

**LOUISIANA
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
SPECIFICATIONS**

**FIRE ALARM SYSTEM
MONITORING, MAINTENANCE, PARTS, LABOR, INSPECTION & TESTING**

SCOPE OF WORK

Contractor to provide Monitoring, Maintenance, Parts, Labor, Inspection and Testing of the Simplex 4100 Fire Alarm System for the Louisiana Department of Transportation and Development (DOTD) Headquarters located at 1201 Capitol Access Rd., Baton Rouge, LA 70802.

SYSTEM COMPONENTS

	Main Building	East Wing
Simplex 4100 Control Panel	1	1
Simplex Notifier Control Panel	0	1
Communicator	1	0
Kitchen Hood	1	0
Horn/Strobe	1	0
Fire Pump Running	0	1
Power Loss	0	1
Supervisory Device	0	2
Elevator	0	2
Fire Pump Trouble	0	3
Power Supply	5	7
Heat Detectors	25	8
Batteries	13	16
Waterflow Switches	19	21
Tamper Switches	20	22
Duct Detectors	32	30
Pull Stations	48	23
Smoke Detectors	129	28
Total:	295	166

MAINTENANCE SCHEDULE

The 100% Annual Test and Inspection of the fire alarm system and the Annual Sensitivity Test of all smoke and duct detectors shall be performed within two (2) weeks of the start of the contract period for both the East and West Wings of the Headquarters building.

Contractor shall schedule all inspections with the DOTD Facility Maintenance Manager, (225) 379-1127, or the DOTD Assistant Maintenance Manager, (225) 379-1024 or their designee at least one (1) week prior to arrival. Tests and inspections shall take place outside normal working hours on either a Saturday or Sunday, or both, at the convenience of the Contractor.

Contractor's service representative shall report to the Boiler Room located on the first floor of the DOTD headquarters building, Room 110A to notify DOTD Maintenance of their arrival and obtain a vendor pass. Upon completion of all work performed, the Contractor's service representative must certify that the work was completed by obtaining the signature of the Agency representative. The certificate of completion must include at a minimum the following:

- Date and time of service
- Name of the Contractor's representative
- Amount of time involved
- List the work performed
- Materials and parts used/replaced.

A copy shall be left with the Agency representative.

SYSTEM MAINTENANCE REQUIREMENTS

100% Annual Test and Inspection:

- Testing and inspection shall be performed in accordance with the Office of State Fire Marshal requirements.
- Each fire alarm control panel shall be tagged to designate each system's compliance/impairment/failure.

Annual Sensitivity Test:

- Sensitivity testing shall be performed in accordance with NFPA and the Office of State Fire Marshal rules and regulations and in accordance with the manufacturer's recommendations utilizing the following, or equal, testers:
 - Gemini Sensitivity Tester
 - Soctester SC0140 Battery Tester
 - Solo Smoke Detector Tester
- Detectors which fail the sensitivity test must be replaced with detectors that are U.L. listed for use with the system, at no additional cost to the Department.

General Maintenance:

- Contractor must maintain, at no additional charge to the Department, the following components and peripheral devices associated with the fire alarm system:

- Alarm Control Panels
 - Annunciators
 - Master Controller (CPU)
 - Control Modules
 - Zone Monitor Cards
 - Relays
 - Manual Pull Stations
 - Horns
 - Audio/Visual Units
 - Visual Units
 - Standby Battery Power
 - Bells
 - Other Peripheral Devices
- Control panel replacement parts must be new. Remanufactured and/or used parts will not be accepted.
 - Contractor shall not remove any components from the facility with the intent of performing off-site repairs.
 - Contractor shall have access to the following materials, supplies and panel components within twenty-four (24) to thirty-six (36) hours in order to repair and/or return the system to an operational and certifiable standard when the system has been rendered non-functional:
 - One (1) Simplex 566-736
 - One (1) Notifier XPS6M Mapnet Transceiver Board
 - One (1) Simplex 740-802
 - One (1) Notifier 24PS Power Supply
 - One (1) Simplex 562-974
 - One (1) Notifier 640CPU Mapnet Power Supply
 - Two (2) Simplex 4098-9733
 - Two (2) Notifier FSP851 Heat Detectors
 - Three (3) Simplex 4098-9714
 - Three (3) Notifier FSP851 Photo Smoke Sensors
 - Five (5) Simplex 4098-9792
 - Five (5) Notifier 701 Sensor Bases

MONITORING

Contractor shall provide phone line monitoring, by a U.L. approved central monitoring station, of all smoke detectors, photo detectors, horn strobes, A/C duct detectors, and heat detectors on a twenty-four (24) hours, seven (7) days a week basis.

At least one (1) technician must be on call twenty-four (24) hours a day, seven (7) days a week.

REPORTING

Contractor shall supply the Department a computer-generated report detailing the results of the testing and inspections, along with the following information:

- Annual Testing & Inspection Report – Shall include the following:
 - Each individual device's location and its functional test results.
 - All applicable control panel voltages.
 - The name(s) of technician(s) that performed the testing.

- Annual Sensitivity Testing Report – Shall include the following:
 - Each detector's sensitivity results, listing both high and low threshold readings.
 - Each initiating and indicating device location and its functional test results.
 - The name(s) of technician(s) that performed the testing.

SERVICE CALLS

All service calls placed Monday through Friday, between the hours of 8:00 AM and 5:00 PM shall be responded to within four (4) hours of the call. Service calls placed outside of normal business hours, after 5:00 PM on weekdays, and any time on Saturday or Sunday, must be answered within six (6) hours of the call.

CONTRACTOR REQUIREMENTS

Licensing:

The fire alarm contractor must be licensed in the State of Louisiana in fire/life safety systems and perform the necessary testing and inspection in accordance with NFPA-72. All technicians performing work as part of this contract must be licensed in the State of Louisiana in fire/live safety systems in accordance with the Office of State Fire Marshal requirements.

Experience:

At least two (2) technicians in the local branch must be certified at NICET III. Only those technicians with this certification will be allowed to perform repair work as part of this contract.

Contractor shall maintain a local staff of at least five (5) Class D licensed technicians, which is deemed an adequate number of employees to satisfactorily perform the scheduled services as required by this contract.