

Project: Alarm Monitoring, Maintenance, and Repair **Date:** February 2, 2024

RE: Addendum #3
of 7
Pages:

The following revisions and/or clarifications are to be made to the proposal documents for Alarm Monitoring, Maintenance, and Repair. They are a result any questions received by January 19, 2024, 5:00 p.m.

Questions: (answers to all question are shown in Italics immediately after the question)

1. RFP is asking for Bi-Annual inspections, testing, cleaning, etc. of the alarm systems, which would imply every 2 years, but the pricing sheet (page B-1) lists yearly pricing, please verify which is being requested.

We are requesting biannual, or twice per year pricing. A “biennial” request would mean every other year.

2. Pricing sheet on page B-2 has incorrect labeling of “Total Annual Monitoring Cost”, this total section should read “Total Annual Inspection Cost.”

Please see updated Exhibit B: Form of Cost Proposal attached.

3. Police memorial not included in Exhibit A table.

The Police Memorial is not part of the Project Sites, please see updated Exhibit B: Form of Cost Proposal attached.

4. Pricing sheet on page B-2 asks for pricing of monitoring and inspections for “Police Memorial Electrical Room East & West”, however there is no matching labeled building and panel/device info on pages A-1/A-2.

The Police Memorial is not part of the Project Sites, please see updated Exhibit B: Form of Cost Proposal attached.

5. For Police Memorial Electrical Room East & West no description of existing components.

The Police Memorial is not part of the Project Sites, please see updated Exhibit B: Form of Cost Proposal attached.

6. Do you have letters of approval for each building. Often times the central station panel has its own letter of approval (LOA), if it doesn't, then central station is noted on the LOA for the main building.

We are not able to provide copies of the FDNY Letters.

7. Please advise if the FDNY-issued 'Letter of Approval' is available for all locations. These are imperative to file any central station monitoring accounts. I have attached one for 22 Battery as reference, and for you to keep on file. This is also the only 'LOA' I was able to locate on the Dept of Buildings website.

We are not able to provide copies of the FDNY Letters.

8. At 75 Battery the communicator was replaced and the power now has a splice in it, can you find out if this panel replacement was filed, if it was, you may decide to just leave it as it is.

We do not have a letter on file for this work and would expect all work to be performed to code. Please use updated "Onboarding & Initial Setup Costs", Exhibit B: Form of Cost Proposal attached.

9. Will need to include any fees associated with taking over central station. 22 Batt, 75 Batt and West Thames all have Napco panels, 200 Rector has a built in dialer on an AXIS panel.

Please see updated Exhibit B: Form of Cost Proposal attached, "Onboarding & Initial Setup Costs".

10. Since some of the existing fire alarm panels and/or communicators are proprietary, utilizing a sub-contractor may be a sole-option. Does this conflict with any of the terms & conditions/guidelines on the RFP? Secondly, will it be required to inform the BPCA the sub-contractor to be used?

Yes, Proposers are required to inform BPCA of sub-contractors to be utilized. Please see Section 25. Approval and Use of Subconsultants of the standard form of contract attached to the RFP as Exhibit F.

11. Would the existing fire panel programs and/or passwords be made available to you from the previous/current vendor? These would be needed to program the panels for central station changes, which if not available will increase the amount of time needed for programming. Also for any potential service issues or system alterations (alterations can be for renovations, additions, etc.)

No passwords are available.

12. Regarding monthly pricing of the central station monitoring, additional costs will incur to re-program existing systems and/or possible replacements and filing with the City. Please advise if we can simply list the cost to provide all items needed to provide this for each building, or if the RFP will be altered to use a specific pricing guideline. For example, perhaps a basic listing of the buildings with a space for pricing.

Please see updated Exhibit B: Form of Cost Proposal attached, “Onboarding & Initial Setup Costs”.

13. Form page C-1 “Exhibit ‘C’; is this form to be filled only when a technician is on site? (looks as if this is post-awarding of RFP)

Per Section VI.B: Proposal Content “Each proposal must include...(3) Completed Proposal Submission Packet, attached as Exhibit C.

14. Will ‘Prevailing Wage’ be required? (referencing page 4 on RFP, item ‘E’ “Project may be subject to NYS prevailing wage requirements’

This is a public work project and BPCA has identified work within the scope that could be a prevailing wage title. Proposer is responsible for identifying those titles.

15. Regarding the bi-annual inspections, will these need to be performed during regular business hours during the week, or any after-hours/weekends at all?

Biannual inspections will need to be performed during normal business hours. Normal business hours for BPCA for the purposes of this service is Monday thru Friday between hours of 7:30AM to 4PM

16. Can you provide more specific location information for West Thames and Teardrop?

West Thames Pedestrian Bridge, Corner of West Thames Street and West Street Route 9A New York, NY. 10280

Teardrop South, Mechanical Vault located in base building of 2 River Terrace, New York, NY, entrance from parking garage located on corner of North End Ave and Murray Street, NY, NY.10282

17. Can the vendor use the lift to access the 75 Battery atrium alarm system components?

BPCA will provide a boom lift and operator.

18. Is BPCA willing to award to more than one vendor?

BPCA maintains the right to make an award of the resulting contract associated with this RFP in whole or in part. Final determination will be made upon review of proposals received.

19. Do proprietary communicators need to be replaced?

Yes

20. Does BPCA have the full passwords/access for each system?

No

21. Does BPCA have approval to run lines through the base buildings?

Yes

22. Regarding the bi-annual inspections, Page B-1, Bi annual inspections – asks for pricing for each year. Same for Sensitivity test on page B-2. We include the sensitivity testing as part of the inspection/testing. My question is can we omit pricing from the sensitivity chart? And have the pricing included for the testing/bi-annual inspections?

Biannual inspections mean twice per year. Please use the cost proposal format in Exhibit B: Form of Cost Proposal attached.

23. Page B-1 through B-2, the chart for “bi-annual inspections” is marked at the end as “total annual monitoring cost”. Please confirm of this typo, thank you for any clarification.

Please see updated Exhibit B: Form of Cost Proposal attached.

24. I have some questions about how to fill out the paperwork for the SDVOB and MBW/WBE Utilization plans. Are they asking about you we would utilize these subcontractors to perform the work in the RFQ? We would not be using subcontractors for this work so I am not sure how to complete these sections.

Should a proposer not anticipate the use of subcontractors, they would need to only complete the “Contractor Information,” section of the Utilization Plans. Please note that Response to Diversity Practices Questionnaire will comprise 10% of each Proposer’s technical score.

EXHIBIT B

(Form of Cost Proposal – Revised)

1. Onboarding and Initial Setup Costs

22 Battery Place	
75 Battery Place	
200 Rector Place	
West Thames Pedestrian Bridge – East & West	
Teardrop Park South	

All other onboarding and setup costs to be billed at hourly rates and parts markup as listed below.

2. Monthly Monitoring Services

	Monthly Monitoring Charge Year 1	Monthly Monitoring Charge Year 2	Monthly Monitoring Charge Year 3	Monthly Monitoring Charge Year 4	Monthly Monitoring Charge Year 5
22 Battery Place					
75 Battery Place					
200 Rector Place					
West Thames Pedestrian Bridge – East & West					
Teardrop Park South					
Total Monitoring Cost Per Year					

3. Bi-Annual Inspections (Twice per Year)

	Year 1	Year 2	Year 3	Year 4	Year 5
22 Battery Place					
75 Battery Place					
200 Rector Place					
West Thames Pedestrian Bridge – East & West					
Teardrop Park South					
Total Bi-Annual Inspection Cost Per Year for all locations					

4. Sensitivity Test

	Year 1	Year 3	Year 5
Total Cost for All Sensitivity Tests			

5. Hourly Labor Rates

	Year 1	Year 2	Year 3	Year 4	Year 5
Hourly Rate* for Maintenance and Repair Services					
Overtime Hourly Rate* for Maintenance and Repair Services					
Weekend/Holiday Hourly Rate* for					

Maintenance and Repair Services					
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***Project May Be Subject to New York State Prevailing Wage Requirements**

This Project may be subject to Labor Law 220, the New York State Prevailing Wage Law (“Prevailing Wage”). All qualifying labor employed on the Project must be paid the Prevailing Rate of Wage (the “Prevailing Wage Rate”) as identified by the New York State Department of Labor (“NYSDOL”). Attached to this RFP as Exhibit G is a Prevailing Wage Schedule provided by the NYSDOL. Any discrepancy between the Prevailing Wage Rates contained therein, and the Prevailing Wage Rates which may be required by law, shall not relieve the selected Proposer from the requirement to pay the legally required Prevailing Wage Rate, nor shall they entitle the selected Proposer to any additional compensation under the Contract.

6. Parts and Materials

	Year 1	Year 2	Year 3	Year 4	Year 5
Markup on Parts and Materials to be Used in Repair Services as Replacement for Worn or Non-Functioning Parts or Materials:**					

***Parts shall be at a percentage of Manufacturer’s Suggested Retail Price or List Price or a mark-up percentage over cost, which will require the Proposer to submit proof of purchase and price paid with the invoice.