cause(s) of the malfunction(s), and actions to prevent reoccurrence.
 - b. A list of components used to make the repair.
 - c. Hours required to make the repair.
9. **Repair Records.** Upon request, the Contractor shall furnish a record of all repairs they have made to an individual fire alarm system. All records must be maintained at the Contractor's office for a minimum period of 3 years.
10. **Government Assistance.** The Contractor shall contact the building manager for assistance in coordinating any service.
11. **Notification.** Before proceeding with any testing, the Contractor shall coordinate the notification of all persons and facilities that receive alarm, supervisory or trouble signals (e.g. building manager, central station, Federal Protective Service, Fire Department). The Contractor will coordinate with the building manager to ensure that all building occupants are notified. At the conclusion of testing, the Contractor shall notify those previously notified that the testing has been concluded.
12. **After Hours.** The Contractor may be required to perform some work, inspections, and tests outside the normal working hours of the building occupants. Any scheduled work that is disruptive to the tenants (testing audible devices, elevator capture, fan shutdown, etc.) shall be performed after the

building occupant's normal working hours. The Contractor shall coordinate with the building manager or Ordering Official to coordinate after-hours access to the building.

13. **Damage to Fire Alarm System.** Any damage to the fire alarm or associated equipment (e.g. fans, elevators, generators, pumps) caused by normal testing shall be repaired by the Contractor at no additional cost to the Government. At its discretion, the Government may have representatives present to witness any or all such tests. All costs associated with this damage shall be borne by the Contractor.
14. **Safety Hazards.** The Contractor shall immediately notify the Ordering Official and Authority Having Jurisdiction and Buildings Manager of any recognized safety hazard that might severely affect building occupants
15. **Tests and Inspections by GSA.** At its discretion, the Government reserves the right to make any test or inspection it deems necessary to make sure the system is being properly maintained.

REPAIRS AND UNSCHEDULED WORK

1. **Definition of Repairs.** Repairs are defined as unscheduled work to repair or modify a fire alarm system, or to correct recurring system and/or equipment malfunction(s).
2. **Repair Parts.** Contractors who perform repairs under this contract shall be capable of providing replacement parts within 24 hours for the central processing unit (CPU), controller, monitoring and signaling cards, display boards, and other critical parts that may be necessary to restore the equipment and systems
3. **Critical and Non-critical Repairs.** Initial response to repair calls will be based on the nature of the repair, whether, in the opinion of the Ordering Official and Authority Having Jurisdiction, it is Critical or Non-critical in nature. Critical Repairs are those repairs affecting the continued occupancy of a building, or certain operations in a building, which are critical in nature.
4. **Testing after repairs.** All repairs shall be tested according to requirements of NFPA 72. A representative of the Government may witness testing. Notify the Ordering Official and Authority Having Jurisdiction of the schedule for testing with sufficient notice to allow testing to be witnessed. Contractor must provide written certification that repairs are complete. The document shall also include the names and titles of the witnesses to the test.

Contractor shall provide, in writing, before leaving the building:

Suspected cause(s) of the malfunction(s), and actions to prevent recurrence.

- a. A list of components used to make the repair.
- b. Hours required to make the repair.
- c. Repair Records. Upon request, the Contractor shall furnish a record of all repairs they have made to an individual fire alarm system. All records must be maintained at the Contractor's office for a minimum period of 3 years.
- d. Initial response to repair calls will be based on the nature of the repair, whether, in the opinion of the Ordering Official and Authority Having Jurisdiction, it is Critical or Non-critical in nature. Critical Repairs are those repairs affecting the continued occupancy of a building, or certain operations in a building that are critical in nature.

Critical Repair Response Due to the emergency nature of Critical Repairs, the Ordering Official and Authority Having Jurisdiction will normally make the requests for repairs verbally, followed by a written work order. Requirements for critical repairs include:

- After being notified of a repair request, make live voice contact with the Ordering Official and Authority Having Jurisdiction within one hour, have a qualified technician on-site within 4 hours, and complete the repair within 16 hours.
- If the local technical representative cannot identify the problem within 16 hours, they shall escalate the problem to the next technical level and the National Accounts level as necessary, to identify the problem and provide a solution.
- If the fire alarm system cannot be repaired within 16 hours, the technical specialist shall notify the Contracting Officer with a proposal for completing the work, including a not-to-exceed cost and the time required. The proposal may be approved verbally, but must be approved by the Contracting Officer before proceeding with the work. A verbal approval will be followed by a written work order.
- Update the Ordering Official and Authority Having Jurisdiction on the status of the repairs every 24 hours until repairs are complete.

Non-Critical Repairs. Requests for repairs will be set forth in work orders listing the type of equipment, description of the malfunction, and the facility point of contact. Requirements for Non-critical Repairs include:

- After being notified of the need for repairs, make live voice contact with the Ordering Official and Authority Having Jurisdiction within two hours, have a qualified technician on-site within 8 hours, and complete the repair within 48 hours.
- If the local technical representative cannot identify the problem within 48 hours, they shall escalate it, to the National Accounts level if necessary, to identify the problem and provide a solution.
- If the fire alarm system cannot be repaired within 48 hours, the technical specialist shall notify the Contracting Officer with a proposal for completing the work, including a not-to-exceed cost and the time required. The proposal may be approved verbally, but must be approved by the Contracting Officer before proceeding with the work. A verbal approval will be followed by a written work order.
- Update the Ordering Official and Authority Having Jurisdiction on the status of the repairs every 24 hours until repairs are complete.

5. **Testing after repairs.** All repairs shall be tested according to requirements of NFPA 72. A representative of the Government may witness testing. Notify the Ordering Official and Authority Having Jurisdiction of the schedule for testing with sufficient notice to allow testing to be witnessed. Contractor must provide written certification that repairs are complete. The document shall also include the names and titles of the witnesses to the test.

Contractor shall provide, in writing, before leaving the building:

- a. Suspected cause(s) of the malfunction(s), and actions to prevent recurrence.
 - b. A list of components used to make the repair.
 - c. Hours required to make the repair.
6. **Full System Repair Records.** Upon request, the Contractor shall furnish a record of all repairs they have made to an individual fire alarm system.

SPRINKLER

SIN 561-002 – Water Based Fire Suppression System Preventative Maintenance and Repair Services

– Services consist of but are not limited to: the performance inspection and preventive maintenance or repair services of all mechanical devices including valves, sprinklers, couplings, piping and connections, water motor gongs and alerting devices, standpipes, backflow preventers, private fire service mains, pumps and test headers.

CONTRACTOR GENERAL REQUIREMENTS

Safety Procedures - The contractor shall comply with all appropriate safety code requirements

Hazardous Conditions – If the inspector encounters equipment that is in a condition that may endanger life or property, the inspector shall immediately notify the Ordering Official and Authority Having Jurisdiction, of the condition requiring immediate action. Within 24 hours the inspector shall provide a written report to the Ordering Official and Authority Having Jurisdiction of the hazardous condition and recommended corrective action.

Recommended Equipment – The inspection contractor shall provide all tools and supplies necessary to properly perform inspections and tests, as listed in NFPA 13 and NFPA 25.

And;

- a. Report the results of inspections and tests in accordance with applicable local regulations, or as directed by the +.
- b. When required by the Government, the inspector shall perform a maintenance quality control audit. Detail requirements shall be listed in the request for service from the Ordering Official and Authority Having Jurisdiction.
- c. Repairs And Unscheduled Work. The Contractor shall perform Repairs and Unscheduled Work for fire alarm systems as covered in NFPA 13 and NFPA 25.
- d. Non-Standard Services. Non-standard services are those not listed in the Contractor's proposal will be set forth in individual work orders. Non-standard requirements will be set forth in individual work orders. Such services shall be negotiated with the Contractor, and services shall be performed only after the scope of the work, the qualifications of the Contractor's organization to accomplish the services, and the cost of the services have been agreed upon by the Ordering Official and Authority Having Jurisdiction..
- e. Cancellation of Work Orders. Either party may cancel individual delivery orders with a 30-day written notice to the other party at no cost to either party.
- f. Fire Suppression Inventory Changes. The Government will inform the Contractor of any changes to the inventory.
- g. The contractor shall provide services for the inspection, testing, and maintenance of the building's water-based fire protection systems in accordance with the contract and with this exhibit. Services shall include all necessary labor, materials, and equipment, and shall be performed by persons qualified by experience and training to perform the work, and holding a current license for installation of the systems involved.
- h. Services shall comply with applicable requirements of NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems (2002 edition), which establishes the minimum requirements for the periodic inspection, testing, and maintenance of water-based fire protection systems, except as modified herein.

- i. **Preventive maintenance** shall be performed by the contractor to keep the system equipment operable or to make repairs in accordance with NFPA 25 and this specification. Operations and maintenance manuals, as-built installation drawings, and other system documentation shall be retained to assist in the proper care of the system and its components.
 - Preventive maintenance includes, but is not limited to: lubricating control valve stems; adjusting packing glands on valves and pumps; bleeding moisture and condensation from air compressors, air lines, and dry pipe system auxiliary drains; and cleaning strainers. Frequency of maintenance is indicated in the appropriate chapter of NFPA 25.
- j. **Note: Corrective maintenance** shall be determined from the periodic testing and inspections of each system. This exhibit establishes minimum inspection/testing frequencies, responsibilities, test routines, and reporting procedures but does not define the exact point at which corrective actions are required.
 - Corrective maintenance includes, but is not limited to: replacing corroded, or painted sprinklers; correcting obstructions to sprinkler spray patterns; repairing pipe leaks; replacing missing or loose pipe hangers; cleaning clogged fire pump impellers; and replacing valve seats and gaskets.
- k. **Emergency maintenance** includes, but is not limited to, repairs due to piping failures caused by freezing or impact damage; and replacement of frozen or fused sprinklers. The contractor shall not be responsible for upgrades that are required by code due to a change in occupancy, relocation of partitions, or types of materials stored by the building occupants.
- l. **Records of the inspections, tests, and maintenance** of the system and its components shall be maintained on site and made available to the Contracting Officer's representative upon request. Blank inspection and testing forms are available from the National Fire Sprinkler Association (NFSA), P.O. Box 1000, Patterson, N.Y, 12563; telephone (914) 878-4200 and American Fire Sprinkler Association (AFSA), 9696 Skillman Street, Suite 300; Dallas, Texas 75243-8264; telephone 214-349-5965.