

STATEMENT OF WORK
FOR
FIRE PROTECTION SYSTEMS

SECTION 1
GENERAL CONDITIONS

1.1. LOCATTON

The site of work is ---, which is located in ----- .

1.2 WORK TO BE ACCOMPLISHED

1.2.1 The work consists of furnishing all labor, travel, testing, testing equipment, materials and replacement parts to perform semi-annual maintenance and emergency repair on Fire Protection Systems. The contractor shall be licensed to work on fire alarm systems by (). Personnel performing maintenance repair and testing shall be factory-trained on the systems they are working on. These systems include but not limited to ().

1.2.1.1 Semi-annual regular maintenance is to be performed on Ansul lights, dry chemical systems, Intergen systems, smoke detectors and heat detectors in accordance with Sections 1 & 2 of this Statement of Work. The fire protection systems are listed in Section 4.

1.2.1.2 Annual testing of fire pumps in accordance with Sections 1 & 2 of this Statement of Work. The fire pump houses are listed under Section 4.

1.2.1.3 Emergency repairs are to be performed in accordance with Sections 1 & 3.

1.2.1.4 For regularly scheduled maintenance and emergency maintenance the Government will reimburse the contractor at invoice cost for all gasses (Ansul, Intergen, chemicals and parts).

1.2.1.5 Prior to performing any required work a maintenance schedule will be submitted to and coordinated with the Contracting Officer's Representative (COR, and/or the Alternate Contracting Officer's Representative (ACOR) and the () Fire Department.

1.2.1.6 Two (2) days prior to the approved scheduled inspection date for regular maintenance, the contractor will contact the COR (or ACOR) for confirmation to ensure that the scheduled date is still acceptable.

1.2.1.7 At the Safety/Security Briefing, the contractor will provide the COR or ACOR with the names of the individuals who will be performing the maintenance.

1. 3. INSPECTION REPORTS.

1.3.1 As the inspection on each system is completed, a description of the system condition, description of corrective measures, and any other special notes (tests conducted and maintenance work performed) are annotated on an inspection form (for each system). The form will be signed by the service technician.

1.3.2 The inspection report will also indicate the probable continuance of the condition of each system until the next inspection.

1.3.3 The contractor will furnish inspection, testing and maintenance reports and recommendations with the Fire and Emergency Service Division within three (3) working days of said system check.

1.4. SPARE PARTS AND TEST EQUIPMENT.

1.4.1 A complete inventory of spare parts is to be maintained by the contractor for maintenance/repair of these systems.

1.4.2 The contractor must have hydrostatic test capabilities and recharging capabilities on their premises.

1.4.3 All spare parts maintained by the contractor will meet or exceed conformity with National Fire Code (NFPA) Standards.

1.4.4 All equipment and material will be labeled and listed for compliance with appropriate standards.

1.4.5 Service technicians are to be equipped with all tools and test equipment necessary for preventive maintenance and field repair of fire protection systems and devices.

1.4.6 Payment of materials, such as Intergen Dry Chemical, Ansul Light, Dialers, and various parts required in the performance of the contract will be paid upon submission of paid invoices to the COR.

1.5 SAFETY PROGRAM

1.5.1 The contractor will submit the following safety documents to the COR for the Safety Office review at least one week prior to the start of any work on this installation the following:

1.5.1.1 A written site-specific plan for implementing OSHA standards, DOD, Federal and State safety and health requirements to the contracting officer for acceptance. This plan will include the contract scope of work, Emergency Contingency planning and the contractor's Accident Prevention Procedures. ALL Army contractors will be required to have a Safety and Occupational Health Program implemented that is tailored to meet the

safety requirements of each contract and the associated tasks and products of that contract. This program will be documented in the contractor's safety plan.

1.5.1.2 An Activity Hazard Analysis(es) (AHA(s) of the significant hazards to life, limb, and property inherent in the specific contract work performance and a plan for controlling these hazards.

1.5.1.3 Designation of a contractor quality control qualified person primarily responsible for safety and health at the project site. With specific outlined duties to enforce health and safety protection.

1.5.2 Before starting any contract, the COR and the Installation Safety office will meet with key contractor personnel to discuss and develop a mutual understanding about the administration of the overall safety program. This meeting will serve to orient the contractor's key personnel to the safety requirements, changes and status of work at () and is REQUIRED FOR ALL CONTRACT WORK. The Safety Office will then issue a permit for the contractor's work which is valid for 90 Days.

1.6. APPLICABLE STANDARDS AND REGULATORY GUIDANCE.

1. 6. I The following standards, technical bulletins, technical manuals, military handbooks, Army regulations and DODI will be utilized for performing work contained in this Statement of Work:

1.6.1.1 National Fire Protection Association (NFPA) Standards:
NFPA 10; 13, 15 17, 17A, 20, 25, 70, 72 and 96,

1.6.1.2 Technical Bulletin (TB) 5-4200-200-10.

1.6.1.3 Technical Manual (TM) 5-812-1.

1.6.1.4 DODI 6055.6

1.6.1.5 Unified Facilities Criteria 3-600-01, and 3-600-02

1.6.1.6 Army Regulations (AR) 420-1 Chapter 25

1.6.1.7 29 Code of Federal Regulation (CFR) 1910

1.6.1.8 29 CFR 1926

1.6.1.9 29 CFR 1960

1.6.1.10 Executive Order (EO) 12196

1.6.1.11 Federal Acquisition Regulation (FAR) Clause 52.236-13

1.6.1.12 AR 40-5

1.6.1.13 AR 385-10

1.6.2 No work will be approved by the COR (and/or ACOR), unless contractor personnel adhere to the aforementioned standards and regulatory guidance and other applicable standards addressed within this Statement of Work.

1.6.3 Contractor will be required to obtain permits to enter energetic areas and facilities from the Energetic Safety Office.

SECTION 2 REGULAR SCHEDULED MAINTNEANCE

2.1 EXTINGUISHING SYSTEMS/ANSUL LIGHT SYSTEM

The following procedures will be adhered to for inspecting, testing and maintenance of all Ansul light systems.

2.1.1 Work shall be performed in accordance with National Fire Protection Association (NFPA) 12, required acceptable Fire Safety Standards, as they apply, and the following:

2.1.1.1 Scheduled Maintenance. Maintenance will be performed on a semi-annual (twice/year) basis and will be conducted in accordance with manufacturer's standards. As a minimum, maintenance will consist of the following:

2.1.1.1.1 All systems will be thoroughly-inspected and tested for proper operation by the contractor on a "per call" basis.

2.1.1.1.2 Inspection and testing by the contractor to insure the systems are in full operating condition.

2.1.1.1.3 Any trouble or impairment detected in the system will be corrected immediately by the contractor.

2.1.1.1.4 Suitable discharge tests will be conducted when during the performance of inspection, it is advisable to do.

2.1.1.1.5 Weight and pressure of the container will be recorded on the inspection form and the tag attached to the container.

2.1.1.1.6 These systems will be maintained in full operating condition at all times and any defects and/or impairments noted will be reported to the COR (or ACOR) immediately.

2.1.1.1.7 All detectors will be examined and cleaned.

2.1.1.1.8 All auxiliary equipment and all manual operating devices will be tested in accordance with NFPA Codes and Standards.

2.1.1.1.9 All actuating controls will be reset and re inspected after testing.

2.1.1.1.10 Auxiliary equipment and supplementing components, switches, doors, window releases, interconnected valves, damper releases, supplementary alarms, etc. will be manually operated to ensure proper operating conditions. All devices will be returned to normal "standby" condition after testing.

2.1.1.1.11 If the contractor accidentally or deliberately trips and expels agents, he will replace the agent at his own expense.

2.2. DRY CHEMICAL SYSTEM

2.2.1 The following procedures will be adhered to for inspecting, testing and maintenance of all Dry Chemical Systems.

2.2.1.1 Work shall be performed in accordance with National Fire Protection Association (NFPA) 17, required acceptable Fire Safety Standards, as they apply, and the following:

2.2.1.1.1 Maintenance. Maintenance will be performed on a semi-annual (twice/year) basis, and will be conducted in accordance with the manufacturer's standards. As a minimum, maintenance will consist of the following:

2.2.1.1.1.1 Examine all detectors, expellant gas container(s), agent container(s), piping releasing devices, hose assemblies, nozzles, alarms and all auxiliary equipment.

2.2.1.1.1.2 Weigh or check pressure of expellant gas and agent containers.

2.2.1.1.1.3 Examine the dry chemical for evidence of caking (or breakdown) of agent.

2.2.1.1.1.4 Semi/annual (twice/year) inspection of dry chemical containers or systems reveals conditions such as, but not limited to, corrosion or pitting in excess of manufacturer's limits, structural damage, repairs by soldering, welding or brazing. The affected part(s) shall be replaced or hydrostatically tested.

2.2.1.1.1.5 Fixed temperature sensing element of the fusible metal alloy type link shall be replaced at least annually, or more frequently if necessary, to assure proper operation of the system.

2.1.1.1.6 Check of the detection system, alarms and releasing devices, including manual stations and other associated equipment.

2.2.1.1.1.7 Any defective parts which would cause an impairment or failure of operation are revealed during maintenance are to be replaced or repaired.

2.2.1.1.1.8 Hydrostatic testing will be in accordance with NFPA 17, Chapter 2, Paragraphs 2 thru 12.

2.2.1.1.1.9 All restaurant hoods, ducts and cooling appliance systems will be inspected, tested and maintained in accordance with NFPA codes and standards.

2.2.1.1.1.10 If the contractor accidentally or deliberately trips and expels agents, he will replace the agent at his own expense.

2.3 HAND PULL STATIONS, SMOKE DETECTORS AND HEAT DETECTORS

2.3.1 The following procedures will be adhered to for inspecting, testing and maintenance of Hand Pull Stations, Smoke Detectors and Heat Detectors.

2.3.1.1 All inspections, testing and maintenance shall be in accordance with NFPA 72, required acceptable Fire Safety Standards as they apply, and the following:

2.3.1.1.1 All hand pull stations, smoke detectors and heat detectors shall be cleaned and tested on a semi-annual- (twice/year) basis.

2.3.1.1.2 Sensitivity testing will be performed in accordance with NFPA 72.

2.3.1.1.3 Testing of air duct detectors will be performed in accordance with NFPA 72.

2.3.1.1.4 Each automatic detector will be maintained in reliable operating condition. Semi-annual inspections and tests will be conducted to ensure proper maintenance, as specified herein

2.3.1.1.5 Any manual fire alarm systems required to be inspected shall be in accordance with NFPA 101 Life Safety Code.

2.3.1.1.6 Inspections, testing and maintenance shall be conducted in accordance with Army regulation 420-1 Chapter 25 November 2007

2.3.1.1.7 Any trouble or impairment will be corrected immediately by the contractor.

2.3.1.1.8 Any defective parts which would cause an impairment or failure of operation which are revealed during maintenance are to be replaced or repaired.

2.3.1.1.9 If the contractor accidentally or deliberately damages detectors, he will replace detectors at his own expense.

2.4 INTERGEN SYSTEMS.

2.4.1 The following procedures will be adhered to for inspecting, testing and maintenance of the Intergen Systems.

2.4.1.1 Work will be performed in accordance with NFPA, required Fire Safety Standards, as they apply, and the following:

2.4.1.1.1 Maintenance. Maintenance will be performed semiannually and will be conducted in accordance with the manufacturer's standards. As a minimum, maintenance will consist of the following:

2.4.1.1.1.1 All systems will be thoroughly inspected and tested for proper operation by the contractor on a semi-annual (twice/year) basis .

2.4.1.1.1.2 Suitable discharge tests will be made when it is advisable to do so.

2.4.1.1.1.3 All high pressure cylinders will be weighed semi-annually and the date of the first hydrostatic test noted. If at any time a container shows a loss in net content of MORE than ten percent, the cylinder will be refilled or replaced.

2.4.1.1.1.4 All systems will be maintained in full operating condition at all times.

2.4.1.1.1.5 All actuating controls will be reset and re-inspected after testing.

2.5 FIRE PUMP SYSTEM.

2.5.1 The following procedures will be adhered to for inspecting and testing of all fire pump systems.

2.5.1.1 Work shall be performed in accordance with National Fire Protection Association (NFPA) 20, 25, required acceptable Fire Safety Standards as they apply, and the following:

2.5.1.1.1 Examine all piping, releasing devices, hose assemblies, alarms and all auxiliary equipment related to the pump operation.

2.5.1.1.1.4 When doing the performance testing of automatic fire pumps, if any defects are noted which would cause impairment or failure of proper operation of the system, the defects will be reported to the COR (or ACOR) immediately.

2.6 FIRE ALARM RECEIVER

2.6.1 The contractor shall do repairs on the base fire alarm receiver, and transmitters. The receiver is Ademco 685 High Speed Digital Receiver. Transmitters are Ademco, Fire-Lite 911, 911A, and 411.

2.6.1.1 Fire alarm receiver shall be service IAW National Fire Codes, NFPA 72.

SECTION 3 EMERGENCY MAINTENANCE PROCEDURES

3.1 Upon receipt of telephone requests from the COR (or ACOR), for emergency Service, the contractor will immediately dispatch a qualified service technician to repair the system.

3.2 For emergency service after duty hours, weekends and holidays, a service technician will be assigned the responsibility to perform after-hour maintenance. If this service technician is already on an assignment when an emergency service call is received, a determination will be made by the contractor to ascertain whether the service technician will be available to respond in a timely manner. If the service technician does not respond within 12 hours and complete work within twenty four (24) hours, another service technician will be called from a standby list, which is maintained by the contractor and provided to the Government. This procedure will assure emergency service requests are responded to in a timely and efficient manner

3.3 The COR (ACOR, or a designated representative) will make necessary arrangements with the Security Division for access to the installation for emergency repairs.

MAJOR REPAIR

3.4 If a major repair on an item of equipment is required, the contractor must provide a temporary replacement of equipment in the field to restore the system back into operation.

3.5 The original equipment will be repaired at the contractor's facility, and be reinstalled in the system after repairs have been accomplished.

3.6 Contractor shall obtain COR's approval before initiating any major repairs.

CURRENT LISTING OF BUILDING WITH FIRE ALARM PANELS

BUILDING NUMBER	ALARM SYSTEM	TOTAL SF	EST # Detect/PB
1	Smoke, PB, Fire Pump	154749	172
2	PB, Smoke, Sprinkler	5700	6
6	PB, Smoke	15123	17
7	PB, Smoke, Sprinkler High Speed Deluge	65000	72
9	PB, Smoke	15269	17
10	PB	15449	5
11	PB, Sprinkler	17634	5
12	Smoke, PB, Sprinkler	34470	38
13	PB, Sprinkler	13400	5
18	PB, Smoke, Sprinkler	18900	21
19	PB	3550	5
20	PB	3236	5
25	PB, Smoke, Sprinkler	9820	11
30	PB	26950	5
31	PB, Smoke, Sprinkler, Pre-action	78890	87
33	PB	23460	5
34	PB, Sprinkler, Hood System	25342	5
44	PB, Smoke, Fire Pump FM System, Pre-action	1500	2
58	PB, Sprinkler	16542	5

CURRENT LISTING OF BUILDING WITH FIRE ALARM PANELS

BUILDING NUMBER	ALARM SYSTEM	TOTAL SF	EST # Detect/PB
59	PB, Sprinkler	20173	5
60	PB	31442	5
61	PB, Smoke, Sprinkler	41126	46
62	PB, Sprinkler	48475	46
64	PB	10897	5
65	Smoke, PB	65950	77
79	PB	2124	5
91	Sprinkler, PB	60105	10
92	PB	35300	10
94	PB	53338	10
95	PB, Pre-action, Sprinkler, Smoke	93980	105
118	PB, Smoke	8523	10
121	PB, Smoke, Ansul Light Preaction, & Wet sprinkler	17472	20
151	Smoke, Heat, PB	50138	56
162	PB, Smoke	25058	28
171	PB, Smoke, Heat	58752	65
172	PB, Smoke, Sprinkler	20903	24
173	PB, Smoke, Intergen System	23230	33
174	PB	2527	5

CURRENT LISTING OF BUILDING WITH FIRE ALARM PANELS

BUILDING NUMBER	ALARM SYSTEM	TOTAL SF	EST # Detect/PB
175	Sprinkler, PB, Smoke, Hood System	8327	10
176	PB	3521	5
183	PB, Smoke, Sprinkler	18501	21
315	PB,	5003	5
316	Smoke, PB, Sprinkler, 4 Dry Chemical Systems	5003	6
318	PB, Smoke, Sprinkler	5006	6
319	PB	5702	6
322	PB	5505	6
323	PB	5553	6
382	PB	11064	5
329	PB, Smoke, Pre-action Sprinkler	12783	15
337	PB, Smoke, Heat, Sprinkler, Hood System	2947	5
351	Pre-action Sprinkler, PB, Smoke	42352	50
354	PB, Smoke	25249	28
355	PB, Sprinkler	23000	5
356	PB, Smoke, Sprinkler	31000	35
407	PB, Sprinkler, Smoke	21026	23
455	PB	17110	5
472	PB, Smoke	3250	5

CURRENT LISTING OF BUILDING WITH FIRE ALARM PANELS

BUILDING NUMBER	ALARM SYSTEM	TOTAL SF	EST # Detect/PB
606	Fire Pump	4748	
660	PB, Smoke, Pre-action Fire Pump	14550	16
800	PB, Smoke, Pre-action	2072	5
808	Fire Pump		
908	PB	23203	5
1029	PB, Smoke, Sprinkler	2388	5
1090	PB, Smoke Pre-action	9862	10
1403	PB, Sprinkler, High Speed Deluge	5600	5
1461	PB, Sprinkler, High Speed Deluge	1074	5
1464	PB, Sprinkler	454	5
1501	PB, Smoke	4567	6
1509	PB	5911	5
1530	PB, Smoke, Sprinkler	10550	12
1609	PB (Propane Storage)	7635	5
3002	PB, Smoke	12946	24
3008	PB, Smoke	4145	6
3022	Smoke, Heat, Sprinkler, PB	53329	60

CURRENT LISTING OF BUILDING WITH FIRE ALARM PANELS

BUILDING NUMBER	ALARM SYSTEM	TOTAL SF	EST # Detect/PB
3024	PB, Smoke, Sprinkler	14000	16
3028	Sprinkler, PB, Smoke	29564	33
3029	PB, Smoke, Sprinkler	21269	24
3029A	Fire Pump		
3050	PB, Smoke, Sprinkler	31458	35
3100	PB, Smoke	5384	6
3114	PB, Smoke	5559	6
3124	PB, Smoke	7590	7
3150	Smoke, Sprinkler, PB	126896	141
3159	PB, Smoke	13549	15
3227	PB, Smoke, Hood System		
3228	PB, Smoke, Pre-action Sprinkler	9242	10
3305	PB, Smoke, Sprinkler	12082	14
3306	PB	12000	5
3308	PB	12000	5
3310	PB	14781	5
3323	Smoke, PB, Sprinkler, Fire Pump	22000	25

CURRENT LISTING OF BUILDING WITH FIRE ALARM PANELS

BUILDING NUMBER	ALARM SYSTEM	TOTAL SF	EST # Detect/PB
3325	Smoke, PB		
3328	PB, Smoke, Sprinkler	12383	14
3329	PB, Smoke, Sprinkler	12000	14
3409	Smoke, PB, Sprinkler	16172	19
3410	PB, Smoke, Sprinkler	8982	10
3500	PB, Smoke, Sprinkler	1328	4
3518	PB, Smoke, Sprinkler	3327	5
3801	PB, Smoke	26120	30

CURRENT LIST OF FIRE PUMP HOUSES

BUILDING NUMBER

3029A

660A

808

611

44B

1

3323

717