



CITY OF PROVIDENCE, RHODE ISLAND

Department: Public Property

RFP Title: FIRE ALARM, SUPPRESSION SYSTEM, SPRINKLER, FIRE EXTINGUISHER INSPECTION, TESTING, MAINTENANCE & EMERGENCY REPAIR SERVICES – ONE-YEAR CONTRACT WITH TWO ONE-YEAR OPTIONS

Opening Date: 18 May 2026

Addendum #: 4

Issuing Date: 1 May 2026

The purpose of this addendum is:

This addendum is hereby issued and shall form an official part of the solicitation documents.

The purposes of this addendum are as follows:

1. To extend the submission deadline for this solicitation to **May 18, 2026, at 2:00 PM.**
2. To respond to questions submitted by prospective bidders.
3. To include a mandatory **standard pricing sheet**. This replaces in its entirety the pricing section previously included in the original solicitation.

This addendum forms an official part of the solicitation documents and is issued to ensure all bidders have access to the same information and clarifications.

All bidders are advised to review the following responses carefully and incorporate any relevant information into their proposals.

All other terms and conditions of the solicitation remain unchanged.

Providence City Hall
25 Dorrance Street
Providence, RI 02903

Q&As

1. I have been reviewing the bid document, and I have made a few notes regarding the pricing structure listed on the bid (all notes are based on pages 18 and 19). I'll list them below:
 - Sprinkler inspection pricing is typically not done by head, unless it is to replace individual heads that are defective or leaking in a service call. Pricing for sprinklers is typically done by system type. The types you would be likely to see are wet, dry, pre-action, or antifreeze. Additionally, it may be useful to include spaces for Fire Department Connections, Control Valves, Standpipes, and Tamper Switches.

Answer: The City acknowledges that sprinkler inspection pricing is commonly structured by system type (e.g., wet, dry, pre-action, antifreeze) and that individual sprinkler head counts are not typically used as the sole basis for inspection pricing.

For purposes of this solicitation:

- Bidders may structure their sprinkler inspection, testing, and maintenance (ITM) pricing by system type, provided that:
 - All systems within each facility are clearly identified and included
 - Pricing is complete, transparent, and consistently applied across all facilities
- The City expects that all components associated with each system—including, but not limited to:
shall be included in the base ITM pricing where required for code-compliant inspection and testing.
 - Fire Department Connections (FDCs)
 - Control valves
 - Standpipes
 - Tamper switches
 - Associated supervisory devices
- Bidders are encouraged to provide supplemental detail or breakdowns (e.g., by system type or component category) to improve clarity; however:
 - The City reserves the right to normalize pricing for evaluation purposes to ensure comparability across bids
- Pricing based solely on isolated components (e.g., per sprinkler head) is not sufficient unless clearly tied to a comprehensive system-based pricing structure.
- In addition to sprinkler inspections, it's likely that there will be at least one fire pump across the various locations listed (potentially more). Will pumps be included in this bid? If so, could you clarify if they are electric or diesel pumps.

Answer: Fire pumps are listed on pg. 14 under scope of work. It is my understanding that we only have 1 fire pump which is listed at 325 Washington St (Public Safety Complex). It must be electric due to our only diesel delivery being for the generator.

- Looking at the Fire Alarm Systems - I expect that some of the buildings will have annunciators and duct detectors. Additionally, since all fire alarm inspections include the fire panel, a space for the fire panel would make sense as well.

Answer: The City acknowledges that fire alarm systems across facilities may include components such as annunciators, duct detectors, fire alarm control panels, and other associated devices.

Bidders shall assume that all fire alarm system components necessary to meet applicable codes and standards (including NFPA requirements) are to be included as part of the inspection, testing, and maintenance (ITM) services, regardless of whether each individual component is explicitly listed in the solicitation.

- For the extinguisher section, would you like the pricing to be for the inspection of the individual units, the replacement cost, or both? I would be glad to provide both as a separate cost, since not every extinguisher will need to be replaced upon inspection.

Answer: Please provide pricing for both as inspections should be done annually and extinguishers typically last up to 6 years before needing a recharge with at least 10 years before replacement.

- For the blank labelled "suppression systems", it would be useful to determine what type of system. An Ansul system and an FM-200 are fairly unique and the pricing would vary a lot between the two, despite both being in the same category

Answer: It appears that we have an Ansul system at 325 Washington St and a FM-200 system at 552 Academy Ave listed on the device count spreadsheet.

- When looking at the repair labor rates, there is no blank for suppression technician labor rates. Could this line be included so that we can price our suppression technician's rates.

Answer: We will include the line.

- Finally, the bid states that the overall annual price of the contract would be the basis for awarding, but there is no blank to write in the annual contract value.

Answer: We will include this line.

- [We] have [not] received the inspection reports needed to begin pricing. Have these been sent in and will they be sent to the other bidders soon?

Answer: We sent this information via Excel sheet as part of Addendum #3 on April 14, 2026. If you have not received it, please reach out to us for a copy.

2. We are currently the incumbent of this bid. Looking at the location lists, the following sites are not listed and ARE currently being tested with our company. Can you confirm that these sites should be included in this bid? locations listed below:

Rochambeau Ave Fire Station, Providence Repair Garage Police/fire department only, William D'Abuse Elementary, Chad Brown Training Academy, Providences Rec Department, RI Zoological Society, Providence Police Mounted Command

Answer: Under Public Property, we only have the Repair Garage, Rec. Dept., and Mounted Command. Separately, the school should fall under the School Dept. contract, and the Zoological Society is neither the City or Parks Dept. responsibility.

3. We are currently the incumbent of this bid. Looking at the location lists, the following sites are listed and ARE NOT currently being tested with our company. Will walkthroughs or recent fire protection reports be provided for these locations listed below?

Police Department District 5 Substation, Police Department District 6 Substation, Providence Pistol Range, McGrane Pool House, Sackett Rec Center, DPW – 40 Ernest, Joseph A Doorley Jr. Municipal Building

Answer:

The 2 Substation buildings are owned by the City and should be added.

The Pistol Range is fire extinguishers only.

DPW existing garage should be included and will add the new building to the contract once it's built.

The Doorley Building will be added to the contract once the building is officially purchased. McGrane Pool House should be added for extinguishers only.

4. Under require inspection frequencies pages 14-16 it states the follow items are to be included. The items below can be performed but are not part of the standard inspection and are considered repairs, delicacies work depending on each unique need and circumstances. These items would be quoted separately as needed. Is this acceptable? Items are: **panel diagnostics review, communication system supervision, gauge inspection and replacement if necessary, detection cable integrity testing, recharge services, hydrostatic testing as required.**

Answer:

Yes, it is acceptable for bidders to quote the identified items separately; however, such items will not be considered for evaluation purposes.

For clarity,

- Items such as panel diagnostics review, communication system supervision, gauge replacement, detection cable integrity testing, recharge services, and hydrostatic testing may be:
 - Identified during inspection activities
 - Quoted separately as needed
 - Bidders are advised that all services required to meet code-compliant inspection and testing requirements (including applicable NFPA standards) must still be included in the base ITM pricing and may not be excluded or deferred to separate pricing.
 - Separate quoted items shall be performed only upon City authorization and in accordance with the contractor's submitted labor rates, material markups, and unit pricing.
5. Page 18 Part II Device Unit Pricing, are you looking for replacement material unit costs here? If so, alarm and sprinkler material costs would vary on make and model types. Are multiple model types and charts acceptable in providing these costs?

Answer:

Yes, Part II – Device Unit Pricing is intended to capture **unit pricing for replacement materials and devices**.

Given that fire alarm and sprinkler components may vary by manufacturer and model, bidders may submit **multiple pricing schedules** to reflect different makes and models, provided that:

- Pricing is **clearly organized and labeled by manufacturer and model type**
- A **standard/default manufacturer or product line** is identified for evaluation purposes
- Pricing is presented in a **consistent and comparable format** across all submitted schedules

However:

- The City reserves the right to evaluate pricing based on a **representative set of devices** or a **standardized manufacturer baseline** to ensure fairness and consistency
- The contractor shall not substitute higher-cost models without prior written approval from the City
- All pricing must be **fully transparent**, and no open-ended or undefined cost structures will be accepted

Bidders are encouraged to include a **primary pricing sheet** reflecting their most commonly used or recommended equipment, with supplemental pricing schedules as needed

For evaluation purposes, the City may normalize all proposals to a standardized device list and/or manufacturer baseline. Failure to provide clear, comparable unit pricing may result in the proposal being deemed non-responsive.

6. Page 17 Part I, states bidder shall price annual inspection pricing per facility. Is there a standard bid form for the per location testing cost or is each bidder supposed to create their own form (this may allow for pricing confusion/inclusions between vendors)?

Answer: Yes. To ensure consistency and comparability of pricing, the City will provide a standard pricing sheet for bidders to complete.

Accordingly:

- Bidders shall submit annual inspection, testing, and maintenance (ITM) pricing per facility using the standard pricing sheet issued by the City (attached to this addendum)
 - The pricing sheet will include:
 - A list of facilities
 - Designated fields for per-facility pricing
 - Space to identify systems covered (e.g., fire alarm, sprinkler, suppression, extinguishers)
 - Bidders are required to:
 - Complete all applicable fields in the pricing sheet
 - Ensure all facilities are priced
 - Include all services necessary to meet code-compliant inspection and testing requirements
 - Bidders may include supplemental pricing details or breakdowns (e.g., by system type) for informational purposes; however:
 - The standard pricing sheet will be the basis for evaluation
 - Failure to submit pricing in the required format may result in the being deemed non-responsive
7. Page 21 Cooperative Shares Contract Clause, is this regarding the material device unit costs? Our per facility pricing will be priced by what its installed in each location and time on site. This will not be a universal cost. Can you please clarify on this Clause?

Answer:

The Cooperative (Shared) Contract Clause is **not limited to material device unit costs** and is not intended to require uniform per-facility pricing across all entities.

The clause allows other eligible entities (e.g., municipalities, school districts, and quasi-governmental agencies) to utilize the contract under the same general terms and conditions; however:

- **Per-facility pricing is specific to each location** and may vary based on:
 - System type and configuration
 - Building size and complexity
 - Installed equipment
 - Service time requirements

- For cooperative use:
 - Participating entities may request **site-specific quotes** based on their individual facility conditions
 - Such pricing shall be **consistent with the contractor’s submitted pricing structure**, including labor rates, material markups, and unit pricing
- The contractor shall not apply materially different pricing methodologies or inflated rates for cooperative users beyond those established in the contract

8. Is service work prevailing wage?

Answer:

Prevailing wage requirements shall apply **only where required by applicable law**.

Generally, prevailing wage applies to **public works projects involving construction, alteration, or repair of public buildings or public works**, as defined under Rhode Island law (see Rhode Island General Laws § 37-13).

For this contract:

- **Routine inspection, testing, and maintenance (ITM) services are not typically subject to prevailing wage requirements.**
- However, **repair, replacement, or installation work** that rises to the level of “public works” may be subject to prevailing wage.

Accordingly:

- Contractors are responsible for determining and complying with all applicable prevailing wage requirements
- Where prevailing wage applies, contractors shall comply with all provisions of Rhode Island General Laws § 37-13, including wage rates and certified payroll requirements

The City reserves the right to require documentation demonstrating compliance where applicable.

9. Can you confirm that all repairs and service work are to be quoted separately as needed and not part of this the inspection cost of this bid?

Answer:

Yes, repairs and service work may be quoted separately as needed; however, such work is **not part of the base inspection, testing, and maintenance (ITM) pricing and will not be considered for evaluation purposes.**

For clarity:

- The **base ITM pricing** shall include all services necessary to perform **code-compliant inspection and testing** in accordance with applicable standards (including NFPA)

- **Repairs, corrective work, replacements, and other service activities** resulting from deficiencies, failures, damage, or end-of-life conditions:
 - Shall be identified during inspections
 - Shall be **quoted separately** and performed only upon **City authorization**
- All separately quoted work must be priced in accordance with the bidder's submitted:
 - Labor rates
 - Material markups
 - Unit pricing

Bidders shall not exclude from their base ITM pricing any activities reasonably necessary to complete required inspection and testing.

STANDARD PRICING SHEET (REQUIRED SUBMISSION FORMAT)

City of Providence

Fire Alarm, Suppression, Sprinkler & Fire Extinguisher ITM Services

Tab 1 – Part I: Annual Facility Pricing

| Facility Name | Address | Fire Alarm ITM (\$) | Sprinkler ITM (\$) | Suppression Systems ITM (\$) | FireExtinguishers ITM (\$) | Total Annual Cost (\$) | Notes |
|------------------------------|-----------------------------------------------|----------------------------|---------------------------|-------------------------------------|-----------------------------------|-------------------------------|--------------|
| Providence City Hall | 25 Dorrance St | | | | | | |
| Public Safety Complex | 325 Washington St | | | | | | |
| Public Safety Complex Garage | 349 W Fountain St | | | | | | |
| Communications | 1 Communications Place / 215 West Exchange St | | | | | | |
| PEMA | 591 Charles ST | | | | | | |
| Police Academy | 552 Academy Ave | | | | | | |
| Madeline Rogers Rec Center | 60 Camden Ave | | | | | | |
| Rec Center / Admin Building | 1 Recreation Way / 11 West Drive | | | | | | |
| Joslin Rec Center | 17 Hyat St | | | | | | |
| Davey Lopes Rec Center | 227 Dudley St | | | | | | |

| Facility Name | Address | Fire Alarm ITM (\$) | Sprinkler ITM (\$) | Suppression Systems ITM (\$) | FireExtinguishers ITM (\$) | Total Annual Cost (\$) | Notes |
|-------------------------------|------------------------|---------------------|--------------------|------------------------------|----------------------------|------------------------|-------|
| A. Vincent Iglizzi Rec Center | 675 Plainfield St | | | | | | |
| Angelo Zuccolo Rec Center | 18 Gelser St | | | | | | |
| West End Rec Center | 109 Bucklin St | | | | | | |
| Fire Station | 776 Allens Ave | | | | | | |
| Fire Station | 151 North Main St | | | | | | |
| Fire Dept Repair Garage | 382 Dexter St | | | | | | |
| Fire Station | 223 Brook St | | | | | | |
| Animal Control | 200 Terminal Rd | | | | | | |
| Fire Station | 426 Admiral St | | | | | | |
| Fire Station | 630 Atwells Ave | | | | | | |
| Fire Station | 10 Branch Ave | | | | | | |
| Fire Station | 847 Broad St | | | | | | |
| Fire Station | 489 Hartford Ave | | | | | | |
| Fire Station | 201 Messer St | | | | | | |
| Fire Station | 136 Mount Pleasant Ave | | | | | | |
| Fire Station | 274 Reservoir Ave | | | | | | |
| John H. Rollins Rec Center | 674 Prairie Ave | | | | | | |
| Vincent Brown Rec Center | 438 Hope St | | | | | | |

| Facility Name | Address | Fire Alarm ITM (\$) | Sprinkler ITM (\$) | Suppression Systems ITM (\$) | FireExtinguishers ITM (\$) | Total Annual Cost (\$) | Notes |
|-----------------------------|------------------------------------------|---------------------|--------------------|------------------------------|----------------------------|------------------------|-------|
| Carriage House (Parks) | 1000 Elmwood Ave | | | | | | |
| Vehicle Storage Building 11 | 1000 Elmwood Ave | | | | | | |
| Poly House | 1000 Elmwood Ave | | | | | | |
| Blue Tent Building | 1000 Elmwood Ave | | | | | | |
| WPA Building | 1000 Elmwood Ave | | | | | | |
| Botanical Garden | 1000 Elmwood Ave | | | | | | |
| Boat House | 1000 Elmwood Ave | | | | | | |
| Betsy Williams Cottage | 1000 Elmwood Ave | | | | | | |
| North Burial Ground | 5 Branch Ave | | | | | | |
| DPW Garage | 20 Ernest Street | | | | | | |
| Elmwood Community Center | 75 Atlantic Ave | | | | | | |
| Inspection & Standards | 780 Allens Ave | | | | | | |
| DPW Admin / Sustainability | 75 Chapman St | | | | | | |
| | TOTAL: | | | | | | |
| | TOTAL ANNUAL CONTRACT PRICE (\$): | | | | | | |

Tab 2 – Part II: Device Unit Pricing (For Normalization Only)

| Device Type | Unit Inspection Price (\$) |
|--------------------|-----------------------------------|
| Smoke Detector | |
| Heat Detector | |
| Pull Station | |
| Horn / Strobe | |
| Sprinkler Head | |
| Suppression System | |

Tab 3 – Part III: Repair Labor Rates

| Labor Category | Hourly Rate (\$) |
|-----------------------|-------------------------|
| Fire Alarm Technician | |
| Sprinkler Fitter | |
| | |
| Overtime Rates | |
| Time Period | Rate (\$) |
| 7:30 AM – 5:30 PM | |
| 5:30 PM – 7:30 AM | |
| Weekends / Holidays | |

Tab 4 – Part IV: Fire Extinguisher Pricing

| Description | Unit Price (\$) |
|--------------------|------------------------|
| 2.5 lb ABC | |
| 5 lb ABC | |
| 10 lb ABC | |
| 20 lb ABC | |
| 5 lb Halotron | |
| 11 lb Halotron | |
| 20 lb Class D | |
| 30 lb Class D | |

Tab 5 – Part V: Agent Pricing

| Agent Type | Cost per lb (\$) |
|-------------------|-------------------------|
| Dry Chemical | |
| Halon | |
| Halotron | |

Tab 6 – Optional (Non-Evaluated Pricing)

| Description | Pricing Method Cost (\$) |
|---------------------------|---------------------------------|
| Panel Diagnostics | Per Occurrence |
| Communication Supervision | Per Occurrence |
| Detection Cable Testing | Per Occurrence |
| Recharge Services | Per Unit |
| Hydrostatic Testing | Per Unit |

MANDATORY INSTRUCTIONS TO BIDDERS (Include in Addendum)

- Bidders **must complete all tabs** of the pricing sheet
 - **Tab 1 (Facility Pricing)** will be the **primary basis for evaluation**
 - Pricing must:
 - Include **all required inspection, testing, and maintenance services** per specifications
 - Be **fully inclusive of labor, travel, reporting, and compliance requirements**
 - Failure to:
 - Complete all facilities, or
 - Use the required format
 may result in the bid being deemed **non-responsive**
 - Supplemental pricing may be provided, but **will not replace or override the required pricing sheet**
-