

184 Eldridge Street, NYC, NY - Fire Alarm System Installation

The below is a list of supplemental requirements which are in addition to those that are outlined on the plans that have been prepared for the installation of a New Manual and Automatic Smoke / Heat / Carbon Monoxide / Sprinkler Fire Alarm system with Central Station Connection at 184 Eldridge Street; NYC, NY.

The Fire Alarm system plans and documents being provided in digital format showing work are as follows:

The Fire Alarm Drawings which are: FA-001.00, FA-002.00 through FA-011.00; inclusive with each sheet dated: Rev. #1 - 10/2/2019 - Issued for Filing.

Additional items and responsibilities for inclusion in the bid for this project:

Inspections and tests:

1. Contractor internal pre-testing to insure all devices, features and functions are proper.
2. Owner Acceptance testing with the Engineer of Record to insure all devices, features and functions are proper.
3. Preparation of detailed as-built wiring diagrams on floor plans showing All devices, equipment, power, grounding, wiring, connections, terminations, etc..
4. Visual verification demonstration of the As-builts with the Engineer of Record so that the E-O-R can produce their As-built Riser..
5. Representation at all FDNY inspections until the Letter of Recommendation for Approval is issued.

Electrical and General Construction:

1. An entirely new "Fire Alarm" system with all required equipment is to be installed whereby the resultant system installation is in accordance with all latest applicable NYC Code Requirements, NFPA Guidelines, and Manufacturer's requirements. The 2014 NYC Building Code, 2010 Edition of NFPA 72, and the 2011 NYC Electric Code shall apply.
2. The existing Waterflow Switch and related monitoring of it shall remain in tact and fully operational during the entire course of the project and shall then be removed by this contractor only after the new Fire Alarm system is installed and approved.

3. Ensure that all of the work required is done so as not to disrupt normal operations for the premises. All work shall be carefully coordinated with the building Management during all phases of the work and for all aspects of the job so as to eliminate / minimize disruptions.
4. Provide proper Fire Stopping related to all of the work being done.

General:

1. Ensure that one key / point man is on site at all times during all phases of the installation. That person will need to attend periodic meetings; likely on a weekly basis, discuss progress, options, field conditions, and coordinate all aspects of the work with the client.
2. All testing for the FDNY and for the Owner and in order to show all proper operating systems and components shall be included in the bid price.
3. The documentation of all devices (addresses, point #'s, loop #'s and ckt. #'s) connected to the system onto floor plans is required, and the verification / demonstration of same is required. These shall be used for information and for the creation of the FDNY required As-builts by the Engineer of Record which shall be signed and sealed by the contractor.
4. Provide a timeline from start to finish for all tasks involved with the project. This schedule shall be reviewed weekly and adjusted as needed in coordination and in agreement with the building staff so as to allow for preparations, and to avoid work that would affect the regular operations in the building. Please note that this is an Active School Setting and the Owner wishes for this installation to take no more than 4 months from the contract award through a fully finished system with its' Central Station Monitoring already established and communicating.
5. Ensure that all work and manpower and costs for all the installation, meetings, pre-testing, owner approvals, permits, and the city approval is included for all aspects of this Fire Alarm system project.
6. Various insurance requirements and limits, as well as workman related requirements shall be provided separately from the Owner and shall be provided and maintained as required during the course and duration of the job.
7. Unit pricing shall be provided for additional devices of each type that are shown to be installed as part of this job. These unit prices shall include all programming, drawing adjustments, wiring, pre-testing, as well as the Fire Department testing. Unit Prices Must Be Provided or your Proposal will not be able to be properly evaluated!
8. An annual maintenance agreement shall be provided for review and evaluation along with the proposal for the installation and associated tasks as described elsewhere. Include standard language, what is included and excluded, hourly rates for extras and service calls

as well as replacement of device batteries and the various other devices that are a part of this system. This Price Must Be Provided or your Proposal will not be able to be properly evaluated!

9. Provide an annual Central Station Monitoring agreement for consideration. This Price Must Be Provided or your Proposal will not be able to be properly evaluated!
10. Painting and patching shall be done by the Owner.
11. There shall be a Lump Sum price shown on the proposal.
12. Further clarification in the proposal shall show who the proposed Fire Alarm Vendor and Licensed Electrical Contractor is going to be, and what Product Line (control panel manufacturer) will be installed.
13. This installation shall be done utilizing Union Labor force and/or be paying all employees Prevailing Wages... This requirement is being imposed by the Owner and it is the Owner that shall be verifying compliance with this matter. There will be certain paperwork needed to be filled out by the contractor(s) and submitted to the Owner in an acceptable format which they shall describe elsewhere; possibly at a site walkthrough prior to the bid submission date.
14. A site walk-through with the Owner and the Engineer of Record shall be conducted on Tuesday, November 12th at 11AM. It is suggested that all bidders be at this walk-through so that questions can be asked and answered as may be possible. This will also allow the prospective bidders to familiarize themselves with some of the working conditions.
15. Sealed Bids will be due by 4PM on Tuesday, November 26th and shall be sent to the attention of: Angie Toribio; Receiver of Proposals at The University Settlement... located at 121 Avenue of the Americas, 5th floor.... NYC, NY 10013.

Note: Acknowledge in your proposals that all of the above items are understood and that the work and associated costs are included within the lump sum fee provided in your proposal. If there are any exceptions, they must be clearly noted in your proposal.