

Date: July 17, 2026

To: All Bidders for 25-280437 Invitation for Bid

From: Department of General Services
Office of Business and Acquisition Services (OBAS)

Subject: Invitation for Bid 25-280437 Fire Sprinkler Maintenance– Questions and Answers

As of July 8, 2026, OBAS received on behalf of *Facilities Management Division (FMD)* the following questions (Q) and is providing the following answers (A):

Q1: The contract term states 3 years, which year would the 5 year be performed?

A1: The one-time service that shall occur within the first year of the term of this agreement. Pursuant to Exhibit A Scope of Work, 5. Service Details, Section B. Scheduling of Work.
2. One-Time services shall be coordinated with the FMD Contract Administrator or Designated FMD Representative with the one-time service occurring no later than 14 calendar days from Agreement execution.

Q2: Your Cost sheet requests an Annual Sprinkler Test/inspection as well as a 5 year Certification. The 5-year certification encompasses the scope of the sprinkler annual the year it is performed. So, wouldn't the annual sprinkler line item be removed the year the 5 year was due?

A2: An addendum is forthcoming to update the Cost Sheet, Table 1. Preventive Maintenance Annual Fire Sprinkler System and Pre-Action System Test and Inspections to reflect that only 2 years (year 2 and year 3) is when this service is needed.

Q3: The contract term states 3 years, the pricing in the preventative maintenance section is only for one year. The bid sheet does not show years 2 and 3 and does not account for the costs for years 2 and 3?

A3: Table 1 Preventive Maintenance in the Cost Sheet does account for 3 years. The bottom row of the table will display the annual total multiplied by 3 years.

Q4: Quarterly visual frequency should be 3 not 4. The annual sprinkler includes a visual inspection and a functional test, therefore leaving only 3 quarterly visuals for the remainder of the year.

Here is a suggestion of how this section could read:

Year 1: 5 Year Sprinkler Cert price _____	frequency 1
Year 1: Quarterly visuals price: _____	frequency 3
Year 1: Fire Pump Price _____	frequency 1

Year 2: Annual sprinkler test/inspection price: _____	frequency 1
Year 2: Quarterly visuals price: _____	frequency 3

Year 2: Fire Pump Price	frequency 1
Year 3: Annual sprinkler test/inspection price: _____	frequency 1
Year 3: Quarterly visuals price: _____	frequency 3
Year 3: Fire Pump Price	frequency 1

Another reason for this request is that as a vendor, our costs and therefore price would escalate each year and would not typically be the same price for each year.

A4: The Cost Sheet will not be broken out per year.

An addendum is forthcoming to update the Cost Sheet, Table 1. Preventive Maintenance Quarterly Fire Sprinkler System Preventive Maintenance.

The addendum will also update Exhibit A, Scope of Work, Section 6. Work Details A. Quarterly – Fire Sprinkler System Preventive Maintenance.

Q5: When would this contract likely be awarded?

A5: We anticipate awarding the contract within a month of the bid submission deadline assuming we receive at least one responsive and responsible bid.

Q6: Can you confirm testing/inspection would occur during normal working hours Monday through Friday from 7am to 4pm?

A6: Please refer to Scope of Work 5. Service Details A. Work Days, Hours and State Holidays 1. The State's normal business hours are: Monday through Friday, 8:00 a.m. to 5:00 p.m. (PT), excluding observed State holidays. All scheduled services under this Agreement shall be completed within normal business hours (unless approved in writing and in advance by the FMD Contract Administrator or FMD Designated Representative). Any unapproved hours of work will be considered performed at Contractor's own expense.

Q7: Is there a DVBE Participation Requirement for this contract?

A7: Yes, there is a 3% DVBE Participation Requirement for this contract (see IFB Instructions Section B. Bidder Minimum Requirements 4) Disabled Veterans Business Enterprise (DVBE) Participation. If this requirement is not met, the bid will be considered non-responsive.

Q8: We are interested in bidding on this project, but we are not a DVBE and we would not need to subcontract to a third party in order to perform this work. I suspect that none of our competitors would be able to meet this requirement either. Can you please tell me what is typically done in this case, or should we simply just not bid?

A8: DVBE requirement for this contract solicitation is mandatory and can be fulfilled through work performed or goods provided by a DVBE Subcontractor.

As listed on the bidder's declaration form (link provided in Attachment 3) Section 2, *work performed or goods provided* for the contract provide a commercially useful function and is considered sub-contracting.

The Bidder's Declaration is Attachment 3 of this solicitation.

Q9: Could our company put in a Vendor Ad for a Sub-contractor and / or a Vendor Ad as DVBE Subcontractor?

A9: Yes, Vendor Ads for a Sub-contractor and / or a Vendor Ad as DVBE Subcontractor can be posted at the CSCR Posting Event # 38976. This Event posting is open until the bid due date.

Q10: Are Pressure Relief Valves (PRV)'s setup with proper drainage with a drainpipe running adjacent to the standpipe(s)?

A10: Yes, the PRV's are set up with proper drainage with a drainpipe running adjacent to the standpipes.

Q11: Can we get a total count on the fire hoses? You have Fire Hose Valves PRV's listed at 38 but, there can be more PRV's than hoses.

A11: There are no fire hoses to be maintained as part of this contract.

Q12: Is the pre-action system connected to the server room electrical power (EPO)?

A12: No, the pre-action system is not connected to the server room electrical power (EPO).

Q13: Does the fire pump have a test loop?

A13: Yes, the fire pump has a test loop.