

Date: July 17, 2026

To: All Bidders for 25-280437 Fire Sprinkler System Services

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

Subject: Addendum #1 - 25-280437 Fire Sprinkler System Services

This addendum is to make deletions, additions, changes, and clarifications to the solicitation referenced above.

Change #1 – Invitation for Bid - Notice to Prospective Bidders Instruction – Key Action Dates has been changed as follows:

Please find the Key Action Dates identified below:

Event	Date	Time (PT)
IFB available to prospective bidders	June 24, 2026	
Non-mandatory Walk-Through	July 7, 2026	10:00 a.m.
Written Question Submission Deadline	July 8, 2026	
Questions and Answers to be Posted	July 17, 2026	
Deadline for Final Bid Submission	July 28, 2026	2:00 p.m.
Bid Opening: May be attended In-person at address identified in Section C.7 below, or virtually via the following link) Teams meeting link: https://teams.microsoft.com/meet/28595373732944?p=fBpWgHS3JYI0O7x3G9 Teams meeting ID: 285 953 737 329 44 Teams Passcode: rr39EV3p	July 29, 2026 <u>July 28, 2026</u>	2:00 p.m. <u>2:05 p.m.</u>

Change #2 – Invitation for Bid - Notice to Prospective Bidders – Attachment 8- Cost Sheet Table 1. Preventive Maintenance, 2nd Row Quarterly Fire Sprinkler System Preventive Maintenance, Column B Frequency per year was updated to “3” quarterly inspections instead of 4. One of the Quarterly Fire Sprinkler System Preventive Maintenance inspections is already included in the Annual Fire Sprinkler System and Pre-Action System Test and Inspections.

1. PREVENTIVE MAINTENANCE

Description	A	B	C
	Service Rate	Frequency per Year	Annual Total Calculated Amount

			(A x B)
Quarterly Fire Sprinkler System Preventive Maintenance	\$	<u>43</u>	\$
Annual Fire Pump Inspection and Performance Test	\$	1	\$

Change #3 – Invitation for Bid - Notice to Prospective Bidders – Attachment 8- Cost Sheet Table 1. Preventive Maintenance, 3rd Row Annual Fire Sprinkler System and Pre-Action System Test and Inspections have been updated to reflect that only 2 years (year 2 and year 3) is when this service is needed. The 1st year is included in the One-Time Service for Five (5) Year Fire Sprinkler System Inspection, Testing, and Certification of Standpipes, Sprinklers, and one (1) Computer Room Pre-Action System in Table 3. Cost Sheet Summary Table has been updated accordingly.

1. PREVENTIVE MAINTENANCE

Description	A	B	C
	Service Rate	Frequency per Year	Annual Total Calculated Amount (A x B)
Quarterly Fire Sprinkler System Preventive Maintenance	\$	<u>43</u>	\$
Annual Fire Pump Inspection and Performance Test	\$	1	\$
<u>ANNUAL SUBTOTAL 1</u> (Sum of Column C)			\$
<u>CALCULATED PREVENTIVE MAINTENANCE SUBTOTAL TOTAL 1</u> (Annual Total x 3)			\$
<u>Annual Fire Sprinkler System and Pre-Action System Test and Inspections</u>	\$	<u>1</u>	\$
<u>ANNUAL SUBTOTAL 2</u> (Sum of Column C)			\$
<u>CALCULATED PREVENTIVE MAINTENANCE SUBTOTAL TOTAL 2</u> (Annual Total x 2)			\$

<u>CALCULATED PREVENTIVE MAINTENANCE SUBTOTAL TOTAL 1</u>	
<u>+</u>	
<u>CALCULATED PREVENTIVE MAINTENANCE SUBTOTAL TOTAL 2</u>	

COST SHEET SUMMARY

A		B
Table		Bid Amount
1	Preventive Maintenance <u>CALCULATED PREVENTIVE MAINTENANCE TOTAL</u> <u>(Annual Total x 3)</u> <u>CALCULATED PREVENTIVE MAINTENANCE SUBTOTAL TOTAL 1</u> <u>+</u> <u>CALCULATED PREVENTIVE MAINTENANCE SUBTOTAL TOTAL 2</u>	
2	One-Time Service CALCULATED ONE-TIME SERVICE TOTAL (Sum of Column C)	
3	Foreseeable Repair Services FORESEEABLE REPAIR SERVICES TOTAL (Sum of Column G)	
4	Unforeseeable Repair Services CALCULATED UNFORESEEABLE REPAIR SERVICES TOTAL (Annual Total x 3)	
Total Bid Amount (Sum of Column B)		

Change #4 – Invitation for Bid - Notice to Prospective Bidders – Exhibit A, Scope of Work 6. Work Details A. Quarterly – Fire Sprinkler System Preventive Maintenance has been updated removing tasks 1 to 3; changing the numbering of task 4. to “1.” and removing the language “Inspect and test sprinkler” in the sentence and replacing it with “Conduct visual inspection of gages and”; removing tasks 5 to 16; and changing the numbering for task 17. to “2.” and removing the language “Email written report to be provided to the FMD Contract Administrator or FMD Designated Representative”. This is to ensure it accurately reflects the requirements for quarterly inspections as specified by the fire code of the NFPA 25 standards. Duplication of tasks from between the annual and quarterly inspections has also been removed.

6. WORK DETAILS

The services Contractor shall perform consists of, but is not limited to, the following:

A. Quarterly – Fire Sprinkler System Preventive Maintenance

Contractor shall perform the following:

- ~~1. Inspect and test the fire sprinkler system to ensure it is operating within accordance with NFPA 25 standards.~~
- ~~2. Inspect, test, and determine if the fire sprinkler system is operating in accordance with manufacturer's standards.~~

- ~~3. Inspect and test for adequate clearance and condition of sprinkler heads to allow for proper distribution and activation in accordance to NFPA 25 standards.~~
4. Inspect and test sprinkler **1. Conduct visual inspection of gages and** control valves for proper position, general condition, accessibility, and signage.
- ~~5. Inspect and perform required water flow tests in accordance to existing standards for each system from main drain and inspector's test valve. Inspect and perform required water flow tests in accordance to existing standards for each system from main drain and inspector's test valve.~~
- ~~6. Inspect and test fire department connection coupling, caps, threads, clappers, check valves and drains.~~
- ~~7. Inspect and test fire sprinkler system alarm components in accordance with the manufacturer's standards.~~
- ~~8. Inspect and test the general condition of visible fire sprinkler piping, hangers, drain valves, check valves, gauges, and related equipment.~~
- ~~9. Inspect and test the deluge or pre-action valve according to manufacturer's specifications including interior check of the valve's body, clap, clapper facings, and latching mechanism.~~
- ~~10. Inspect and test control valves, water supplies, supervisory and alarms, sprinkler, and piping conditions.~~
- ~~11. Inspect and test low of main drain; Contractor shall record all readings and include in inspection report.~~
- ~~12. Inspect and test operation of flow switches, water flow bells, electric bells, tamper switches and all related chambers.~~
- ~~13. Inspect and test Pressure Relief Valves for proper operation.~~
- ~~14. Notify the FMD Contract Administrator or the FMD Designated Representative of any changes in building status that may affect the performance of reliability of the fire sprinkler system.~~
- ~~15. Notify the FMD Contract Administrator or the FMD Designated Representative of any changes or modifications of the fire sprinkler system.~~
- ~~16. Notify the FMD Contract Administrator or the FMD Designated Representative of any general storage and stock arrangements in the relation to the fire sprinkler system protection.~~
17. **2.** Compile a complete inspection report; explain any deficiencies and provide any recommendations of corrective actions to be taken according to recognized care, code, and maintenance and NFPA-25 standards. Email written report to be provided to the FMD Contract Administrator or FMD

~~Designated Representative.~~

Change #5 – Invitation for Bid - Notice to Prospective Bidders – Exhibit A, Scope of Work 6. Work Details D. One-Time Service for Five (5) Year Fire Sprinkler System inspection, testing, and certification of standpipes, sprinklers, and one (1) computer room pre-action system, the Introductory sentence “This is an one-time service that shall occur within the first year of the term of this agreement” has been removed because it is already indicated in Exhibit A SOW 5. Service Details 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.