

June 18, 2019

CITY OF UNALASKA

REQUEST FOR QUOTES

**UNALASKA FACILITIES MAINTENANCE DIVISION
DEPARTMENT OF PUBLIC WORKS**

ANNUAL TECHNICAL SERVICES AGREEMENT

(Fire Alarm Systems, Sprinkler Systems, and Special Hazard Suppression Systems)

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I. Request for Quotes

The City of Unalaska, Department of Public Works, Facilities Maintenance Division, is requesting quotes for Annual Technical Services relating to the fire alarm systems, sprinkler systems, and special hazard suppression systems in facilities owned by the City of Unalaska. Companies interested in responding to this invitation for quotes shall direct their questions in writing to Gary Jirschele, Facilities Maintenance Supervisor: gjirschele@ci.unalaska.ak.us and Thomas Regan, P.E., Consulting Engineer: tom@reganengineering.com.

II. INSTRUCTIONS TO BIDDERS

A. Defined Terms.

Terms used in these Instructions to Bidders have the meanings indicated below which are applicable to both the singular and plural thereof.

1. Bidder - one who submits a Quote
2. Bidding Documents - the Bidding Requirements (including all Addenda issued prior to receipt of Bids).
3. Bidding Requirements - the Request for Quotes, Instructions to Bidders, and Bid Form, plus additional documents that may be submitted with the Quote.
4. Issuing Office - the City Public Works Department from which the Bidding Documents are to be issued and where the bidding procedures are to be administered.
5. Successful Bidder - the qualified, responsible and responsive Bidder with the highest evaluation score to whom the City (on the basis of the City's evaluation as hereinafter provided) makes an Award.

B. Examination of Contract Documents.

1. It is the responsibility of each Bidder before submitting a Quote:
 - a. To examine thoroughly the Contract Documents and other related data identified in the Bidding Documents;
 - b. To consider federal, state, and local Laws and Regulations that may affect cost, progress, performance, or furnishing of the Product;
 - c. To study and carefully correlate Bidder's knowledge and observations with the Bidding Documents and such other related data;
 - d. To promptly notify the City of all conflicts, errors, ambiguities or discrepancies which Bidder has discovered in or between the Bidding Documents;

- e. To review applicability of the City of Unalaska sales tax to any purchases of materials or services related to the Work.
2. The submission of a Quote will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article 5; that, without exception, the Quote is premised upon performing and furnishing the material required by the Bidding Documents; that Bidder has given the City written notice of all conflicts, errors, ambiguities, and discrepancies that Bidder has discovered in the Bidding Documents and the written resolution thereof by the City is acceptable to Bidder; and that the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

C. Interpretations and Addenda.

1. All questions about the meaning or intent of the Bidding Documents are to be directed to the City of Unalaska. Interpretations or clarifications considered necessary by the City in response to such questions will be issued by Addenda mailed or delivered to all parties recorded by the Issuing Office as having received the Bidding Documents. Questions received less than 6 days prior to the date for opening of Bids may not be answered. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.
2. Addenda may also be issued to modify the Bidding Documents as deemed advisable by the City.

D. Contract Times.

The number of days within which, or the dates by which, the work is to be completed are set forth in the Bid Documents.

E. Bid Form.

1. The Bid Form is included with the Bidding Documents.
2. All blanks on the Bid Form must be completed by printing in black ink or by typewriter.
3. Bids by corporations must be executed in the corporate name by the president or a vice-president (or other corporate officer accompanied by evidence of authority to sign) and the corporate seal must be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation must be shown below the signature.
4. Bids by partnership must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signature.

5. All names must be typed or printed in black ink below the signature.
6. The Bid shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be filled in on the Bid Form).
7. The address, telephone, and FAX number for communications regarding the Bid must be shown.

F. **Submission of Quotes.**

1. Quotes shall be submitted not later than the time prescribed, at the place, and in the manner set forth in the Request for Quotes. Quote and Qualification packages can either be submitted on paper or electronically as described below. **Quotes and Qualifications must be received at the City of Unalaska City Hall, 43 Raven Way, Unalaska, AK 99685 no later than 2:00 PM on July 18, 2019.** Quotes and Qualifications will be accepted before an on the published date, and until the time specified. Paper quotes shall be enclosed in an opaque sealed envelope with the name and address of the Respondent and accompanied by the other requested documents. If the Quote is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the notation "**ANNUAL TECHNICAL SERVICES RFQ - QUOTE ENCLOSED**" on the face of it.

As an option, Quote Proposals can be scanned and submitted electronically with support information in .pdf format prior to the prescribed time. Quotation packages must be submitted in a single email no larger than 5-megabytes. The email header should clearly identify the project and the name of the Respondent. It is the Respondent's sole and independent responsibility to submit Quote Proposals in a timely manner. Respondents assume the risk of delays in delivery of email, delay, interruptions of transmissions or technical difficulties such a software incompatibility. Note that internet service to Unalaska is regularly delayed due to slow connection speed and foul weather. The City of Unalaska may, at tis sole discretion, relax or extend the submission deadline if deemed necessary in the interest of just and fair administration of the Project. Emailed Quote Proposals shall be submitted to the following addresses:

mveeder@ci.unalaska.ak.us; rwinters@ci.unalaska.ak.us

A prebid conference will be held on July 2, 2019, at 2:00 p.m., at the City of Unalaska, Department of Public Works, 1035 East Broadway in Unalaska. Bidders may join by telephone using the following information:

Dial: 888-363-4734

Access Code: 1258939#

2. Only one Quote from any individual, firm, partnership, or corporation, under the same or different names, will be considered. Should it appear to the City

that any Respondent is interested in more than one Bid for work contemplated, all Quotes in which such Bidder is interested will be rejected.

3. Bidder shall complete and submit the following forms with its Quote:

- Exhibit B – Bid Form (maximum 40 points) with Addenda Acknowledgement.
- Evidence of adequate planning and commitment of staff resources, *Narrative – maximum 5 points).
- The experience of the Contractor and technical qualifications with a demonstration of the ability to perform the Work, a list of three references and current client list (Narrative – maximum 50 points).
- Presentation and Completeness (maximum 5 points).

G. Modifications and Withdrawal of Quotes.

1. Prior to the time and date designated for receipt of Quotes, any Quote submitted may be withdrawn by notice to the party receiving Quotes at the place designated for receipt of Quotes. Such notice shall be in writing over the signature of the Bidder or by facsimile. If by facsimile, the modification received shall be over the signature of the Bidder and shall be received before the date and time set for receipt of Quotes. Facsimile messages shall be worded as to not reveal the amount of the original or modified Quote. Quote modifications must be sent to the office to which the original proposal is delivered or sent.
2. Electronic file quotations that are modified should be reissued in their entirety. The email should clearly state that the submission is a revision that supersedes the previously submitted quotation. Modifications shall be received before the date and time set for receipt of Quotes.
3. If, within 24 hours after Quotes are opened, any Bidder files a duly signed, written notice with the City and promptly thereafter demonstrates to the reasonable satisfaction of the City that there was a material and substantial mistake in the preparation of its Quote, that Bidder may withdraw its Quote.

H. Opening of Quotes.

Quotes will be opened and read aloud publicly at the place where Quotes are to be submitted.

I. Quotes to Remain Subject to Acceptance.

All Quotes will remain subject to acceptance for 90 days after the day of the Bid opening, but the City may, in its sole discretion, release any Bid prior to that date.

J. Award of Contract.

1. The City reserves the right to reject any or all Quotes, including without limitation the rights to reject any or all nonconforming, non responsive, unbalanced or conditional Quotes, and to reject the Quote of any Bidder if the City believes that it would not be in the best interest of the City to make an award to that Bidder, whether because the Quote is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by Owner. The City also reserves the right to waive all informalities not involving price, time, or changes in the material specifications and to negotiate Contract terms with the successful Bidder. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. Discrepancies between words and figures will be resolved in favor of the words.
2. In evaluating Quotes, the City will consider the qualifications of Bidders, whether or not the Bids comply with the prescribed requirements, and such other data, as outlined in Section VII.
3. If the Contract is to be awarded, it will be awarded to the responsive Bidder whose evaluation is scored highest by the City.
4. In the event of failure of the most responsive Bidder to sign the Contract, the Owner may award the Contract to the next most responsive Bidder. Such award, if made, will be made within 90 days after the opening of Quotes.

K. Signing of Agreement.

When the City gives a Notice of Award to the successful Bidder, it will be accompanied by the required number of unsigned counterparts of the Agreement, with all other written Contract Documents attached. Within 10 days thereafter, contractor shall sign and deliver the required number of counterparts of the Agreement and attached documents to the City with the required Bonds (if applicable). Within 10 days thereafter, the City shall deliver one fully signed counterpart to Contractor.

THE FOLLOWING IS HEREBY MADE A PART OF THE BID FORM

BIDDERS DECLARATION AND UNDERSTANDING

This Quote is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Quote; Bidder has not solicited or induced any person, firm, or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over the City.

In submitting this Quote, Bidder represents that Bidder has examined copies of all the Bidding Documents and familiarized itself with the nature and extent of the Bidding Documents, work, site, and all local conditions and all federal, state, and local Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the work.

Bidder has given the City written notice of all conflicts, errors, ambiguities or discrepancies that it has discovered in the Bidding Documents and the written resolution thereof by the City is acceptable to Bidder, and the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the work in which this Quote is submitted.

III. Scope of Work

A. Alarm Systems

1. **INSPECTING, TESTING, AND CERTIFYING FIRE ALARM SYSTEMS:**
Inspect, test, and certify all Fire Alarm Systems according to the State Fire Marshall's current requirements. Test all auto dialers for correct operation.
2. **MISCELLANEOUS REPAIR SERVICES FOR FIRE ALARM SYSTEMS:**
Provide all materials, tools, transportation, and labor to complete all fire repair system repair work called out in each City provided Work Order. Work Orders will be issued by the City, on an as needed basis, for repairs to Fire Alarm Systems throughout the City. An example of the type of work to be performed includes but is not limited to the following: diagnosis of problems, installation of new Fire Alarm Control Panel (FACP) or components of FACP, installation of initiating and or notification of appliances, replacement of conductors, termination of conductors and system upgrades as deemed necessary by the City, and making the repairs necessary to fire alarm systems to enable the systems to be certified, etc. Work described in the Work Order shall be completed no later than the completion date in the Work Order. An initial Work Order may be issued with the Notice to Proceed. If the Work is not completed by the date specified by the Work Order, liquidated damages will be assessed as provided for in the contract. The completion date specified on the Work Order will be agreed upon by the Facilities Maintenance

Supervisor, the Contractor, and, if necessary, the State Fire Marshall's office, prior to the Work Order being issued.

3. Attachment A specifically identifies the City of Unalaska facilities where a successful Contractor would perform fire alarm systems Work. Attachment A also identifies the fire systems' make, model, and other pertinent system details. Additional facilities and systems may be added at the City's discretion, using a change order.

B. Sprinkler Systems

1. INSPECTING, TESTING, AND CERTIFYING SPRINKLER SYSTEMS – Inspect, test, and certify all Sprinkler Systems according to the State Fire Marshal's current requirements.
2. MISCELLANEOUS REPAIR SERVICES FOR SPRINKLER SYSTEMS - Provide all materials, tools, transportation, and labor to complete all work called out in each City provided Work Order. Work Orders will be issued by the City, on an as needed basis, for repairs to Sprinkler Systems throughout the City. An example of the type of work to be performed is the following: leak repair, valve repair / replacement, gasket and seal replacements, pipe and fitting replacement, head replacement, etc. The Contractor shall complete the work described in the Work Order, no later than the time specified in the Work Order. An initial Work Order may be issued with the Notice to Proceed. Work described in the Work Order shall be completed no later than the completion date in the Work Order. An initial Work Order may be issued with the Notice to Proceed. If the work is not completed by the date specified by the Work Order, liquidated damages will be assessed as provided for in the contract. The completion date specified on the Work Order will be agreed upon by the Facilities Maintenance Supervisor, the Contractor, and, if necessary, the State Fire Marshall's office, prior to the Work Order being issued.
3. Attachment B specifically identifies the City of Unalaska facilities where a successful Contractor would perform sprinkler system work. Attachment B also identifies the sprinkler systems' make, model, and other pertinent system details. Additional facilities and systems may be added at the City's discretion, using a change order.

C. Special Hazard Suppression Systems

1. INSPECTING, TESTING, AND CERTIFYING SPECIAL HAZARD SUPPRESSION SYSTEMS – Inspect, test, and certify all Special Hazard Suppression Systems according to the State Fire Marshall's current requirements.
2. MISCELLANEOUS REPAIR SERVICES FOR SPECIAL HAZARD SUPPRESSION SYSTEMS - Provide all materials, tools, transportation, and labor to complete all work called out in each City provided Work Order.

Work Orders will be issued by the City, on an as needed basis, for repairs to HAZARD SUPPRESSION SYSTEMS throughout the City. An example of the type of work to be performed is the following: repairs to tripping mechanisms, fusible links, heads, interface with fire alarms or shunt trip switches, pipes or fittings, conduits and fittings for cabling, re-cabling, refilling / recharging bottles or hydro testing as needed to chemical pressure vessels, etc. The Contractor shall complete the work described in the Work Order, no later than the time specified in the Work Order. An initial Work Order may be issued with the Notice to Proceed. Work described in the Work Order shall be completed no later than the completion date in the Work Order. An initial Work Order may be issued with the Notice to Proceed. If the work is not completed by the date specified by the Work Order, liquidated damages will be assessed as provided for in the contract. The completion date specified on the Work Order will be agreed upon by the Facilities Maintenance Supervisor, the Contractor, and, if necessary, the State Fire Marshal's office, prior to the Work Order being issued.

3. Attachment C specifically identifies the City of Unalaska facilities where a successful Contractor would perform special hazard suppression systems work. Attachment C also identifies the special hazards suppression systems' type, and other pertinent system details. Additional facilities and systems may be added at the City's discretion, using a change order.

IV. Time of Completion

- A. Certification of Fire Alarm Systems: The Contractor shall complete all work from August 1, 2019 to August 31, 2019.
- B. Certification of Sprinkler Systems: The Contractor shall complete all work from September 16, 2019 to October 16, 2019.
- C. Special Hazards: The Contractor shall complete all work from October 1, 2019 to October 31, 2019.
- D. Repair Work: If repair work is necessary for the certification of a system then the time allowed for certification of that system shall be extended as agreed upon by the Contractor and the City to allow time to make necessary repairs and to proceed with certification. The time allowed for repair work will be specified in each work order issued for the repair work. The dates listed for time of completion are the dates the systems must be certified by.

V. Additional Terms

- A. The Contract: The Contract a successful Contractor will be required to execute is included with this packet as Attachment D. Recipients are advised that the Contract contains additional specifications and terms that apply to how Work shall be performed. Responses to this Request for Quotes must be based on the Contract requirements in addition to those requirements set out in this Request for Quotes.

- B. Licensing: Contractors responding to this Request for Quotations shall be licensed to do business in the State of Alaska. Business license and contractor license numbers shall be inserted in the appropriate place on Attachment E. Evidence of subcontractor's compliance with the above shall be submitted to the City prior to the subcontractor beginning work. The Contractor shall obtain a City of Unalaska Business License prior to commencement of the Work.
- C. The Contractor or his designated employee / technician working on site shall provide an Alaska State permit for the Work, showing the appropriate NYCET level and designation for both the system type and the Work type, prior to mobilizing. The level type shall be submitted to the City for their records.
- D. Insurance: The Contractor awarded the Work will furnish to the City, before commencing any Work, certificates of insurance as specified in the attached Contract. The cost of insurance shall be covered by the Contractor's quote.

VI. Contractor Qualifications

The Contractor shall have fire alarm system, sprinkler system, and/or special hazard suppression system experience. Contractor's experience shall include projects consisting of the same type and Scope of Work covered by this Request for Quotes. The Contractor shall submit a list of contact names and numbers for Owners for whom work has been previously completed.

VII. Quote, Qualification Evaluations and Selection Process

A local review committee under the direction of the City of Unalaska Department of Public Works Director will review the quotes. The factors to be evaluated and the points available for each are as follows:

- A. The presentation and completeness of the quote (maximum 5 points).
- B. Evidence of adequate planning and commitment of staff resources (maximum 5 points).
- C. The experience of the Contractor and technical qualifications with a demonstration of the ability to perform the Work, a list of three references and current client list (maximum 50 points).
- D. Total cost presented (maximum 40 points).

Items A – C shall be provided by the Contractor in a narrative format. Item D shall be in the format of Attachment E.

The evaluations will be completed separately for each type of Work (i.e. alarm system work, sprinkler system work and special hazard suppression work). Each type of Work may be awarded to different Contractors based on the outcomes of the evaluations. The City anticipates that the Contract will be awarded within 90 days after quotes are submitted. If

award of the Contract will take more than 90 days, notices will be sent to contractors who responded to the Request for Quotes.

All costs submitted in Exhibit B shall remain in effect for a minimum of 90 days after the deadline for the submission of Quotes.

The City of Unalaska reserves the right to reject all quotes and to not award a contract for all or some of the Work described in Section II of this Request for Quotes.

ATTACHMENT A

UNALASKA FACILITIES FIRE ALARM SYSTEMS

ATTACHMENT A

UNALASKA FACILITIES FIRE ALARM SYSTEMS DESCRIPTIONS

LAST UPDATED 6/18/2019

FACILITY	SYSTEM MAKE	MODEL	INITIATING DEVICES	NOTIFICATION DEVICES	PANEL TYPE	AUTO DIALER	OTHER EQ	NO. OF CIRC.
AMAKNAK FG	SIMPLEX	4004	14H,2P,1FL,2SU	2HS,1S,1B	NADD	YES, DPS	NONE	4I,2N
BURMA RD CHAPEL	EDWARDS	EST1-2Z3	12S,8H,5P	7HS,7S,1B	NADD	YES, DPS	NONE	4I,2N
CITY HALL	SIMPLEX	4008	8P, 3SU, 69S, 13H, 1D, 13 IARM	43HS,1H,6S,1B	ADD	YES, DPS	5D,1A,1E,1H	12I,3N
LIBRARY	CERRBERUS	MXL-IQ	18S,7H,6P,3FL,5SU,1D	10HS,1H,5S,1B	ADD	YES, DPS	1H	1I,1N
MUSEUM	CERRBERUS	MXL-IQ	8H,1FL,2SU,2P,16S,2SP	13HS,2S,1B	ADD	YES, DPS	4D,1H	1I,1N
PCR	EDWARDS	QS4	63S,35H,5D,16P,2B,1FL,3SU	42HS,17H,9S,12SP,1B	NADD	YES, DPS	4D,1A,2H,1E	14I,4N
PUBLIC SAFETY	SIMPLEX	4005	52S,15H,8P,4D	30HS,5H	ADD	NONE	1H,1A	3I,4N
PUBLIC WORKS/UTILITIES	EDWARDS	EST-1	49S,45H,2D,13P,1FL,2SU	35HS,1H,25S,1B	ADD	YES, DPS	3D,5D,3H,1A	4I,6N
PORTS/AIRPORT	NOTIFIER	SFP400B	33S, 5H,1D,8P,2FL,4SU	18HS,19 S, 1B	NADD	YES, DPS	1H	4I,6N
HAYSTACK REPEATER	KING	SHP 10-051	2S,1SP	1H,2HS	NADD	NONE*	NONE	1I,1N
BALER	EDWARDS	EST-1	5S,1H,2FL,2SU,8P	9HS,2S,9B	NADD	YES, DPS	NONE	4I,2N
POWER HOUSES, OLD &	SIMPLEX	4100U	Included Below	Included Below	ADD	See Below	NONE	Below
NEW POWERHOUSE**	(3)SIMPLEX PE	4009-9201	49S,26H,1D,17P,2FL,9SU,12F	51HS, 4S,1H	ADD	YES, DPS	1H,1A	7N,1I
LIFT STATION #4	KIDDE	AEGIS	2P, 1SP	3HS	NADD	NONE*	NONE	1I,1N
CARL E MOSES SBH	EDWARDS	EST iO64	7H, 4P	1H, 3HS, 4S	ADD	YES, DPS	NONE	1I, 2N
PYRAMID WATER TREATMENT PLANT	EDWARDS	EST 1064GD	4P, 17S, 3H, 1FL, 3SU, 1Generator	11HS, 2S, 1B	ADD	YES, DPS	Generator	1I, 2N

Notes:

* Activates A Special Hazards Fire Suppression System

** New and Old Power Houses Share a Common FACP with (3) power expansion modules and an Annunciator located in the Old Power house and the common FACP in the New Power House

LEGEND:

INITIATING DEVICES

S = SMOKE DETECTORS
H = HEAT DETECTORS
D = DUCT DETECTORS
P = MANUAL PULL STATIONS
F = FLAME DETECTORS
B = BEAM SENDERS AND RECEIVERS
FL = FLOW SWITCHES
SU = SUPERVISORY SWITCHES
SP = SUPPRESSION SYSTEMS

NOTIFICATION DEVICES

HS = HORN STROBE
H = HORN
S = STROBE
B = BELL
SP = SPEAKERS

PANEL TYPE

ADD = ADDRESSABLE
NADD = NON-ADDRESSABLE PANEL (CONVENTIONAL)

AUTO DIALER

YES = AUTO DIALER ON SITE AND WHO IS NOTIFIED
NONE = NO AUTO DIALER ON SITE

OTHER EQUIPMENT

D = MAGNETIC DOOR HOLDERS
H = HVAC SHUTDOWN SYSTEM
A = ANNUNCIATOR PANEL
E = ELECTRICAL SHUNT

NO. OF CIRC.

I = INITIATING CIRCUITS
N = NOTIFICATION CIRCUITS

ATTACHMENT B

UNALASKA FACILITIES SPRINKLER SYSTEMS

ATTACHMENT B

UNALASKA FACILITIES FIRE SUPPRESSION SYSTEMS DESCRIPTIONS

FACILITY	TYPE/DESC	NO. HEADS	ALARMS	COMMENTS
AMAKNAK FG	WET SPRINKLER	49	FLOW/TAMPER	AUTO DIALER
CITY HALL	WET SPRINKLER	152	FLOW/TAMPER	AUTO DIALER
LIBRARY	WET/DRY/PREACTIVE	58 W, 7 D, 63 PA	FLOW/TAMPER	AUTO DIALER
MUSEUM	WET SPRINKLER	79	FLOW/TAMPER	AUTO DIALER
	FM200	3	FLOW	SPECIAL HAZARDS
PCR	WET SPRINKLER	361	FLOW/TAMPER	AUTO DIALER
	DRY SPRINKLER	10	FLOW/TAMPER	AUTO DIALER
	2.5G Type K	3	FLOW	RANGE HOOD
PUBLIC SAFETY	WET SPRINKLER	16	FLOW/TAMPER	NONE
HAYSTACK REPEATER	FM200	1	ACTIVATION	BELL AND HORN/STROBES ONLY
PUBLIC WORKS/UTILITIES	WET SPRINKLER	240	FLOW/TAMPER	AUTO DIALER
PW HAZMAT BLDG	DRY CHEM	3	FLOW	BELL ONLY, NO AUTO DIALER
PORTS/AIRPORT	WET/DRY SPRINKLER	231 W, 40 D	FLOW/TAMPER	AUTO DIALER, SPECIAL HEADS @ HOOD
BALER	DRY SPRINKLER	129	FLOW/TAMPER	AUTO DIALER (4) HOSE CABINETS
LANDFILL HAZMAT BLDG	DRY CHEM	3	FLOW	BELL ONLY, NO AUTO DIALER
LANDFILL EQUIP.	DRY CHEM	1 EA.	NONE	ON ROLLING EQUIPMENT
PYRAMID CONTROL PLANT	WET SPRINKLER	9	FLOW	BELL ONLY, NO AUTO DIALER
UNAK. CONTROL PLANT	WET SPRINKLER	6	FLOW	BELL ONLY, NO AUTO DIALER
WELL HOUSE #1	WET SPRINKLER	3	FLOW	BELL ONLY, NO AUTO DIALER
WELL HOUSE #2	WET SPRINKLER	5	FLOW	BELL ONLY, NO AUTO DIALER
WELL HOUSE #3	WET SPRINKLER	2	FLOW	BELL ONLY, NO AUTO DIALER
WW TREATMENT BLDG 1	WET SPRINKLER	106	FLOW/TAMPER	NO FACP IN BLDG, AUTO DIALER ON FLOW
WW TREATMENT BLDG 2 (New)	WET SPRINKLER	33	FLOW/TAMPER	NO FACP IN BLDG, AUTO DIALER ON FLOW
POWER HOUSE	WET/DRY	153	FLOW/TAMPER	AUTO DIALER
PYRAMID WATER TREATMENT	WET SPRINKLER	44	FLOW/TAMPER	AUTO DIALER

ATTACHMENT C

UNALASKA FACILITIES SPECIAL HAZARD SUPPRESSION SYSTEMS

ATTACHMENT C

FACILITY	TYPE/DESC	NO. HEADS	ALARMS	COMMENTS
PCR	UL 300 WET CHEM	3	FLOW	RANGE HOOD
HAYSTACK REPEATER	FM200	1	ACTIVATION	BELL AND HORN/STROBES ONLY
PW HAZMAT BLDG	DRY CHEM	3	FLOW	BELL ONLY, NO AUTO DIALER
MUSEUM	FM200	3	FLOW	SPECIAL HAZARDS
LANDFILL HAZMAT BLDG	DRY CHEM	3	FLOW	BELL ONLY, NO AUTO DIALER
LANDFILL EQUIP.	DRY CHEM	1 EA.	NONE	ON ROLLING EQUIPMENT
LIFT STATION #4 GEN	CO2 (2) 75#	1	PRESSURE	HORN STROBES AND HORN ONLY
PYRAMID CP EM GEN.	FM200	3	ACTIVATION	BELL, STROBE, & LOCAL NOTIFICATION

ATTACHMENT D
CITY OF UNALASKA
ANNUAL TECHNICAL SERVICES AGREEMENT

THIS AGREEMENT is dated as of _____, 2019,
by and between the City of Unalaska (hereinafter called OWNER) and
_____ (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1 THE WORK

- 1.1 CONTRACTOR shall complete all Work identified on Exhibit A to this Agreement. The Work shall include but not be limited to the following: furnishing all equipment, labor, transportation, supplies, housing, per diem, tools and materials, to complete system inspections, testing operations, repairs called for in work orders issued by the OWNER and to provide annual certifications in connection with certifying and repairing the technical system or technical systems identified in Exhibit A to this Agreement.
- 1.2 The CONTRACTOR shall submit all materials to be used in repair Work to the OWNER's Facilities Maintenance Supervisor for review and approval, prior to purchasing and shipping the materials.
- 1.3 All Work shall be subject to review and acceptance by the OWNERS' Building Maintenance Supervisor or his designated representative, who shall evaluate the CONTRACTOR'S Work for compliance with the Agreement. The Building Maintenance Supervisor has no duty to supervise or direct the performance of the Work, nor any responsibility or liability for the acts or omissions of the CONTRACTOR or any subcontractor or supplier.
- 1.4 CONTRACTOR shall keep OWNER advised as to the status of Work being done by the CONTRACTOR and the details thereof. The CONTRACTOR shall maintain coordination with representatives of the OWNER. The OWNER or CONTRACTOR may request and be granted a conference with the other party. After completion of all certifications, as well as completion of each individual work order under this Agreement, the Contractor shall submit reports to the City, including but not limited to the following: completion date of the Work, scope of Work completed, condition of the system after the Work, etc. In addition, the Contractor shall supply the City with copies of all correspondence between the Contractor and the State Fire Marshal's office relating to Work under this Agreement.

Article 2 TIME OF COMPLETION

The CONTRACTOR shall complete all Work associated with the initial term of this Agreement no later than:

- A. Certification of Fire Alarm Systems – The Contractor shall complete all certifications from August 1, 2019 to August 31, 2019. Repair work shall be

ordered on an as needed basis, via work order, between July 1, 2019 and June 30, 2020.

- B. Certification of Sprinkler Systems – The Contractor shall complete all certifications from September 16, 2019 to October 16, 2019. Repair work shall be ordered on an as needed basis via work order between July 1, 2019 to June 30, 2020.
- C. Certification of Special Hazard Suppression Systems - The Contractor shall complete all certifications from October 1, 2019 to October 31, 2019. Repair work shall be ordered on an as needed basis via work order between July 1, 2019 to June 30, 2020.

Article 3 RENEWAL OPTION

The Agreement has a renewal option. Renewals will be on an annual basis not to exceed two (2) one-year renewals on the same terms and conditions set forth in the original Agreement subject to mutual agreement on lump sum prices for each renewal period. Exercise of the renewal option will be made at the discretion and election of the OWNER.

Article 4 PAYMENT

The OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents in the amounts shown on Exhibit B attached hereto (the “Contract Price”). Exhibit B is based upon the CONTRACTOR’s response to the OWNER’s Request for Quotes for Work identified in Exhibit A.

Article 5 PAYMENT PROCEDURES

- 5.1 CONTRACTOR shall submit to OWNER for review three originals of an Application for Payment filled out and signed by the CONTRACTOR covering the Work completed as of the date of the Application for Payment and accompanied by documentation supporting the Application. Progress payments will be made as the Work progresses on a monthly basis or twice a month when requested by the CONTRACTOR.
- 5.2 Final Payment. Upon final completion and acceptance of the Work in accordance with the Contract Documents; Affidavit of Payment of Debts and Claims; Affidavit of Release of Liens; and Receipt of Consent of Surety Company to Final Payment, the OWNER shall pay the remainder of the Contract Price.
- 5.3 Deductions. The OWNER may deduct from the amount of any payment made to CONTRACTOR any sums owed to OWNER by CONTRACTOR including, but not limited to, past due sales tax, port and harbor fees, property tax, or rent. Before making any such deduction the OWNER shall have provided CONTRACTOR written notice of the amount claimed by OWNER to be due and owing from CONTRACTOR.

Article 6 REDUCTION OF PAYMENT FOR UNSATISFACTORY SERVICES

If any defined action, duty or service or part thereof assigned or required by this Agreement is not performed by the CONTRACTOR, the value of such action, duty or service (or part

thereof) will be determined by the OWNER and deducted from any invoice or monthly billing period claiming such items for payment.

If the action, duty or service or part thereof has been completed and is determined to be unsatisfactory by the OWNER, the CONTRACTOR will be notified and given the opportunity to correct any deficiencies within a time certain. Payment for unsatisfactory Work will be withheld by the OWNER from any invoice or monthly billing period until such time as the Work is determined to be acceptable.

Article 7 WAGES AND HOURS OF LABOR

7.1 CONTRACTOR shall comply with all applicable wage and hour laws.

7.2 Pursuant to 40 U.S.C. 327-330 and AS 23.10.060, the CONTRACTOR shall not require nor permit any laborer or mechanic in any workweek in which he is employed on any Work under this Contract to work in excess of eight hours in any Calendar Day or in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one half times his basic rate of pay for all such hours worked in excess of eight hours in any Calendar Day or in excess of forty hours in such workweek whichever is the greater number of overtime hours. In the event of any violation of this provision, the CONTRACTOR shall be liable to any affected employee for any amounts due and penalties. Such liquidated damages shall be computed with respect to each individual laborer or mechanic employed in violation of this provision in the sum of \$10.00 for each Calendar Day on which such employee was required or permitted to be employed on such work in excess of eight hours or in excess of the standard workweek of forty hours without payment of the overtime wages required by this paragraph.

Article 8 COVENANT AGAINST CONTINGENT FEES

The CONTRACTOR warrants that no person or selling agent has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the CONTRACTOR for the purpose of securing business. For breach or violation of this warrant, the OWNER shall have the right to annul this Contract without liability or, in its discretion, to deduct price of consideration from the Contract or otherwise recover the full amount of such commission, percentage, brokerage, or contingent fee.

Article 9 OFFICIALS NOT TO BENEFIT

No member of or delegate to the U.S. Congress, the State Legislature, Unalaska City Council or other State or City Officials shall be admitted to any share or part of this Contract, nor to any benefit that may arise there from. However, this provision shall not be construed to extend to this Contract if made with a corporation for its general benefits.

Article 10 NO PERSONAL LIABILITY

In carrying out any of the provisions of this Contract there will be no liability upon the City of Unalaska nor upon its agents or authorized representatives.

Article 11 CONTRACT DOCUMENTS

The Contract Documents which comprise this Agreement between OWNER and CONTRACTOR concerning the Work consists of the following:

- Contract
- Request for Quotes
- Attachments A, B, C, D, and E to the Request for Quotes
- Exhibits A and B to the Contract in the Request for Quotes
- Change Orders for repair work which may be delivered or issued after the Effective Date of this Contract and not attached hereto.

Article 12 LIQUIDATED DAMAGES

The OWNER and CONTRACTOR recognize that time is of the essence and that the OWNER will suffer financial loss if the Work is not completed within the time(s) specified above, plus any extensions thereof allowed, or by the time called for in a work order. They also recognize that losses resulting from delayed completion include potential reduced expected life of public buildings due to extended exposure to the elements, general shabby appearances of public facilities and general inconvenience to the public using facilities under repair for a longer period of time. These types of losses are difficult to quantify. They also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by the OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, the OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay the OWNER Five Hundred Dollars (\$500.00) for each day that expires after the time specified above for completion and readiness for final payment.

Article 13 CONTRACTOR'S REPRESENTATIONS

In order to induce the OWNER to enter into this Agreement, CONTRACTOR makes the following representations:

- 13.1 CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the Work.
- 13.2 CONTRACTOR has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports, and studies which pertain to the subsurface or physical conditions at or contiguous to the site or which otherwise may affect the cost, progress, performance, or furnishing of the Work as CONTRACTOR considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents and no additional examinations, investigations, explorations, tests, reports, studies, or similar information or data are or will be required by CONTRACTOR for such purposes.
- 13.3 CONTRACTOR has reviewed and checked all information with respect to existing Underground Facilities at or contiguous to the site or sites of the Work and assumes responsibility for the accurate location of said Underground Facilities. No additional

examinations, investigations, explorations, tests, reports, studies, or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents.

- 13.4 CONTRACTOR has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents.
- 13.5 CONTRACTOR has given the OWNER written notice of all conflicts, errors, or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by the OWNER is acceptable to CONTRACTOR.

Article 14 INSURANCE

- 14.1 The CONTRACTOR shall carry and maintain throughout the life of this Agreement, at its own expense, insurance not less than the amounts and coverage herein specified, and the City of Unalaska, its employees and agents shall be named as additional insureds under the insurance coverage(s) with respect to the performance of the Work. There shall be no right of subrogation against the City of Unalaska or its employees or its agents, and this waiver of subrogation shall be endorsed upon the policies. Insurance shall be placed with companies acceptable to the City of Unalaska. Policies providing coverage required hereunder shall contain provisions that no cancellation or material changes in the policy relative to the Work shall become effective except upon 30 days prior written notice thereof to the City of Unalaska.
- 14.2 Prior to commencement of the Work, the CONTRACTOR shall furnish certificates to the City of Unalaska, in duplicate, evidencing that the Insurance policy provisions required hereunder are in force. Acceptance by the City of Unalaska of deficient evidence does not constitute a waiver of Agreement requirements. The CONTRACTOR shall furnish the OWNER with certified copies of policies upon request.
- 14.3 The minimum coverages and limits the CONTRACTOR is required to carry are as follows:
 - A. Workers' Compensation insurance in accordance with the statutory coverages required by the State of Alaska and Employers Liability insurance with limits not less than \$1,000,000 and, where applicable, insurance in compliance with any other statutory obligations, whether State or Federal, pertaining to the compensation of injured employees assigned to the Work.
 - B. Commercial General Liability with limits not less than \$1,000,000 per Occurrence and \$2,000,000 Aggregate for Bodily Injury and Property Damage, including coverage for Premises and Operations Liability, Products and Completed Operations Liability, Contractual Liability, Broad Form Property Damage Liability and Personal Injury Liability. Coverage shall not contain any exclusion of Explosion, Collapse, or Underground. Coverage is to be endorsed to include a per project aggregate. Additionally, such

insurance shall be considered primary to any other insurance carried by the City of Unalaska and the insurer will endorse the policy accordingly.

- C. Commercial Automobile Liability on all owned, non-owned, hired and rented vehicles with limits of liability of not less than \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage per each accident or loss.
- D. If applicable, Contractor's Equipment insurance covering all of the contractor's equipment and machinery to be used in connection with the performance of the Work specified in this Agreement. This coverage requirement may be waived at the discretion of the OWNER if the CONTRACTOR self-insures the equipment and waives in writing all right of recovery against the City of Unalaska.
- E. Umbrella/Excess Liability insurance coverage of not less than \$1,000,000 per occurrence and annual aggregate providing coverage in excess of General Liability, Auto Liability, and Employers Liability.
- F. If Work involves CONTRACTOR's use of aircraft, other than use of regularly scheduled commercial airline flights for transportation of persons and/or materials, Aircraft Liability insurance covering all owned and non-owned aircraft with a per occurrence limit of not less than \$1,000,000.
- G. If Work involves CONTRACTOR's use of watercraft, other than use of commercial common carrier marine transportation of persons and/or materials, Protection and Indemnity insurance with limits not less than \$1,000,000 per occurrence. Hull and Machinery coverage is to be carried on the vessel for the full current market value. This coverage requirement may be waived at the discretion of the City of Unalaska if the contractor self-insures the equipment and waives all rights of recovery against the City of Unalaska in writing.
- H. Where applicable, Professional Liability insurance with limits of not less than \$1,000,000 per claim and \$1,000,000 aggregate, subject to a maximum deductible of \$10,000 per claim. The City of Unalaska has the right to negotiate increase of deductibles subject to acceptable financial information of the policyholder.
- I. Where applicable, Pollution Liability insurance with a project limit of not less than \$1,000,000 subject to a maximum deductible of \$10,000 to include coverage for Asbestos, Hazardous Materials, Lead or other related environmental hazards. The City of Unalaska has the right to negotiate increase of deductibles subject to acceptable financial information of the policyholder.

In the event Asbestos, Hazardous Materials, Lead or other related environmental hazards are transported by vehicle and/or marine vessel, the operator of such vehicles and vessels shall provide a Certificate of Insurance for the transportation of such materials (including loading and unloading) with limits of not less than \$1,000,000.

- J .Builder's Risk Insurance: Coverage shall be provided on an "All Risk" completed value basis and protect the interests of the City, the CONTRACTOR and his subcontractors. Coverage shall include all materials, equipment and supplies that are intended for specific installation in the project while such materials, supplies and equipment are located at the project site and in transit from port of arrival to job site and while temporarily located away from the project site.
- 14.4 Any deductibles or self-insured retentions must be declared to, and approved by, the OWNER. At the option of the OWNER, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the OWNER, its officers, officials, employees and volunteers; or the CONTRACTOR shall provide a financial guarantee satisfactory to the OWNER guaranteeing payment of losses and related investigations, claim administration and defense expense.
- 14.5 All insurance policies as described above except Professional Liability and Worker's Compensation, are required to be written on an "occurrence" basis. In the event occurrence coverage is not available, the contractor agrees to maintain "claims made" coverage for a minimum of two years after project completion.
- 14.6 If subcontractors perform any Work hereunder, the contractor agrees to require such subcontractors to obtain, carry, maintain, and keep in force during the time in which they are engaged in performing any Work hereunder, policies of insurance which comply with the requirements as set forth in this section. This requirement is applicable to subcontractors of any tier.
- 14.7 The CONTRACTOR is required to maintain all certificates of insurance during the course of the Work and for a minimum of three (3) years following the completion of such Work. It is further agreed, that upon request by the City of Unalaska, the CONTRACTOR will provide copies of any and all subcontractor certificates of insurance for review of compliance.
- 14.8 Failure by the CONTRACTOR to maintain the required insurance coverage or to comply with the above, may, at the option of the OWNER, be deemed Defective Work and remedied in accordance with the Agreement.

Article 15 INDEMNIFICATION

The CONTRACTOR shall indemnify, save harmless, and defend the OWNER and its agents and its employees from any and all claims or actions for injuries or damages sustained by any person or property arising directly or indirectly from the CONTRACTOR's performance of this Agreement; however, this provision has no effect if, but only if, the sole proximate cause of the injury or damage is the negligence of the OWNER or its agents.

Article 16 SAFETY

- 16.1 The CONTRACTOR shall do whatever is necessary to conduct the Work safely and CONTRACTOR shall be completely responsible for conditions of the job site, including safety of all persons (including employees) and property when conducting Work under this Agreement. This requirement shall apply continuously and is not limited to normal working hours.

- 16.2 Safety provisions shall conform to Federal and State Departments of Labor Occupational Safety and Health Act (OSHA), and other applicable federal, state, county, and local laws, ordinances, codes, requirements set forth herein, and regulations. Where these are in conflict, the more stringent requirements shall apply. CONTRACTOR shall become thoroughly familiar with governing safety provisions and shall comply with the obligations set forth therein.
- 16.3 The CONTRACTOR shall develop and maintain for the duration of the Agreement, a safety program that will effectively incorporate and implement required safety provisions. Contractor shall appoint a qualified employee who is authorized to supervise and enforce compliance with the safety program.
- 16.4 The OWNER's duty to review the CONTRACTOR's performance does not include a review or approval of the adequacy of CONTRACTOR's safety supervisor, safety program, or safety measures.
- 16.5 CONTRACTOR shall do all work necessary to protect the general public from hazards, including but not limited to equipment and operations.

Article 17 MISCELLANEOUS

- 17.1 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- 17.2 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect of all covenants, agreements, and obligations contained in the Contract Documents.
- 17.3 The CONTRACTOR shall submit the Certification of Insurance and City of Unalaska business licenses and all Subcontractor City of Unalaska business licenses as required by the Contract Documents, prior to commencement of the Work.

IN WITNESS WHEREOF, The OWNER and CONTRACTOR have signed all counterparts of this Agreement. All portions of the Contract Documents have been signed or identified by the OWNER and CONTRACTOR.

CONTRACTOR

CITY OF UNALASKA, ALASKA

By: _____
_____, Its _____

State of Alaska)
) ss.
Third Judicial District)

The foregoing instrument was
acknowledged before me on the ____ day
of _____, 2019, by
_____, the
_____ of
_____, a _____
Corporation, on behalf of the corporation.

Notary Public, State of Alaska
My Commission Expires: _____

By: _____
Erin Reinders, City Manager

State of Alaska)
) ss.
Third Judicial District)

The foregoing instrument was
acknowledged before me on the _____
day of _____, 2019,
by Erin Reinders, City Manager for the City
of Unalaska, a First Class Alaska Municipal
Corporation, on behalf of the City of
Unalaska.

Notary Public, State of Alaska
My Commission Expires: _____

ATTACHMENT E
QUOTE PROPOSAL INSTRUCTIONS
CITY OF UNALASKA
ANNUAL TECHNICAL SERVICES AGREEMENT

Quotes for Inspecting, Testing, and Certifying the Fire Alarm, Sprinkler, and Special Hazard Suppression Systems (items 1.a, 2.a and 3.a) shall be a lump sum which includes all labor, transportation, and materials needed to complete this work.

The per hour cost for Labor (Items 1.b, 2.b and 3.b) is for all workers, foreman, supervision, mobilization, air and ground transportation, office management, overhead and markup required to complete miscellaneous repair services work for the Fire Alarm, Sprinkler, and Special Hazard Suppression system(s). Only one hourly labor rate will be charged to the City for miscellaneous repair services work (i.e. different rates will not be charged for different levels of workers such as laborer vs. foreman, etc.). Contractor is to extend the per hour cost of Labor for each category of work assuming that 100 hours of Labor will be required. This extension is for comparison purposes only. The City will pay by the hour for labor performed. The number of workers required for each work order shall be approved by the City's Building Maintenance Supervisor, prior to the Contractor's mobilization of the workers. The cost for travel time shall be included in the lump sum cost bid by the Contractor for Travel.

Travel Costs (Items 1.c, 2.c and 3.c) are the costs the City will be charged by Contractor for bringing persons out to Unalaska to complete miscellaneous repair services work for the Fire Alarm, Sprinkler, and Special Hazard Suppression system(s). Contractor is to extend the Travel Costs for each category of work assuming that 3 round trips will be required. This extension is for comparison purposes only. The City will pay for the actual round trips required at the Travel Cost quoted by Contractor.

Per Diem and Lodging (Items 1.d, 2.d and 3.d) are the costs the City will be charged by Contractor for food, expenses, ground transportation, lodging, and other incidental expense for one of Contractor's personnel required to complete miscellaneous repair services work for the Fire Alarm, Sprinkler, and Special Hazard Suppression system(s) while in Unalaska. Contractor is to extend the Per Diem and Lodging costs for each category of work assuming that one of its personnel will be required to be in Unalaska for 10 days. This extension is for comparison purposes only. The City will pay for the actual number of days and number of personnel that are required at the Per Diem and Lodging cost quoted by Contractor.

Materials Purchased (Items 1.e, 2.e and 3.e) are the cost the City will be charged by Contractor for materials used in accomplishing miscellaneous repair services work for the Fire Alarm, Sprinkler, and Special Hazard Suppression system(s). The quote form provides for a \$10,000 allowance. This allowance is for comparison purposes only. The City will pay for the actual cost of materials. A 15% markup is allowed only for materials purchased by Contractor that are authorized by the City, in advance of the work and prior to the Contractor purchasing them. The 15% markup will NOT be allowed for any other items such as: hourly rate bid for labor, travel costs, transportation, per diem, and lodging, etc. In addition, no compensation will be paid to the Contractor for tools required for the work. All work shall be completed by licensed and qualified individuals only. All materials shall be approved by the Building Maintenance Supervisor, prior to the Contractor purchasing them.

EXHIBIT A

1. ALARM SYSTEMS

- a. **INSPECTING, TESTING, AND CERTIFYING FIRE ALARM SYSTEMS –**
The Contractor shall inspect, test, and certify all Fire Alarm Systems according to the State Fire Marshall's current requirements. In addition, the Contractor shall test all auto dialers for correct operation.
- b. **MISCELLANEOUS REPAIR SERVICES FOR FIRE ALARM SYSTEMS -**
Contractor shall perform the following work: provide all materials, tools, transportation, and labor to complete all fire repair system repair work called out in each City provided Work Order. Work Orders will be issued by the City, on an as needed basis, for repairs to Fire Alarm Systems throughout the City. An example of the type of work to be performed includes but is not limited to the following: diagnosis of problems, installation of new Fire Alarm Control Panel (FACP) or components of FACP, installation of initiating and or notification of appliances, replacement of conductors, termination of conductors and system upgrades as deemed necessary by the City, make repairs necessary to a fire alarm systems to enable the systems to be certified, etc. The Contractor shall complete the work described in the Work Order, no later than the time in the Work Order. An initial work order may be issued with the Notice to Proceed. If the Contractor does not complete the work within the date specified by the work order, liquidated damages will be assessed as provided for in the contract. The completion date specified on the work order will be agreed upon by the Building Maintenance Supervisor, the Contractor, and, if necessary, the State Fire Marshall's office, prior to the work order being issued.
- c. Attachment A to the Request of Quotations specifically identifies the City of Unalaska facilities CONTRACTOR will perform fire alarm systems work. Attachment A also identifies the fire systems' make, model, and other pertinent system details. Additional facilities and systems may be added at the City's discretion, using a change order.

2. SPRINKLER SYSTEMS

- a. **INSPECTING, TESTING, AND CERTIFYING SPRINKLER SYSTEMS –**
The Contractor shall inspect, test, and certify all Sprinkler Systems according to the State Fire Marshall's current requirements.
- b. **MISCELLANEOUS REPAIR SERVICES FOR SPRINKLER SYSTEMS -**
Contractor shall perform the following work: provide all materials, tools, transportation, and labor to complete all work called out in each City provided Work Order. Work Orders will be issued by the City, on an as needed basis, for repairs to Sprinkler Systems throughout the City. An example of the type of work to be performed is the following: leak repair, valve repair / replacement, gasket and seal replacements, pipe and fitting replacement, head replacement, etc. The Contractor shall complete the work described in the

Work Order, no later than the time specified in the Work Order. An initial work order may be issued with the Notice to Proceed. If the Contractor does not complete the work within the date specified by the work order, liquidated damages will be assessed as provided for in the contract. The completion date specified on the work order will be agreed upon by the Building Maintenance Supervisor, the Contractor, and, if necessary, the State Fire Marshall's office, prior to the work order being issued.

- c. Attachment B to the Request for Quotations specifically identifies the City of Unalaska facilities where CONTRACTOR is to perform sprinkler system work. Attachment A also identifies the sprinkler systems' make, model, and other pertinent system details. Additional facilities and systems may be added at the City's discretion, using a change order.

3. **SPECIAL HAZARD SUPPRESSION SYSTEMS**

- a. **INSPECTING, TESTING, AND CERTIFYING SPECIAL HAZARD SUPPRESSION SYSTEMS** – The Contractor shall inspect, test, and certify all Special Hazard Suppression Systems according to the State Fire Marshall's current requirements.
- b. **MISCELLANEOUS REPAIR SERVICES FOR SPECIAL HAZARD SUPPRESSION SYSTEMS** - Contractor shall perform the following work: provide all materials, tools, transportation, and labor to complete all work called out in each City provided Work Order. Work Orders will be issued by the City, on an as needed basis, for repairs to HAZARD SUPPRESSION SYSTEMS throughout the City. An example of the type of work to be performed is the following: repairs to tripping mechanisms, fusible links, heads, interface with fire alarms or shunt trip switches, pipes or fittings, conduits and fittings for cabling, re-cabling, refilling / recharging bottles or hydro testing as needed to chemical pressure vessels, etc. The Contractor shall complete the work described in the Work Order, no later than the time specified in the Work Order. An initial work order may be issued with the Notice to Proceed. If the Contractor does not complete the work within the date specified by the work order, liquidated damages will be assessed as provided for in the contract. The completion date specified on the work order will be agreed upon by the Building Maintenance Supervisor, Contractor, and, if necessary, the State Fire Marshall's office, prior to the work order being issued.
- c. Attachment C to the Request for Quotations specifically identifies the City of Unalaska facilities where CONTRACTOR is to perform special hazard suppression systems work. Attachment C also identifies the special hazards suppression systems' type, and other pertinent system details. Additional facilities and systems may be added at the City's discretion, using a change order.

EXHIBIT B –PAGE 1 OF 4
QUOTE PROPOSAL CITY OF UNALASKA
ANNUAL TECHNICAL SERVICES AGREEMENT
(Contractor to Fill in and Submit to City)

FIRE ALARM SYSTEMS					
ITEM NO.	UNIT	QUANT.	DESCRIPTION (Write Unit Bid Price in Words)	UNIT PRICE	TOTAL PRICE
1.a	LS	1	INSPECTING, TESTING AND CERTIFYING FIRE ALARM SYSTEMS	NA	
			Lump Sum		
1.b	\$/HR	100 HRS	LABOR FOR MISCELLANEOUS REPAIR SERVICES FOR FIRE ALARM SYSTEMS		
			\$/HR		
1.c	EA	3	TRAVEL COST (ROUND TRIP) FOR MISCELLANEOUS REPAIR SERVICES FOR FIRE ALARM SYSTEMS		
			Each	\$10,000	\$10,000
1.d	\$/DAY	10	PER DIEM AND LODGING FOR MISCELLANEOUS REPAIR SERVICES FOR FIRE ALARM SYSTEMS		
			\$/Day		
1.e	ALLOWANCE	1	MATERIALS PURCHASED FOR MISCELLANEOUS REPAIR SERVICES FOR FIRE ALARM SYSTEMS		
			Ten Thousand Dollars		
			Lump Sum		
			FIRE ALARM SYSTEM WORK TOTALS:		

EXHIBIT B –PAGE 2 OF 4
QUOTE PROPOSAL CITY OF UNALASKA
ANNUAL TECHNICAL SERVICES AGREEMENT
(Contractor to Fill in and Submit to City)

SPRINKLER SYSTEMS					
ITEM NO.	UNIT	QUANT.	DESCRIPTION (Write Unit Bid Price in Words)	UNIT PRICE	TOTAL PRICE
2.a	LS	1	INSPECTING, TESTING AND CERTIFYING SPRINKLER SYSTEMS	NA	
			Lump Sum		
2.b	\$/HR	100 HRS	LABOR FOR MISCELLANEOUS REPAIR SERVICES FOR SPRINKLER SYSTEMS		
			\$/HR		
2.c	EA	3	TRAVEL COST (ROUND TRIP) FOR MISCELLANEOUS REPAIR SERVICES FOR SPRINKLER SYSTEMS		
			Each	\$10,000	\$10,000
2.d	\$/DAY	10	PER DIEM AND LODGING FOR MISCELLANEOUS REPAIR SERVICES FOR SPRINKLER SYSTEMS		
			\$/Day		
2.e	ALLOWANCE	1	MATERIALS PURCHASED FOR MISCELLANEOUS REPAIR SERVICES FOR SPRINKLER SYSTEMS		
			Ten Thousand Dollars		
			Lump Sum		
			SPRINKLER SYSTEM WORK TOTALS:		

EXHIBIT B –PAGE 3 OF 4
QUOTE PROPOSAL CITY OF UNALASKA
ANNUAL TECHNICAL SERVICES AGREEMENT
(Contractor to Fill in and Submit to City)

HAZARD SUPPRESSION SYSTEMS					
ITEM NO.	UNIT	QUANT.	DESCRIPTION (Write Unit Bid Price in Words)	UNIT PRICE	TOTAL PRICE
3.a	LS	1	INSPECTING, TESTING AND CERTIFYING HAZARD SUPPRESSION SYSTEMS	NA	
			Lump Sum		
3.b	\$/HR	100 HRS	LABOR FOR MISCELLANEOUS REPAIR SERVICES FOR HAZARD SUPPRESSION SYSTEMS		
			\$/HR		
3.c	EA	3	TRAVEL COST (ROUND TRIP) FOR MISCELLANEOUS REPAIR SERVICES FOR HAZARD SUPPRESSION SYSTEMS		
			Each		
3.d	\$/DAY	10	PER DIEM AND LODGING FOR MISCELLANEOUS REPAIR SERVICES FOR HAZARD SUPPRESSION SYSTEMS		
			\$/Day		
3.e	ALLOWANCE	1	MATERIALS PURCHASED FOR MISCELLANEOUS REPAIR SERVICES FOR HAZARD SUPPRESSION SYSTEMS	\$10,000	\$10,000
			Ten Thousand Dollars		
			Lump Sum		
			HAZARD SUPPRESSION SYSTEM WORK TOTALS:		

EXHIBIT B –PAGE 4 OF 4
QUOTE PROPOSAL CITY OF UNALASKA
ANNUAL TECHNICAL SERVICES AGREEMENT
(Contractor to Fill in and Submit to City)

Total Price Quote: _____

Total Price Quote (in words): _____

Quoting Company: _____

Name (Printed): _____

Signature: _____ Date: _____

Contractors License No. _____ Business License No. _____