

April 14, 2023

TO: All Bidders under **Invitation to Bid No. 23-101570, Inspection and Testing of Water Based Fire Protection Systems (Annual Contract with 2 Options To Renew)**

FROM: Department of Purchasing and Contracting, DeKalb County, Georgia

ADDENDUM NO. 4

Invitation to Bid (ITB) No. 23-101570, Inspection and Testing of Water Based Fire Protection Systems is hereby amended as follows:

1. We have received questions pertaining to this Invitation. The questions and their resulting answers appear below:
 - A. **Question:** Will there be an opportunity for us to complete site surveys?
Answer: *A site visit was scheduled and posted in the form of an Addendum for Thursday, April 6, 2023, at 8 a.m.*
 - B. **Question:** If not, can we receive a copy of the existing inspection reports or a detailed equipment list for each location?
Answer: *System descriptions & requested service schedules are listed on pages 22-32 of the Solicitation. A copy of one (1) inspection report has been attached hereto for review purposes only, please do not duplicate nor alter the inspection report.*
 - C. **Question:** Is it possible to get more details about numbers and types of equipment at each location?
Answer: *No Detailed list is available; system descriptions & requested service schedules are listed on pages 22-32 of the Solicitation.*
 - D. **Question:** Will all bidding vendors get more details about numbers and types of equipment at each location? The current provider should be providing this information to DeKalb the county on a regular basis. Without this detailed information being provided, potential bidders are at a disadvantage by not having the detailed information needed to provide a competitive bid.

Answer: *No detailed list is available; system descriptions & requested service schedules are listed on pages 22-32 of the Solicitation. A copy of one (1) inspection report has been attached hereto for review purposes only, please do not duplicate nor alter the inspection report.*

- E. **Question:** Is it possible to get more details about numbers and types of equipment at each location?

Answer: *System descriptions & requested service schedules are listed on pages 22-32 of the Solicitation.*

- F. **Question:** Given all 63 buildings will not have the exact same equipment layout as the 178 and 180 Sam's Street buildings, may we be given the equipment summary page for each building that should have been provided by the current provider? During the site visit, we noticed that the provider uses building reports and should be providing the county with that information. Again, we only need the summary page listing the Sprinkler system devices for each building and not the entire report.

Answer: *No detailed list is available; system descriptions & requested service schedules are listed on pages 22-32 of the Solicitation. A copy of one (1) inspection report has been attached hereto for review purposes only, please do not duplicate nor alter the inspection report.*

- G. **Question:** Can we receive a copy of the existing inspection reports or a detailed equipment list for each location that has device counts?

Answer: *No detailed list is available; system descriptions & requested service schedules are listed on pages 22-32 of the Solicitation. A copy of one (1) inspection report has been attached hereto for review purposes only, please do not duplicate nor alter the inspection report.*

- H. **Question:** I noticed that 178 Sam Street is not on the existing bid. Are there any additional new buildings that may not be listed?

Answer: *178 Sam's Street is listed on page 31 of the Solicitation. New buildings will be added to the contract as they come online.*

- I. **Question:** Does each building showing a fire pump have two (2) electric fire pumps on-site?

Answer: *No*

- J. **Question:** If the detailed information is not available, will we be able to submit a bid that is subject to pricing variance up or down, if we win the bid and are able to either review actual building reports data and are actually the site to perform the required inspections?
- Answer:** *No, the bid is per system inspection, so the components do not much matter. System descriptions & requested services / schedules are listed on pages 22-32 of the Solicitation.*
2. It is the responsibility of each bidder to ensure that he is aware of all addenda issued under this ITB. Please sign and return this addendum. You may contact **Toneya B. Dawson, Procurement Agent**, via email tbdawson@dekalbcountyga.gov before the bids are due to confirm the number of addenda issued.
3. All other conditions remain in full force and effect.

Toneya B. Dawson
Toneya B. Dawson
Procurement Agent
Department of Purchasing and Contracting

ACKNOWLEDGMENT

Date: _____

The above Addendum is hereby acknowledged:

(NAME OF BIDDER)

(Signature)

(Title)



ALL-STAR FIRE, LLC

3284 MEDLOCK BRIDGE ROAD ♦ SUITE 300 ♦ NORCROSS, GA 30092
PHONE 678.691.0011 ♦ FAX 206.984.1443

ANNUAL REPORT OF INSPECTION OF WATER-BASED FIRE PROTECTION SYSTEM

Job #DI2028

Name Of Property: South Police Precint

Date: 7.6.22

Address: 2482 H. F. Shepherd Drive Decatur, Georgia 30034

Property Contact (On-Site): Facilities Management

Phone No. 678.283.2956

Inspector's Name: Gerald A. Kelly GAFSIL #001037

Tag Issued: GREEN

**This report contains information resulting from an exterior inspection of the following types of
WATER BASED FIRE PROTECTION SYSTEMS**

X	WET PIPE FIRE SPRINKLER SYSTEM	Number of Systems:	1
	DRY PIPE FIRE SPRINKLER SYSTEM	Number of Systems:	
	FIRE PUMP	Number of Pumps:	

All "NO" answers will be fully explained in the "Comments" section of this report.

PART I ~ OWNER'S SECTION

(To be answered by owner or occupant, if applicable)

A. Is the building occupied?

YES

B. Has the occupancy classification or hazard of contents changed since the last inspection?

NO

C. Describe any fires since the last inspection:

N/A

D. Describe fire protection modifications made since the last inspection:

N/A

E. Describe any actuation of the sprinkler system(s) since the last inspection.

N/A

PART II ~ INSPECTOR'S SECTION

A. Has an internal inspection of the pipe been performed within the last 5 years?

(if answer was "no", an internal inspection is recommended.)

YES 7.8.2020

B. Was any foreign material in water during main drain test?

NO

C. Did inspector's test connection indicate any obstructions when opened for alarm test?

NO

D. Has there been abnormally frequent false-tripping of dry-pipe valves?

N/A

E. When was the dry piping system(s) last checked for proper pitch?

N/A

F. Is the dry-pipe valve(s) enclosure maintaining a minimum of 40° F Temperature?

N/A

G. Are backflow preventers present?

YES

If so, how many? 1

H. Is hydraulic nameplate present at all risers?

YES

1. WET PIPE SYSTEMS	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Are all wet pipe systems in service?	X		
B. Adequate heat in all areas with wet piping?	X		
C. Are all alarm devices free from physical damage?	X		
D. Is alarm (check) valve(s) free from physical damage?	X		
E. Are all trim valves in the appropriate open or closed position?	X		
F. Are water gauges in good condition and showing normal water pressure?	X		
2. DRY PIPE SYSTEMS	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Are all dry-pipe systems in service?			X
B. Is the air supply / compressor in service?			X
C. Did the dry valve trip properly during the trip test?			X
D. Does the air to water ratio appear to be satisfactory?			X
E. Do low point drains appear to be properly maintained?			X
F. Were low points drains emptied during this inspection?			X
G. Are air gauges in good condition and showing acceptable pressure?			X
3. CONTROL VALVES	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Are control valve identification signs in place?	X		
B. Are control valves secured with locks or electrical supervision?	X		
C. Are all control valves in the appropriate open or closed position?	X		
4. WATER SUPPLIES	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Was a main drain water flow conducted?	X		
B. Static pressure on all systems 175 psi. or less?	X		
C. Are all main drain identification signs in place?	X		

5. ALARMS	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Did supervisory switches indicate movement?	X		
B. Did the Water Motor Gong(s) operate properly during testing?			X
C. Are W.M.G. identification signs in place? (Alarm line, Alarm test, etc.)			X
D. Did the electric alarm(s) test satisfactory? (Waterflow / Pressure switch)	X		
6. FIRE DEPARTMENT CONNECTION(S)	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Are Fire Department Connection(s) free of standing water?	X		
B. Are Fire Department Connection(s) visible and easily accessible?	X		
C. Are Fire Department Connection(s) in satisfactory condition? (Couplings rotate freely, caps in place, etc.)	X		
7. VISIBLE SPRINKLERS	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Proper spacing of heads? Per NFPA 25 Is Recommendations ONLY	X		
B. Free of corrosion and physical damage?	X		
C. Free of foreign materials including paint?	X		
D. Free of obstructions to spray patterns? (18" from deflector)	X		
E. Do sprinklers appear to be the proper temperature rating?	X		
8. VISIBLE PIPE	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Does pipe appear free of damage, corrosion, and leaks?	X		
B. Properly aligned with no external loads?	X		
9. SPARE SPRINKLERS	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Spare head cabinet present at all risers?	X		
B. Spare head cabinet properly stocked?	X		
C. Head wrench present for each type head?	X		
D. Spare head cabinet(s) easily accessible?	X		

10. FIRE PUMPS	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Is fire pump(s) in service?			X
B. Is a fire pump churn test done regularly?			X
C. Are fire pump packing glands adjusted properly?			X
D. Is fire pump case relief valve operating properly?			X

11. FIRE SPRINKLER SYSTEM CONTROL VALVES							
Control Valves	Number	Type	Open	Secured	Closed	Signs	Abnormal Condition
Double Backflow Preventer Control Valves	2	4" OS&Y	Yes	Yes	No	N/A	None
Test header Control Valves							
System Control Valves	1	4" Butterfly	Yes	Yes	No	Yes	None
System Control Valves							
System Control Valves							
System Control Valves							
Sectional Control Valves							
Sectional Control Valves							

12. WATER FLOW TEST RESULTS					
Water Supply Source:		City	Tank	Pump	
Date	Test Pipe Location	Size Test Pipe	Static Pressure	Residual Pressure	Static Pressure
7.6.2022	Riser Room	2"	140	110	130

DRY SYSTEM TRIP TEST TABLE										
	Make	Model		Location		Make	Model		Serial	
Dry Pipe Operating Test		Time To Trip Thru Test Pipe		Pressure		Trip Point Air Pressure	Trip Water Reaches Test Outlet		Alarm Operated Properly	
				Water	Air					
		Min.	Sec.	PSI	PSI	PSI	Min	Sec.	Yes	No
#	Without Q.O.D.									
#	Without Q.O.D.									

DRY SYSTEM TRIP TEST TABLE										
	Make	Model		Location		Make	Model		Serial	
Dry Pipe Operating Test		Time To Trip Thru Test Pipe		Pressure		Trip Point Air Pressure	Trip Water Reaches Test Outlet		Alarm Operated Properly	
				Water	Air					
		Min.	Sec.	PSI	PSI	PSI	Min	Sec.	Yes	No
#	Without Q.O.D.									
#	Without Q.O.D.									

13.	Date dry pipe valve trip tested (Control valve partially open.) N/A
14.	Date the dry pipe valve trip tested (Control valve fully open.) N/A
15.	Date the quick opening devices tested. N/A
16.	Date the deluge or preaction valve tested. N/A

COMMENTS

17. Critical Deficiency
NONE

18. Noncritical Deficiency

NONE

19. Recommendations

NONE

Notes: Water gauges are 2020. Inspector test valve is located in the riser room. Fire alarm control panel was normal upon arrival same when exiting.

Hydraulic Calcs:

Density - .20

Area of Discharge -1500

GPM Discharge – 665.5

Residual Psi- 84.8

Heads Onsite: $\frac{1}{2}$ " Chrome pendant 155 degree quick response. $\frac{3}{4}$ " Chrome pendant 155 degree quick response extended coverage. $\frac{1}{2}$ " Brass upright 200 degree quick response. $\frac{3}{4}$ " Brass upright 155 degree quick response extended coverage.

I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted in the "Comments" section of this report.

Signature of Inspector: Gerald A. Kelly Date: 7.6.2022

Inspectors Name /

License Number : Gerald A. Kelly GAFSIL#001037