

COUNTY OF ROCKLAND
Department of General Services
Purchasing Division

Contract Award Notification

Title: **SPRINKLERS, FIRE: MAINTENANCE, TESTING & REPAIR**

Contract Period: December 23, 2021, through December 22, 2022, w/ 2 one-year options
Extend through December 22, 2023 w/ one-year option
Ext through 12/22/24

Original Date of Issue: December 23, 2021

Date of Revision: **12/11/23**

BID No: **RFB-RC-2021-098**

Catalog: **FACILITY MAINTENANCE**

PRC#: **2021011073**

Authorized Users: County Agencies

Address Inquiries To:

Name: Robert Poole
Title: Purchaser I
Phone: 845-364-3800
Fax: 845-364-3809
E-mail: pooler@co.rockland.ny.us

Description

This contract is to provide maintenance, testing, inspection, and repair of fire sprinklers

Contract #	Vendor Number	Contractor & Address	Telephone No.
BID 21-098	0000021023	Rockland Fire Protection 53 East Main Street Stony Point, NY 10980 Contact: Jorge Rodriguez Rocklandfireprotection@yahoo.com	845-271-4793 845-213-8558 Fax: 845-271-4794

COUNTY OF ROCKLAND
 DGS – PURCHASING DEPARTMENT
 BLDG. A, 2ND FLOOR, 50 SANATORIUM ROAD
 POMONA, NY 10970
 TELEPHONE NO.: 845-364-3820
 FAX NO.: 845-364-3809

VENDOR: Rockland Fire Protection

LINE NO.	DESCRIPTION	ITEM NUMBER	EST. HOURS	UNIT	UNIT PRICE	EXTENDED PRICE
Labor wage rates shall be binding for the entire contact term. Labor costs to be billed at the following rates based on the time Mechanic and/or helper arrives at and departs from Rockland County job site. NO TRAVEL TIME. Please see attached specifications for work to be done.						
LABOR RATES FOR MECHANIC						
1	Labor Rates for Monday to Friday 7:30 AM to 4:00 PM	93633000001	100	HOUR	\$75.00	\$7,500.00
2	Labor Rates for Monday to Friday 4:00 PM to 7:30 AM	93633000002	5	HOUR	\$100.00	\$500.00
3	Labor Rates for Saturday 24 Hours	93633000003	3	HOUR	\$100.00	\$300.00
4	Labor Rates for Sunday 24 Hours	93633000004	1	HOUR	\$100.00	\$100.00
5	Labor Rates for Holiday	93633000005	1	HOUR	\$100.00	\$100.00
LABOR RATES FOR HELPER						
6	Labor Rates for Monday to Friday 7:30 AM to 4:00 PM	93633000006	10	HOUR	\$65.00	\$650.00
7	Labor Rates for Monday to Friday 4:00 PM to 7:30 AM	93633000007	5	HOUR	\$80.00	\$400.00
8	Labor Rates for Saturday 24 Hours	93633000008	1	HOUR	\$80.00	\$80.00
9	Labor Rates for Sunday 24 Hours	93633000010	1	HOUR	\$80.00	\$80.00
10	Labor Rates for Holiday	93633000011	1	HOUR	\$80.00	\$80.00

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. HOURS	UNIT	UNIT PRICE	EXTENDED PRICE
MATERIALS						
11	Percent Markup: Percent Markup from contractor’s cost for any parts and materials. (Bidder must enter 0 in appropriate column if there is no markup offered.) Percent mark-up shall not exceed 15%.	93633000012	ESTIMATED DOLLARS EXPENDED \$ 7000.00		15% MARKUP	\$8,050.00

LINE NO.	DESCRIPTION	ITEM NUMBER	QUARTER/ ANNUAL	PRICE PER QUARTER	PRICE PER ANNUAL	TOTAL FOR YEAR
INSPECTION/TESTING						
12	Quarterly Inspection/Testing Not Including Bldg. A. As specified in item 7.1.1.	93633000013	4	\$4,000.00		\$16,000.00

	Please provide breakdown price per building					
	RC Courthouse			\$500.00		
	RC Office Building			\$200.00		
	RC Correctional Facility			\$500.00		
	RC Sheriffs Building			\$300.00		
	RC Back-up Radio Room			\$200.00		
	RC Mental Health Bldg. F			\$200.00		
	RC Young Adult Ctr. Bldg. G			\$0.00		
	RC Health Ctr. Bldg. C&P			\$400.00		
	RC Health Ctr. Bldg. R			\$300.00		
	RC Health Ctr. Bldg. L			\$300.00		
	RC Health Ctr. Bldg. S			\$300.00		
	RC Health Ctr. Bldg. T			\$300.00		
	RC Fire Training Center			\$500.00		

COUNTY OF ROCKLAND DGS – PURCHASING DEPARTMENT BLDG. A, 2ND FLOOR, 50 SANATORIUM ROAD POMONA, NY 10970 TELEPHONE NO.: 845-364-3820 FAX NO.: 845-364-3809							VENDOR: Rockland Fire Protection
13	Quarterly Inspection/Testing RC Health Center Building A ONLY. As specified in item 7.1.1. and 7.3.	93633000015	4	\$480.00		\$1,920.00	
14	Annual Inspection/Testing Not Including Bldg. A. As specified in items 7.2.1., 7.2.2., 7.2.3. and 7.2.4.	93633000014	1		\$2,400.00	\$2,400.00	
Please provide breakdown price per building							
RC Courthouse		\$200.00					
RC Office Building		\$200.00					
RC Correctional Facility		\$200.00					
RC Sheriffs Building		\$200.00					
RC Back-up Radio Room		\$200.00					
RC Mental Health Bldg. F		\$200.00					
RC Young Adult Ctr. Bldg. G		\$0.00					
RC Health Ctr. Bldg. C&P		\$200.00					
RC Health Ctr. Bldg. R		\$200.00					
RC Health Ctr. Bldg. L		\$200.00					
RC Health Ctr. Bldg. S		\$200.00					
RC Health Ctr. Bldg. T		\$200.00					
RC Fire Training Center		\$200.00					
15	Annual Inspection/Testing RC Health Center Building A ONLY As specified in items 7.2.1., 7.2.2., 7.2.3., 7.2.4. and 7.3.	93633000016	1		\$640.00	\$640.00	
16	TOTAL PRICE BID (Lines 1-15)					\$38,800.00	

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 BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
 TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

**TITLE: SPRINKLERS, FIRE – MAINTENANCE,
 TESTING, INSPECTION AND REPAIR**

**BID NUMBER:
 RFB-RC-2021-098**

SPECIFICATIONS

1. SCOPE

1.1. Contractor shall provide all labor, materials, equipment and supervision as required to perform scheduled testing and inspections of sprinkler and standpipe systems as specified herein. Contractor shall also provide hourly rates and material mark-up rates for performing repairs to these systems.

2. SITE VISIT

2.1. All prospective bidders are invited to visit the job site to verify all field conditions and familiarize them with the specified equipment. A pre-bid meeting/walk-through has been scheduled for **NOVEMBER 23, 2021, at 10:00 AM** in the Department of General Services Facilities Management Conference Room. The Facilities Department is located at the Dr. Robert L. Yeager Health Center, 50 Sanatorium Road, Building A, Second Floor, Pomona, NY 10970. This meeting is not mandatory. However, bidders shall be required to perform the work as specified whether or not they visit the site.

3. EXPERIENCE AND REFERENCES

3.1. Contractor's company shall have a minimum of 5 years of experience in the testing, inspection and repair of sprinkler and standpipe systems as specified herein. Contractor shall employ a minimum of 3 personnel, each with a minimum of 3 years paid experience in the performance of such work. Contractor shall provide with their bid a list of three references, including contact person and telephone number, for inspection and testing services that they are presently providing.

4. CODE REQUIREMENTS

4.1. Contractor shall perform all work in accordance with NFPA 20: Standard for the Installation of Stationary Pumps for Fire Protection, Current Edition, and with NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water Based Fire Protection Systems, Current Edition.

5. LAWS, PERMITS, AND LICENSES

5.1. Contractor shall comply with all applicable Federal, State and Municipal Laws and as required, to perform all work as specified.

5.2. Contractor shall possess all qualifications and obtain any required licenses and permits to perform the work specified. Proof of these items shall be provided to the Director of Purchasing with the bid.

6. EQUIPMENT COVERED

LOCATION	DESCRIPTION
RC COURTHOUSE New City, NY	19 tamper switches, 7 flow switches, 3 control valves, 3 hose connections, 1 fire pump (Stearling Peerless #6AE14), 1 pressure switch
RC OFFICE BLDG. New City, NY	1 control valve, 2 hose connections
RC CORRECTIONAL FACILITY New City, NY	3 hose connections, 23 tamper switches, 18 flow switches

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LOCATION	DESCRIPTION
RC SHERIFFS BLDG. New City, NY	4 tamper switches, 1 flow switch, 4 control valves, 1 hose connection, 1 anti-freeze loop
RC BACKUP RADIO BLDG. New City, NY	1 wet pipe system, 1 dry pipe pre-action system
RC MENTAL HEATH, BLDG. F Pomona, NY	Visually inspect 6 sprinklers and 3 shut off valves (domestic system)
RC POLICE ACADEMY, BLDG. G Pomona, NY	Visually inspect 7 sprinklers and 7 shut off valves (domestic system)
RC HEALTH CENTER, BLDG. A Pomona, NY	22 tamper switches, 16 flow switches, 22 control valves, 2 hose connections, 1 fire pump, 4 anti-freeze loops
RC HEALTH CENTER, BLDG. C AND P Pomona, NY	10 tamper switches, 10 flow switches, 10 control valves, 1 dry valve, 1 hose connection
RC HEALTH CENTER, BLDG. R Pomona, NY	3 tamper switches, 1 flow switch, 3 control valves, 1 dry valve
RC HEALTH CENTER, BLDG. L Pomona, NY	4 tamper switches, 2 flow switches, 4 control valves, 1 hose connection
RC HEALTH CENTER, BLDG. S Pomona, NY	4 tamper switches, 3 flow switches, 1 pre-action system (3" + 6" deluge), 4 control valves
RC HEALTH CENTER, BLDG. T Pomona, NY	4 tamper switches, 1 flow switch, 4 control valves, 1 dry valve
RC FIRE TRAINING CENTER Pomona, NY	7 tamper switches, 5 flow switches, 7 control switches

7. INSPECTION/TESTING SCHEDULE

7.1. Quarterly

- 7.1.1. All tamper switches, flow switches and control valves and domestic system sprinklers shall be tested quarterly in February, May, August and November. They shall be inspected, operated and adjusted as needed to verify proper operation and signal initiation to alarm system control panel. Inspection drains for this equipment shall be flow tested to verify adequate flow. Residual and static pressures shall be recorded.

7.2. Annually

- 7.2.1. All dry valves and pre-action valves shall be trip tested annually in August. They shall be visually inspected, water flow and drain operation verified, and priming water level checked during the quarterly inspection.
- 7.2.2. The most remote and highest standpipe hose connections shall be flow tested annually in August of each contract year. Valves shall be fully opened, and the discharge flow and pressure measured.
- 7.2.3. Anti-freeze loops shall be tested annually in August and adjusted as needed.

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7.2.4. Fire pump shall be full flow tested in August of each contract year in conjunction with standpipe flow test.

7.3. Separate Quarterly/Annual Inspections/Testing shall be done on Building A at the Dr. Robert L. Yeager Health Center in Pomona.

8. REPORT FORMS

8.1. Report forms for the required inspections shall follow the format of the sample Forms for Inspection, Testing, and Maintenance as shown in appendices B and C of NFPA 25.

8.2. Forms shall be completed by the Contractor and submitted to the owner after each inspection. A sample of all required forms to be used by the Contractor shall be submitted with their bid.

9. REPAIR SERVICE

9.1. All requests for repair service shall be responded to with a repairperson on site within 4 hours after request is made. Contractor shall have a staffed office (answering machine or voice mail not acceptable); to take service calls 24 hours/day 7 days a week.

9.2. All work performed shall be guaranteed for one year.

9.3. The successful bidder shall maintain a satisfactory inventory of common repair and replacement parts used for repairs.

9.4. The repair work shall be billed for time and material. Bidders shall provide a billable rate (\$/man-hour) for repair labor performed during normal hours (7:30 AM to 4:00 PM, Monday through Friday), after hours, weekends and holidays. Travel time and related costs are not billable and will not be paid by the owner.

10. USE OF PREMISES

10.1. On or about the premises and adjacent areas, the Contractor shall ensure that all apparatus, storage of materials, and activities of workmen be confined to the limits indicated by law, ordinances, permits and the direction of the authorized County of Rockland representative, and shall not encumber or permit the premises or adjacent areas to be encumbered with such materials or apparatus.

10.2. The work site shall be kept in an orderly and safe fashion so as not to interfere with the progress of the work or the work of any other Contractor.

10.3. The Contractor shall be responsible for repairing and replacing anything damaged by his operations, within thirty (30) days after notification by the authorized County of Rockland representative that damage has occurred.

10.4. It will be the responsibility of the Contractor to report, to the authorized County of Rockland representative, any damages found prior to any work at this site.

11. CLEANING UP

11.1. The Contractor shall at all times keep the premises and adjacent areas free from accumulations of waste material or rubbish. At the completion of the work, he/she shall remove from and about the premises, including adjacent areas, all rubbish, tools and surplus materials used for work and shall have the area "Broom Clean" and ready for use. In case of a dispute, County of Rockland may remove rubbish and

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clean up, then may charge the Contractor either by deduction of amounts unpaid to the Contractor, or by other means as determined to be fair and equitable by the authorized County of Rockland representative.

12. RULES AND TIME/WORK SHEETS

- 12.1. Successful contractor shall be subject to facility use rules and shall sign in and out, at the designated Facilities Management location whenever entering or leaving the premises. The Contractor shall submit a time/work sheet indicating day and hours worked, parts and materials used and equipment serviced.

13. TRAVEL TIME

- 13.1. All labor shall be billed from the time bidder's employee arrives at, to the time he departs from the Rockland County job site. The County of Rockland shall not accept nor authorize payment for travel time or expenses of service personnel to any of the County of Rockland's facility locations. The only billable time will be for service work performed.

14. EQUIPMENT

- 14.1. The contractor is responsible for providing all tools and equipment necessary to efficiently perform all work in a professional and workmanlike manner. The Certificate of Equipment must be completed and included with the proposal forms.

15. RENTALS

- 15.1. It is understood that on occasion a contractor shall have to rent specialized equipment to complete work. All rentals shall be pre-approved by an authorized County of Rockland representative and billed at contractor's cost.

16. REFERENCES

- 16.1. The contractor shall include in the bid submittal, references from five (5) service accounts with company name, address, and contact name and phone numbers.

17. QUALIFICATIONS OF CONTRACTORS

- 17.1. The bidder shall show that he has available under his direct employment and supervision the necessary organization and facilities to properly fulfill all the services and conditions required under these specifications.
- 17.2. The contractor shall show that he has maintained an organization capable of performing the work specified herein, and that said organization has been in continuous operation for at least the past five years. Contractor shall submit the following information with the bid (see page 25).
- 17.3. Years of operation.
- 17.4. The names of the employees in the area responsible for this contract, their function in the company, title, and number of years of service with the contractor's firm.
- 17.5. The present address of the main operating office of this organization.

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18. SAFETY

- 18.1. The Contractor shall adhere to all OSHA, PESH and County of Rockland safety rules while the work is in progress. Contractor is responsible for any damage to vehicles or structures resulting from the Contractor's negligence.
- 18.2. Contractor shall maintain the work site in a clean and orderly fashion. All debris shall be cleaned and removed from the work site each day.

19. LABOR AND MATERIAL COSTS

- 19.1. All labor and materials shall be invoiced and paid, as bid, on the proposal pages.
- 19.2. The County of Rockland must receive detailed billings within fifteen days after completion of each job.

19.3. Labor Costs

- 19.3.1. Detailed description of all completed service work must accompany all invoices.
- 19.3.2. Contractor shall bid a labor rate in dollars per man hour for a master mechanic and apprentice to make required repairs, replacements, and troubleshooting.
- 19.3.3. The Contractor's invoice must list specifically the type of employee or laborer utilized and the number of man hours worked. The bidder agrees and hereby certifies that all labor charges contained in the invoices and vouchers shall be only those that were required and necessary to complete the work.
- 19.3.4. Invoices for labor must be billed to the next quarter hour of actual time worked (example: 8:00 AM to 9:10 AM would be billed at 1 hour and 15 minutes). Invoices rounded to the next full hour will not be approved for payment.

19.4. Material Costs

- 19.4.1. The invoices for payment must list specifically all parts and materials and cost to Bidder for each item. The County of Rockland will require verification of these costs by copy of the invoice as submitted to the contractor for payment. The bidder agrees and hereby certifies that all parts and materials which he purchases shall be at lowest price available at the time considering the prevailing conditions and circumstances for which it is required that the purchase be made. County of Rockland reserves the right to supply material when deemed in the best interest of the County of Rockland.
- 19.4.2. Any and all parts and materials are to be billed to the County of Rockland at a percent markup. **Percent mark-up shall not exceed 15%.**
- 19.4.3. Documentation of material costs (invoices, etc.) of items greater than \$100 must be provided with Contractor's invoices.

19.5. Inspection/Testing

- 19.5.1. Contractor shall provide pricing for annual and quarterly inspections and testing as specified in section 7. Please provide a breakdown per building.

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19.6. Additional Items

- 19.6.1. If the Contractor expects to incur any additional costs not specified in the above paragraphs, he must submit a list of those items and corresponding charges or schedule with his bid. There will be no additional charge for delivery or mileage. No other costs except those placed in the bid proposal at the time the bid is submitted shall be evaluated, considered or deemed acceptable charges by the County of Rockland. The Contractor further agrees that should it be determined by the County of Rockland that the Contractor is falsifying his invoices or partaking in fraudulent practices so as to reflect higher costs than actually incurred in the repair, this falsification of fraudulent practice shall be considered a material breach of the terms of the contract. Nothing herein shall be considered to limit the authority of the County of Rockland to prosecute any bidder or Contractor who violates the laws of the State of New York.
- 19.6.2. In the best interest of the County of Rockland, large dollar items and/or multiple quantity items not deemed emergency repairs may be quoted or bid out separately.

20. **LABOR**

- 20.1. This project is subject to **New York State Labor Law 220, Article 8 Prevailing wages**. The Contractor shall submit with, each invoice, certified payrolls for all labor. Submission of Certified Payroll with invoice is a condition of payment.

21. **CONTRACT PRICE ADJUSTMENTS UPON RENEWAL**

- 21.1. The bid rates shall remain firm through the first contract period with no adjustments allowed. If the County exercises any of the option years of the award, Contractors may submit a request for adjustment on the yearly anniversary date of the contract. Any request for price adjustment(s) shall be submitted thirty (30) days in advance in writing to the Director of Purchasing. Any and all price adjustments will be limited to the percentage increase in the CPI Index - All Urban Consumers for the preceding 12 months. The County reserves the right to reject any request for price increase deemed excessive.
- 21.2. CPI-Index - Consumer Price Index for All Urban Consumers as published by the Bureau of Labor Statistics of the United States Department of Labor or a successor or substitute index, appropriately adjusted.
- 21.3. There shall be no adjustment allowed on percent mark-up.

22. **AWARD**

- 22.1. Award will be made, in its entirety, to the lowest responsible bidder who meets the requirements.