

Attachment A

Life Safety Maintenance & Repair Service Scope of Work

Location: **District of Columbia Courts**

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Specifications of services to be performed at the following locations:

500 Indiana Ave. NW Washington D.C.
449 5th Street NW Washington, D.C.
430 E St. NW Washington, D.C.
410 E St. NW Washington, D.C.
510 4th St. NW Washington, D.C.
515 5th St. NW Washington, D.C.
1110 V St. SE Washington, D.C.
2051 MLK Avenue SE Washington, D.C.
2575 Reed St. NE Washington, D.C.
920 Rhode Island Ave. NE Washington, D.C.
1201 South Capitol St. SW Washington, D.C.
1215 South Capitol St. SW Washington, D.C.
118 Q St. NE Washington, D.C.
6217 Columbia Park Road, Cheverly MD.

I. Specifications of work for Inspection & Testing service agreement

A. Contractor shall conduct one annual test & inspection during the month of February during the calendar year & not to exceed 12 months from the prior year test on all fire alarm devices per **NFPA 72** and provide record of completion document. (Smoke detectors, duct detectors, heat detectors, manual pull stations, elevator re-calls, water flow switches & valve tamper switches to ensure correct panel annunciation.

B. Contractor shall conduct one annual fire door inspection per **NFPA 80** during the month of October during the calendar year.

C. Contractor shall provide **NFPA 72** required record of completion document and complete list of all devices tested within 10 days after each building has been tested via electronically and hard copy.

D. The audio visual ring down (check all speaker/strobes) is required after normal business hours which will be scheduled with the DC Courts engineering department.

E. Contractor shall test all elevator devices per DCRA 3rd party inspector (smoke detectors, heat detectors, primary/secondary elevator re-call sequence, shunt trip sequence). Testing required after normal business hours. Contractor shall provide the aforementioned task per the schedule of inspections with DCRA 3rd party vendor.

F. Contractor shall test thru means of express drains water flow & valve tamper switches during the months of October and April of the calendar per **NFPA 25 2-3.3**

G. Contractor shall perform one (1) fire pump test during the month of September during the calendar year not to exceed 12 months from the prior year in accordance **NFPA 25 5-3.3.1** regulations.

H. Contractor shall perform one (1) five year standpipe flow test during the month of October during the calendar year in accordance **NFPA 25 3-3.1.1** regulations.

I. Contractor shall test and replace as needed with the approval of the COTR pressure gauges during the month of October in accordance to **NFPA 25 2-3.2** regulations.

J. Contractor shall perform one annual trip test on dry valve systems in accordance to **NFPA 25 9-4.4.2.2** regulations during the month of October of the calendar year not to exceed 12 months from the prior test.

K. Contractor shall operate each control valve annually thru its full range and return to normal position in accordance to **NFPA 25 9-3.4.1** regulations during the month of October of the calendar year.

L. Contractor shall lubricate operating stems of outside screw and yoke valves annually in accordance to **NFPA 25 9-3.4.3** regulations during the month of October of the calendar year.

II. Specifications of work for component repairs, component replacements, trouble call Services and emergency call services for the DC Courts Fire Alarm & Sprinkler Systems.

A. Contractor shall furnish all labor, materials, parts, and equipment necessary to perform various repairs and/or replacement of all Fire Alarm & Sprinkler system components.

B. Contractor shall provide emergency service and repairs to include: labor, parts, travel time, mileage, and replacement of all Fire Alarm & Sprinkler equipment found to be defective. Fire Alarm & Sprinkler equipment to be covered under this proposal are: Keltron monitoring system for five (5) campus buildings, Fire alarm panels & solid state boards, Power Booster Panels, Remote Annunciator Panels, Remote Graphic Annunciator Panels, Manual Pull Stations, Speaker Strobes, Flow Switches & Connections, Tamper Switch & Connections, Sprinkler heads, Sprinkler valves, Stand Pipe connections, Fire department hose connections, Fire pump & associated system components, Dry Pipe valves & associated system components, Addressable Smoke Detectors, Addressable Heat Detectors, Addressable Duct Smoke Detectors, Control and Monitor Modules, Batteries and Chargers, and all related System wiring and equipment needed to maintain the Fire Alarm & Sprinkler System for the District of Columbia Superior Courts.

Contractor also to provide programming services for any devices that are added and/or removed from the system. Updated points list to be maintained at all times.

III. Specifications of work for Inspection & Testing of five (5) Pre-Action Systems

A. Conduct (4) quarterly test and inspections on the following Pre-Action Sprinkler systems, to include main drain test.

B. Semi-Annual testing and inspections of all associated tamper switches, water flow pressure switches, low-air switches, and inspectors test.

C. Annual full-trip testing and visual inspection of the system and all accessible sprinkler heads in October.

IV. Contractor will perform the following services at the following locations:

410 E Street – Third Floor Data Center FM 200 system
500 Indiana Ave.- Parking Level Telecom. Room Dry Pipe system
500 Indiana Ave. – C Level Server Room FM 200 system
500 Indiana Ave. – Parking Garage Dry Pipe System
430 E Street – Parking Garage Dry Pipe System

A. Contractor shall provide the DC Courts with same day emergency response within 2 hours of receiving initial call.

B. Contractor shall provide the DC Courts with qualified licensed technicians to service, inspect, test, diagnose and replace equipment. Certificates of certification shall be provided within solicitation.

- C. Contractor shall provide the DC Courts with personnel that may pass a security background clearance.
- D. Contractor shall provide a **web-based link** for DC Courts to access all site inspection & repair reports and NFPA required record of completion documentation at the commencement of the contract award.
- E. Contractor shall provide all tools and materials needed for required services and ensure that all tools and materials are secured while providing service at the DC Courts.
- F. Contractor must ensure that services are within the District of Columbia Government Code Compliance Regulations.
- G. Contractor shall provide hourly rates for Regular hours and Overtime hours for the above service require.
- H. Contractor shall provide service protocol information (Hours of operation, Service manager contacts, and 24/7 contacts).
- I. Contractor shall provide all certifications, licenses and training certificates within its solicitation.