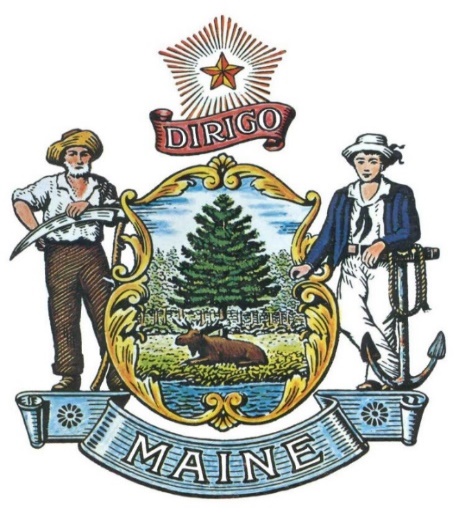
**STATE OF MAINE**

**Department of Defense Veterans and Emergency Management**



**RFP# 202508122**

**Air National Guard Fire Alarm and Fire Suppression System Testing and Certification**

**(Maine Air National Guard Base, Bangor International Airport, Bangor Maine)**

|  |  |  |
| --- | --- | --- |
| **RFP Coordinator** | **NAME:** | Katherine St. Peter-Gunn |
| **TITLE:** | *Contract Grant Specialist* |
| **EMAIL:** | [*Katherine.st.peter-gunn@maine.gov*](mailto:Katherine.st.peter-gunn@maine.gov) |
| *All communication regarding the RFP must be made through the RFP Coordinator.* | | |

|  |  |  |
| --- | --- | --- |
| **Mandatory Bidders’ Conference** | **DATE:** | September 17, 2025 |
| **TIME:** | 9:00 AM |
| **LOCATION:** | Maine Air National Guard Base  106 Ashley Ave, Suite 486  Bangor, ME 04401 |

|  |  |
| --- | --- |
| **Submitted Questions Due Date** | September 19, 2025, no later than 11:59 p.m., local time |
| *All questions must be received by the RFP Coordinator by the date and time listed above.* | |

|  |  |  |
| --- | --- | --- |
| **Proposal Submission Deadline** | **DATE:** | October 01, 2025 no later than 11:59 p.m., local time. |
| **TO:** | [Proposals@maine.gov](mailto:Proposals@maine.gov) |
| *Proposals must be received electronically by the Office of State Procurement Services by the date and time listed above.* | | |

TABLE OF CONTENTS

|  |  |
| --- | --- |
|  | **Page** |
|  |  |
| **PUBLIC NOTICE** | **3** |
|  |  |
| **RFP DEFINITIONS/ACRONYMS** | **4** |
|  |  |
| **PART I INTRODUCTION** | **5** |
| 1. PURPOSE AND BACKGROUND |  |
| 1. GENERAL PROVISIONS |  |
| 1. ELIGIBILITY TO SUBMIT BIDS |  |
| 1. CONTRACT TERM |  |
| 1. NUMBER OF AWARDS |  |
|  |  |
| **PART II SCOPE OF SERVICES TO BE PROVIDED** | **8** |
|  |  |
| **PART III KEY RFP EVENTS** | **13** |
|  |  |
| 1. QUESTIONS |  |
| 1. AMENDMENTS |  |
| 1. PROPOSAL SUBMISSION |  |
|  |  |
| **PART IV PROPOSAL SUBMISSION REQUIREMENTS** | **15** |
|  |  |
| **PART V PROPOSAL EVALUATION AND SELECTION** | **18** |
| 1. EVALUATION PROCESS – GENERAL INFORMATION |  |
| 1. SCORING WEIGHTS AND PROCESS |  |
| 1. SELECTION AND AWARD |  |
| 1. APPEAL OF CONTRACT AWARDS |  |
|  |  |
| **PART VI CONTRACT ADMINISTRATION AND CONDITIONS** | **20** |
| 1. CONTRACT DOCUMENT |  |
| 1. STANDARD STATE CONTRACT PROVISIONS |  |
|  |  |
| **PART VII RFP APPENDICES AND RELATED DOCUMENTS** | **21** |
| **APPENDIX A** – PROPOSAL COVER PAGE |  |
| **APPENDIX B** – RESPONSIBLE BIDDER CERTIFICATION |  |
| **APPENDIX C** – QUALIFICATIONS and EXPERIENCE FORM |  |
| **APPENDIX D** – COST PROPOSAL FORM |  |
| **APPENDIX E** – SUBMITTED QUESTIONS FORM  **APPENDIX F** – SCHEDULE OF SERVICES  **APPENDIX G** – PROPOSED SERVICES FORM |  |
| **APPENDIX H –** ATTACHMENT FILES LINK |  |
|  |  |

PUBLIC NOTICE

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**State of Maine**

**Department of Defense Veterans and Emergency Management**

**RFP# 202508122**

**Air National Guard Fire Alarm and Fire Suppression System Testing and Certification**

**(Maine Air National Guard Base, Bangor International Airport, Bangor Maine)**

The State of Maine is seeking proposals for Annual Fire Alarm and Fire Suppression Testing and Certification at the Bangor Air National Guard base.

A copy of the RFP and all related documents can be obtained at: <https://www.maine.gov/dafs/bbm/procurementservices/vendors/rfps>

A Mandatory Bidders’ Conference will be held on September 17, 2025 at 9:00 AM at the following location: Maine Air National Guard Base 106 Ashley Ave, Suite 486 Bangor ME 04401

Proposals must be submitted to the Office of State Procurement Services, via e-mail, at: [Proposals@maine.gov](mailto:Proposals@maine.gov). Proposal submissions must be received no later than 11:59 p.m., local time, on October 01, 2025. Proposals will be opened the following business day.

**\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\***

**RFP TERMS/ACRONYMS with DEFINITIONS**

The following terms and acronyms, as referenced in the RFP, have the meanings indicated below:

|  |  |
| --- | --- |
| **Term/Acronym** | **Definition** |
| **AFFF** | Aqueous Film Forming Foam |
| **AFI** | Air Force Instruction |
| **ANG** | Air National Guard |
| **BAFO** | Best and Final Offer |
| **BIDDER/ VENDOR/ CONTRACTOR** | Group Preparing the Bid/Proposal |
| **BLDG** | Building |
| **CDL** | Commercial Driver’s License |
| **CES** | Civil Engineer Squadron |
| **COR** | Contract Officer of Record |
| **DEP** | Department of Environmental Protection |
| **DVEM/ DEPARTMENT/ OWNER** | Department of Defense Veterans and Emergency Management – Air National Guard |
| **DoD** | Department of Defense |
| **EPA** | Environmental Protection Agency |
| **FOAA** | Freedom of Access Act |
| **GHS** | Global Harmonization System of Classification and Labeling of Chemicals |
| **HEF** | High Expansion Foam |
| **JER** | Joint Ethics Regulation |
| **MAS** | Maintenance Action Sheet |
| **MEANG** | Maine Air National Guard |
| **MEWP** | Mobile Elevated Work Platform |
| **MSDS** | Material Safety Data Sheets – Previous name for the SDS |
| **NFPA** | National Fire Protection Agency |
| **OSHA** | The Occupational Safety & Health Administration |
| **QCP** | Quality Control Plan |
| **RFP** | Request for Proposals |
| **SDS** | Safety Data Sheets |
| **STATE/ SOM** | State of Maine |
| **UFC** | Unified Facilities Criteria |
| **WBDG** | Whole Building Design Guide |

**State of Maine**

**Department of Defense Veterans and Emergency Management**

**RFP#202508122**

**Air National Guard Fire Alarm and Fire Suppression System Testing and Certification**

**(Maine Air National Guard Base, Bangor International Airport, Bangor Maine)**

**PART I** **INTRODUCTION**

1. **Purpose and Background**

The Department of Defense, Veterans and Emergency Management (Department) is seeking Annual Fire Alarm and Fire Suppression Testing and Certification at the Bangor Air National Guard Base as defined in this Request for Proposals (RFP) document. This document provides instructions for submitting proposals, the procedure and criteria by which the awarded Bidder will be selected, and the contractual terms which will govern the relationship between the State of Maine (State) and the awarded Bidder.

The awarded Bidder shall perform the annual testing and certification for the fire alarm and fire suppression systems at the Bangor Air National Guard Base. All testing and certifications will be in accordance with all applicable laws, regulations, standards, instructions, and commercial practices, with a focus on safety, installation procedures, and all Federal, State of Maine DEP and EPA regulations.

1. **General Provisions**
   1. From the time the RFP is issued until the award notification is made, all contact with the State regarding the RFP must be made through the RFP Coordinator. No other person/ State employee is empowered to make binding statements regarding the RFP. Violation of this provision may lead to disqualification from the bidding process, at the State’s discretion.
   2. Issuance of the RFP does not commit the Department to issue an award or to pay expenses incurred by a Bidder in the preparation of a response to the RFP. This includes attendance at personal interviews or other meetings and software or system demonstrations, where applicable.
   3. All proposals must adhere to the instructions and format requirements outlined in the RFP and all written supplements and amendments (such as the Summary of Questions and Answers), issued by the Department. Proposals are to follow the format and respond to all questions and instructions specified below in the “Proposal Submission Requirements” section of the RFP.
   4. Bidders will take careful note that in evaluating a proposal submitted in response to the RFP, the Department will consider materials provided in the proposal, information obtained through interviews/presentations (if any), and internal Departmental information of previous contract history with the Bidder (if any). The Department also reserves the right to consider other reliable references and publicly available information in evaluating a Bidder’s experience and capabilities.
   5. The proposal must be signed by a person authorized to legally bind the Bidder and must contain a statement that the proposal and the pricing contained therein will remain valid and binding for a period of 180 days from the date and time of the bid opening.
   6. The RFP and the awarded Bidder’s proposal, including all appendices or attachments, will be the basis for the final contract, as determined by the Department.
   7. Following announcement of an award decision, all submissions in response to this RFP will be public records, available for public inspection pursuant to the State of Maine Freedom of Access Act (FOAA) ([1 M.R.S. § 401](http://www.mainelegislature.org/legis/statutes/1/title1sec401.html) et seq.). State contracts and information related to contracts, including bid submissions, are generally public records per FOAA.
   8. In the event that a Bidder believes any information that it submits in response to this RFP is confidential, it must mark that information accordingly, and include citation to legal authority in support of the Bidder’s claim of confidentiality. In the event that the Department receives a FOAA request that includes submissions marked as confidential, the Department shall evaluate the information and any legal authority from the Bidder to determine whether the information is an exception to FOAA’s definition of public record. If the Department determines to release information that a Bidder has marked confidential, it shall provide advance notice to the Bidder to allow for them to seek legal relief.
   9. The Department, at its sole discretion, reserves the right to recognize and waive minor informalities and irregularities found in proposals received in response to the RFP.
   10. If awarded a contract resulting from this RFP, vendors shall be required to disclose, in writing and in accordance with applicable Maine law, any actual or potential conflicts of interest. Such disclosure must include any financial, professional, or personal relationships. Failure to disclose a known conflict may result in disqualification, contract termination, or other remedies as provided by law.
   11. All applicable laws, whether or not herein contained, are included by this reference. It is the Bidder’s responsibility to determine the applicability and requirements of any such laws and to abide by them.

1. **Eligibility to Submit Bids**

Bidders must have attended the Mandatory Bidders’ Conference as posted above and must have qualified technicians with active appropriate licenses to perform services in order to submit bids in response to this Request for Proposals. Required licenses include:

* Backflow Certification
* Fire Sprinkler System Contractor
* Certification of Responsible Managing Supervisor
* Inspection Technician
* Mobile Elevated Work Platform (MEWP) Certification

1. **Contract Term**

The Department is seeking cost-efficient proposals to provide services, as defined in this RFP, for the anticipated contract period defined in the table below. The dates below are estimated and may be adjusted, as necessary, in order to comply with all procedural requirements associated with the RFP, funding availability and the contracting process. The actual contract start date will be established by a completed and approved contract.

Contract Renewal: Following the initial term of the contract (1 year), the Department may opt to renew the contract for (2) two renewal periods, 2 years each, as shown in the table below, and subject to continued availability of funding and satisfactory performance.

|  |  |  |
| --- | --- | --- |
| **Period** | **Start Date** | **End Date** |
| Initial Period of Performance | 15 November 2025 | 30 September 2026 |
| Renewal Period #1 | 01 October 2026 | 30 September 2028 |
| Renewal Period #2 | 01 October 2028 | 30 September 2030 |

1. **Number of Awards**

The Department anticipates making one (1) award as a result of this RFP process.

**PART II** **SCOPE OF SERVICES TO BE PROVIDED**

The awarded Bidder shall perform the annual testing and certification for the fire alarm and fire suppression systems at the Bangor Air National Guard Base. All testing and certifications will be in accordance with all applicable laws, regulations, standards, instructions, and commercial practices, with a focus on safety, installation procedures, as well as all Federal, State of Maine DEP and EPA regulations.  All work on this contract must be completed per specifications, and consists of (but is not limited to):

1. Fire Alarm/Suppression Inspection and Testing:    
   The awarded Bidder shall provide all labor, materials, equipment and transportation necessary to provide test and inspections services in accordance with NFPA Regulations, [UFC 3-601-02 Fire Protection Systems Inspection, Testing, and Maintenance, with Change 1 | WBDG - Whole Building Design Guide](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstg.wbdg.org%2Fdod%2Fufc%2Fufc-3-601-02&data=05%7C02%7Ckatherine.st.peter-gunn%40maine.gov%7C4b0090a501ac4ce836d308dd93cdc7e6%7C413fa8ab207d4b629bcdea1a8f2f864e%7C0%7C0%7C638829234214482793%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=14fatvGEd2hRdWbNV%2BPEcd4ppLf2W%2F1vkUHxsrCgt04%3D&reserved=0)). See **Appendix F** and Attachment Files linked in **Appendix H** for a detailed list of the following systems, as well as pictures and schematics referenced here:
   1. Fire Alarm Systems
      1. Bldg. 499 - Attachment # 1, MAS 98 and Attachment # 1a, MAS 164
      2. Bldg. 542 - Attachment # 1, MAS 98
   2. Suppression Systems
      1. Wet Hydraulic Systems - Attachment # 2, MAS 61
      2. Pre-Action Dry Pneumatic Systems - Attachment # 3, MAS 842
      3. Wet Chemical - Attachment # 4, MAS 287
      4. Dry Chemical - Attachment # 5, MAS 70
   3. Backflow Preventers - Attachment # 6, MAS 878
   4. Air Compressors - Attachment # 7, MAS 12
   5. Fire Pump annual and five (5) year maintenance
      1. Perform annual fire pump motor maintenance (Air National Guard).
      2. Perform fire pump maintenance
      3. Monthly inspections completed by 101st CES Power Production
   6. Attachment # 8, MAS 105
      1. Two and Five-year maintenance and inspection by the Fire Suppression Contractor - Attachment # 8a, MAS 62
   7. Two (2) year certification/training:
      1. Bldg. 499 see Attachment: 9 & 9a
      2. Bldg. 542 see Attachments: 10, 10a, 10b, 10c, 10d, 10e, 10f, 10g, 10h
2. Materials and Equipment:
   1. The awarded Bidder is expected to provide all parts, labor and materials.
   2. The following will be provided by the Department:
      1. Access to utilities, such as water and electrical,
      2. Access to blueprints and as-built drawings as requested, which are held by the Building Maintenance Superintendent,
      3. Access to a man lift, provided Awarded Bidder has the proper certification to operate.
3. Any new materials or components used in the completion of this contract must receive approval from the Building Maintenance Superintendent prior to installation.
4. Equipment needing repairs found during the inspection process will be written up on the inspection sheet, along with a repair estimate, and brought to the attention of COR.  Depending on the magnitude of the problem, the COR may give approval for the repair.
5. Paperwork Procedures:
   1. The awarded Bidder will hand deliver all completed MAS and inspection sheets to the building maintenance superintendent or his designee as they are completed for permanent record.
   2. The checklist on the MAS sheet will be checked off on all the applicable inspection line items and will contain a statement of conditions for each system with a list of discrepancies, work actions performed, supplies and materials used.  The awarded Bidder may attach their own in-depth inspection sheet to the MAS for additional information.
6. Testing Scheduling and Coordination:
   1. All maintenance and testing must be scheduled during the normal hours of operation, which are Monday through Friday, 06:00AM to 16:30PM.
   2. No maintenance or testing will be scheduled on observed State [2025 Holiday Schedule | Bureau of Human Resources](https://www.maine.gov/bhr/state-employees/holiday-schedule) or [Federal Holidays](https://www.opm.gov/policy-data-oversight/pay-leave/federal-holidays/#url=2025)
   3. The awarded Bidder shall coordinate with the Building Maintenance Superintendent and the Base Fire Station prior to all testing that will set off fire suppression alarms within a building or that reports to the Base Fire Station.
7. Performance of Services During Crisis Declared by the National Command Authority:

The services provided under the awarded contract are considered mission essential.  During a National Crisis, the awarded bidder shall provide all services stated in the awarded contract without interruption.  Unless otherwise directed by an authorized Government representative, it is determined that the installation requirements under this statement of work are essential to be performed during a crisis. 

1. Quality Control Plan:
2. The awarded Bidder shall develop and maintain a quality control program to ensure continuous, cost effective, and efficient product and assure that the work is performed in accordance with commonly accepted commercial practices.
3. The awarded bidder shall establish and maintain a complete Quality Control Plan (QCP) to ensure the requirement of the awarded contract and provided as specified.
4. The QCP must be provided to the COR for approval within five (5) working days after completion of the contract document. Changes to the approved QCP must also be submitted to the Building Maintenance Superintendent prior to implication.
5. QCP Documentation:

Documentation of quality inspections and corrective or preventive actions taken shall be kept and made available to the Department throughout the contract performance period and for the period after contract completion until final settlement of any claims under the awarded contract.

1. The Contract Administrator or his/her delegate will periodically evaluate the awarded bidder’s performance by appointing a representative(s) to monitor performance to ensure services are received.
2. The Department representative will evaluate the awarded bidder’s performance through intermittent on-site inspections of the awarded bidder’s quality control program and receipt of complaints from base personnel.
3. The Department may inspect each task as completed or increase the number of quality control inspections if deemed appropriate because of repeated failures discovered during quality control inspections or because of repeated personnel complaints.
4. Department may decrease the number of quality control inspections if performance dictates.
5. The Department will also receive and investigate complaints from various personnel located on the installation.
6. The awarded Bidder shall be responsible for initially responding to personnel complaint(s); however, the Department representative shall make final determination of the validity of personnel complaint(s) in cases of disagreement with personnel.
7. Awarded Bidder-furnished vehicles:

The awarded Bidder shall provide and maintain all vehicles necessary to fulfil the requirements of the awarded contract.  Awarded Bidder vehicles shall have the company name and phone number prominently displayed on both sides of the vehicle and shall be maintained clean to present a neat, professional appearance.  The awarded bidder shall ensure sufficient vehicles are dedicated to the performance of all requirements of the Scope of Work as defined in this RFP, as vehicle breakdown will not be an acceptable excuse for non-performance.  Each vehicle shall also have a unique vehicle identification number.

1. All vehicles used in the performance of the awarded contract shall be in operable condition and meet the local, state, and federal safety requirements.  Vehicles found to be unsafe and unable to function as designed shall be removed from the installation and replaced at the awarded bidder’s expense.  Vehicular repairs shall not be performed on the installation.  The Building Maintenance Superintendent or his/her delegate may inspect the Awarded Bidder’s vehicles at any time and direct the removal of any unsafe or objectionable vehicle from the installation.
2. Vehicles containing communications equipment shall ensure all communication equipment complies with the base radio frequency regulations.  The awarded bidder shall submit frequency(ies) used in vehicles to the Building Maintenance Superintendent or his/her delegate for review by the 101st Communication Squadron.
3. All vehicles shall be registered, insured, and operated in accordance with base traffic regulations by a properly licensed driver.
4. Environmental Controls:
5. The awarded Bidder is responsible for ensuring that all activities meet or exceed Federal and State of Maine Environmental Protection requirements.
6. The awarded Bidder shall be knowledgeable of and comply with all applicable Federal, State and Local laws, regulations, and requirements regarding environmental protection. In the event environmental laws, regulations, requirements change during the term of the awarded contract, the awarded bidder shall comply with such laws, regulations and/or requirements as changed.
7. If the awarded Bidder spills or releases any substance with a reportable quantity as defined in Federal, State, or Local laws or regulations into the environment, the awarded bidder shall immediately report the incident to the appropriate regulatory agency(ies) and the Building Maintenance Superintendent or his/her delegate, and be familiar with and follow the most current “Base Red Plan” (a copy will be provided at the pre-performance meeting by Base Environmental Office).  The awarded bidder shall be held liable for the spill or release of such substances.  The awarded bidder is responsible for advising their employees about all Environmental and Hazardous Materials Handling procedures and policies.  The awarded Bidder is also required to have and maintain Safety Data Sheet on all material that are required by Federal/State, Federal laws and/or regulations (reference [OSHA requirements](https://www.osha.gov/laws-regs/regulations/standardnumber/1910/1910.1200#:~:text=This%20section%20requires%20chemical%20manufacturers,and%20other%20forms%20of%20warning%2C))
8. Security Requirements:
   1. The awarded Bidder will provide the Building Maintenance Superintendent or his/her delegate with a list of company owned vehicles that will be used during the term of the awarded contract, and make sure they are registered and have insurance cards for each vehicle.
   2. Employees will need to fill out a MEANG Form 4 to include sections I and II both front and back.  Forms will be submitted to the Building Maintenance Superintendent or his/her delegate. The forms will then be submitted to the 101st Security Forces for review. If approved the awarded bidder will obtain a temporary pass or id card at the Main Gate Building 485 for the length of the job, not to exceed one year.
   3. The awarded bidder will notify the Building Maintenance Superintendent or his/her delegate of any changes to either the vehicle or personnel list at least five (5) business days prior to either being allowed on the installation.
   4. Upon security approval, which may take up to five (5) business days, those listed personnel authorized to enter Maine ANG installations will enter as follows.
      1. Personnel and vehicles will enter through the Main Gate Search Bay, present vehicle and personal identification which must be REAL ID compliant (such as a valid State of Maine driver’s license), proof of insurance and registration to the security person on duty.  The vehicle will be inspected/searched prior to the vehicle and driver being authorized entrance to the installation.
   5. All personnel employed by the awarded bidder in the performance of the contract resulting from this RFP, or any representative of the awarded bidder entering the Government installation, shall abide by all security regulations of the installation.  Awarded bidder personnel shall follow the instructions of Base Security Forces (Military Police) at all times while on the installation.
   6. The awarded bidder shall contact the Building Maintenance Superintendent or his/her delegate to provide a Government escort if need arises to service areas located in restricted and/or controlled areas.
9. Awarded Bidder Requirements:
10. The awarded bidder shall provide the Building Maintenance Superintendent or his/her delegate with a telephone number(s) where service calls and complaints can be reported.  The awarded bidder shall also provide names and phone numbers of awarded bidder points of contact for after business hours including nights, weekends, and holidays.  This information will be kept updated by the awarded bidder whenever personnel changes occur.
11. The awarded bidder shall provide a contract manager who shall be responsible for the performance of the work.  Prior to the start of the awarded contract, the name of this person and an alternate(s) who can act for the awarded bidder when the manager is absent shall be designated in writing to the Building Maintenance Superintendent or his/her delegate.
12. Awarded bidder personnel shall present a neat appearance and be easily recognized.  This may be accomplished by wearing distinctive clothing bearing the name of the company or by wearing appropriate badges that contain the company name and employee name.
13. Only qualified operators shall be permitted to operate the vehicles or equipment under the awarded contract.  Truck drivers shall possess a valid driver’s license with a CDL rating and be thoroughly acquainted with and comply with base traffic regulations. The awarded bidder shall submit the name and proof of qualifications to the Building Maintenance Superintendent or his/her delegate prior to start of work.
14. The awarded bidder shall not employ any person who is an employee of the United States Government, if employing that person would create a conflict of interest.  Additionally, the awarded bidder shall not employ any person who is an employee of the Department of the Air Force, either military or civilian, unless such person seeks and receives approval according to [DoD Directive 5500-7-R, Joint Ethics Regulation (JER](https://dodsoco.ogc.osd.mil/Portals/102/Documents/Issuances/JER%20and%20Directives/JER%20May%2015%202024.pdf?ver=wgio-EYYh3yW5rTyL9Tn5A%3D%3D)).  The awarded bidder shall not employ any person who is an employee of the Department of the Air Force if such employment would be contrary to the policies in Air Force Instruction [(AFI) 64-106, Air Force Industrial Labor Relations Activities.](https://static.e-publishing.af.mil/production/1/saf_aq/publication/afi64-106/dafi64-106.pdf)
15. All testing and documentation must be completed and submitted to the Department by 15 September of each calendar year.  Each year of the awarded contract begins on 01 October except for year one (1), which will start at the final approval of the awarded contract.

**PART III**  **KEY RFP EVENTS**

1. **Bidders’ Conference**

The Department will sponsor a Mandatory Bidders’ Conference concerning the RFP beginning at the date, time and location shown on the RFP cover page. The purpose of the Bidders’ Conference is to answer and/or field questions, clarify for potential Bidders any aspect of the RFP requirements that may be necessary and provide supplemental information to assist potential Bidders in submitting responses to the RFP. Attendance at the Bidders’ Conference is mandatory. Bidders interested in submitting a proposal must attend in order for their proposal to be considered.

1. **Questions**
   1. **General Instructions:** It is the responsibility of all Bidders and other interested parties to examine the entire RFP and to seek clarification, in writing, if they do not understand any information or instructions.
      1. Bidders and other interested parties should use **Appendix E** (Submitted Questions Form) for submission of questions. If used, the form is to be submitted as a WORD document.
      2. Questions must be submitted, by e-mail, and received by the RFP Coordinator identified on the cover page of the RFP as soon as possible but no later than the date and time specified on the RFP cover page.
      3. The RFP Number and Title must be included in the subject line of the e-mail containing the submitted questions. The Department assumes no liability for assuring accurate/complete/on time e-mail transmission and receipt.
   2. **Question & Answer Summary:** Responses to all questions will be compiled in writing and posted on the following website no later than seven (7) calendar days prior to the proposal due date: [Office of State Procurement Services RFP Page](https://www.maine.gov/dafs/bbm/procurementservices/vendors/rfps). It is the responsibility of all interested parties to go to this website to obtain a copy of the Question & Answer Summary. Only those answers issued in writing on this website will be considered binding.
2. **Amendments**

All amendments released in regard to the RFP will also be posted on the following website: [Office of State Procurement Services RFP Page](https://www.maine.gov/dafs/bbm/procurementservices/vendors/rfps). It is the responsibility of all interested parties to go to this website to obtain amendments. Only those amendments posted on this website are considered binding.

1. **Proposal Submission**
   1. **Proposals Due:** Proposals must be received no later than 11:59 p.m. local time, on the date listed on the cover page of the RFP.
      1. Any e-mails containing original proposal submissions or any additional or revised proposal files, received after the 11:59 p.m. deadline, will be rejected without exception.
   2. **Delivery Instructions:** E-mail proposal submissions must be submitted to the Office of State Procurement Services at [Proposals@maine.gov](mailto:Proposals@maine.gov).
      1. Only proposal submissions received by e-mail will be considered. The Department assumes no liability for assuring accurate/complete e-mail transmission and receipt.
         1. Proposal submission e-mails that are successfully received by the [proposals@maine.gov](mailto:proposals@maine.gov) inbox will receive an automatic reply stating as such.
      2. E-mails containing links to file sharing sites or online file repositories will not be accepted as submissions. Only e-mail proposal submissions that have the actual requested files attached will be accepted.
      3. Encrypted e-mails received which require opening attachments and logging into a proprietary system will not be accepted as submissions. Bidders should work with their Information Technology team to ensure that the proposal submission will not be encrypted due to any security settings.
      4. File size limits are 25MB per e-mail. Bidders may submit files separately across multiple e-mails, as necessary, due to file size concerns. All e-mails and files must be received by the due date and time listed above.
   3. **Submission Format:**
      1. Bidders are to insert the following into the subject line of their e-mail proposal submission: **“RFP# 202508122 Proposal Submission – [Bidder’s Name]”**
      2. Bidder’s proposal submissions are to be broken down into multiple files, with each file named as it is titled in bold below, and include:
      3. Bids received without the appropriate certification detailed in Part IV, section 3 will not be considered.

* **File 1 [Bidder’s Name] – Preliminary Information:**

*PDF format preferred*

**Appendix A** (Proposal Cover Page)

**Appendix B** (Responsible Bidder Certification)

All required eligibility documentation stated in PART IV, Section I.

* **File 2 [Bidder’s Name] – Organization Qualifications and Experience:**

*PDF format preferred*

**Appendix C** (Organization Qualifications and Experience Form) and all required information and attachments stated in PART IV, Section II.

* **File 3 [Bidder’s Name] – Proposed Services:**

*PDF format preferred*

**Appendix G** (Proposed Services Form) and all required information and attachments stated in PART IV, Section III.

* **File 4 [Bidder’s Name] – Cost Proposal:**

*PDF format preferred*

**Appendix D** (Cost Proposal Form) and all required information and attachments stated in PART IV, Section IV.

**PART IV**  **PROPOSAL SUBMISSION REQUIREMENTS**

This section contains instructions for Bidders to use in preparing their proposals. The Department seeks detailed yet succinct responses that demonstrate the Bidder’s qualifications, experience, and ability to perform the requirements specified throughout the RFP.

Bidders’ proposals must follow the outline used below, including the numbering, section, and sub-section headings. Failure to use the outline specified in PART IV, or failure to respond to all questions and instructions throughout the RFP, may result in the proposal being disqualified as non-responsive or receiving a reduced score. The Department, and its evaluation team, has sole discretion to determine whether a variance from the RFP specifications will result either in disqualification or reduction in scoring of a proposal. Rephrasing of the content provided in the RFP will, at best, be considered minimally responsive.

Bidders are not to provide additional attachments beyond those specified in the RFP for the purpose of extending their response. Additional materials not requested will not be considered part of the proposal and will not be evaluated. Bidders must include any forms provided in the submission package or reproduce those forms as closely as possible. All information must be presented in the same order and format as described in the RFP.

**Proposal Format and Contents**

**Section I**  **Preliminary Information** (File #1)

* 1. **Proposal Cover Page**

Bidders must complete **Appendix A** (Proposal Cover Page). It is critical that the cover page shows the specific information requested, including Bidder address(es) and other details listed. The Proposal Cover Page must be dated and signed by a person authorized to enter into contracts on behalf of the Bidder.

* 1. **Responsible Bidder Certification**

Bidders must complete **Appendix B** (Responsible Bidder Certification). The Responsible Bidder Certification must be dated and signed by a person authorized to enter into contracts on behalf of the Bidder.

* 1. **Eligibility Requirements**

Bidders must provide documentation to demonstrate meeting eligibility requirements stated in PART I, C. of the RFP. This documentation includes copies of Bidder’s active technician licenses, including:

1. Fire Detection/Prevention/Suppression Systems Contractor/Inspector
2. Backflow Certification
3. Certification of Responsible Managing Supervisor
4. Inspection Technician
5. Mobile Elevated Work Platform (MEWP) Certification

**Section II** **Organization Qualifications and Experience** (File #2)

* 1. **Overview of the Organization**

Bidders must complete **Appendix C** (Qualifications and Experience Form) describing their qualifications and skills to provide the requested services in the RFP. Bidders must include three (3) examples of projects which demonstrate their experience and expertise in performing these services, as well as highlighting the Bidder’s stated qualifications and skills.

* 1. **Subcontractors**

If subcontractors are to be used, Bidders must provide a list that specifies the name, address, phone number, contact person, and a brief description of the subcontractors’ organizational capacity and qualifications.

* 1. **Organizational Chart**

Bidders must provide an organizational chart.  The organizational chart must include the project being proposed.  Each position must be identified by position title and corresponding to the personnel job descriptions.

* 1. **Litigation**

Bidders must attach a list of all current litigation in which the Bidder is named and a list of all closed cases that have closed within the past five (5) years in which the Bidder paid the claimant either as part of a settlement or by decree.  For each, list the entity bringing suit, the complaint, the accusation, amount, and outcome.

* 1. **Financial Viability**

Bidders must provide the following information for each of the past three tax years:

* + 1. Balance Sheets
    2. Income (Profit/Loss) Statements
  1. **Licensure/Certification**

Bidders may provide documentation of any applicable licensure/certification or specific credentials that are related to providing the proposed services of the RFP.

* 1. **Certificate of Insurance**

Bidders must provide a certificate of insurance on a standard ACORD form (or the equivalent) evidencing the Bidder’s general liability, professional liability and any other relevant liability insurance policies that might be associated with the proposed services.

**Section III**  **Proposed Services** (File #3)

* 1. **Services to be Provided**

Bidders must complete **Appendix G** (Proposed Services Form) to discuss the Scope of Services referenced above in Part II of the RFP and what the Bidder will offer, including a description of the methods and resources the Bidder will use and how each task involved will be accomplished. Bidders must also describe how the expectations and/or desired outcomes as a result of these services will be achieved. If subcontractors are involved, Bidders must clearly identify the work each will perform.

* 1. **Implementation - Work Plan**

Bidders must provide a realistic work plan for the implementation of the program through the first contract period. The work plan must be displayed in a timeline chart, and concisely describe each program development and implementation task, the month it will be carried out, and the person or position responsible for each task. If applicable, Bidders must identify all tasks to be delegated to subcontractors.

**Section IV** **Cost Proposal** (File #4)

* 1. **General Instructions**
     1. Bidders must submit a cost proposal that covers the entire period starting 15 November 2025 and ending on 30 September 2030.
     2. The cost proposal must include the costs necessary for the Bidder to fully comply with the contract terms, conditions, and RFP requirements.
     3. No costs related to the preparation of the proposal for the RFP, or to the negotiation of the contract with the Department, may be included in the proposal. Only costs to be incurred after the contract effective date that are specifically related to the implementation or operation of contracted services may be included.
  2. **Cost Proposal Form Instructions**

Bidders must fill out **Appendix D** (Cost Proposal Form), following the instructions detailed here and in the form. Failure to provide the requested information, and to follow the required cost proposal format provided, may result in disqualification or reduction in scoring of the cost proposal, at the discretion of the Department.

**PART V** **PROPOSAL EVALUATION AND SELECTION**

Evaluation of the submitted proposals will be accomplished as follows:

1. **Evaluation Process – General Information**
   1. An evaluation team, composed of qualified reviewers, will judge the merits of the proposals received in accordance with the criteria defined in the RFP.
   2. Officials responsible for making decisions on the award selection will ensure that the selection process accords equal opportunity and appropriate consideration to all who are capable of meeting the specifications. The goals of the evaluation process are to ensure fairness and objectivity in review of the proposals and to ensure that the contract is awarded to the Bidder whose proposal provides the best value to the State of Maine.
   3. The Department reserves the right to communicate and/or schedule interviews/presentations with Bidders, if needed, to obtain clarification of the information contained in the proposals received. The Department may revise the scores assigned in the initial evaluation to reflect those communications and/or interviews/presentations.
   4. Changes to proposals, including updating or adding information, will not be permitted during any portion of the evaluation process. Therefore, Bidders must submit proposals that present their rates and other requested information as clearly and completely as possible.
2. **Scoring Weights and Process**
   1. **Scoring Weights:** Proposal scores will be based on a 100-point scale and will measure the degree to which each proposal meets the following criteria:

|  |  |  |
| --- | --- | --- |
| **Section I.** | **Preliminary Information**  Proposal materials to be evaluated in this section: all elements addressed in Part IV, Section I of the RFP. | **(No Points – Eligibility Requirements)** |
| **Section II.** | **Organization Qualifications and Experience** Proposal materials to be evaluated in this section: all elements addressed above in Part IV, Section II of the RFP. | **(30 points)** |
| **Section III.** | **Proposed Services**  Proposal materials to be evaluated in this section: all elements addressed above in Part IV, Section III of the RFP. | **(20 points)** |
| **Section IV.** | **Cost Proposal**  Proposal materials to be evaluated in this section:all elements addressed above in Part IV, Section IV of the RFP. | **(50 points)** |

* 1. **Scoring Process:** For proposals that demonstrate meeting the eligibility requirements in Section I, if applicable, the evaluation team will use a consensus approach to evaluate and score Sections II & III above. Members of the evaluation team will not score those sections individually but, instead, will arrive at a consensus as to assignment of points for each of those sections. Section IV, the Cost Proposal, will be scored as described below.
  2. **Scoring the Cost Proposal:** The total cost proposed for conducting all the functions specified in the RFP will be assigned a score according to a mathematical formula. The lowest bid will be awarded 50 points. Proposals with higher bid values will be awarded proportionately fewer points calculated in comparison with the lowest bid.

The scoring formula is:

(Lowest submitted “Total Five-Year Cost” / “Total Five-Year Cost of proposal being scored) x 50 = pro-rated score

No Best and Final Offers: The State of Maine will not seek or accept the best and final offer (BAFO) from any Bidder in this procurement process.  All Bidders are expected to provide their best value pricing with the submission of their proposal.

* 1. **Negotiations:** The Department reserves the right to negotiate with the awarded Bidder, to finalize a contract. Such negotiations may not significantly vary the content, nature or requirements of the proposal or the Department’s Request for Proposal to an extent that may affect the price of goods or services requested. The Department reserves the right to terminate contract negotiations with an awarded Bidder who submits a proposed contract significantly different from the proposal they submitted in response to the advertised RFP. In the event that an acceptable contract cannot be negotiated with the highest ranked Bidder, the Department may withdraw its award and negotiate with the next-highest ranked Bidder, and so on, until an acceptable contract has been finalized. Alternatively, the Department may cancel the RFP, at its sole discretion.

1. **Selection and Award**
   1. The final decision regarding the award of the contract will be made by representatives of the Department subject to approval by the State Procurement Review Committee.
   2. Notification of conditional award selection or non-selection will be made in writing by the Department.
   3. Issuance of the RFP in no way constitutes a commitment by the State of Maine to award a contract, to pay costs incurred in the preparation of a response to the RFP, or to pay costs incurred in procuring or contracting for services, supplies, physical space, personnel or any other costs incurred by the Bidder.
   4. The Department reserves the right to reject any and all proposals or to make multiple awards.
2. **Appeal of Contract Awards**

Any person aggrieved by the award decision that results from the RFP may appeal the decision to the Director of the Bureau of General Services in the manner prescribed in [5 M.R.S.A. § 1825-E](http://www.mainelegislature.org/legis/statutes/5/title5sec1825-E.html) and [18-554 Code of Maine Rules](https://www.maine.gov/dafs/bbm/procurementservices/policies-procedures/chapter-120) Chapter 120.  The appeal must be in writing and filed with the Director of the Bureau of General Services, 9 State House Station, Augusta, Maine, 04333-0009 within 15 calendar days of receipt of notification of conditional contract award.

**PART VI** **CONTRACT ADMINISTRATION AND CONDITIONS**

1. **Contract Document**
   1. The awarded Bidder will be required to execute a State of Maine Service Contract with appropriate riders as determined by the issuing department.

The complete set of standard State of Maine Service Contract documents, along with other forms and contract documents commonly used by the State, may be found on the Office of State Procurement Services’ website at the following link: [Office of State Procurement Services Forms Page](https://www.maine.gov/dafs/bbm/procurementservices/forms)

* 1. Allocation of funds is final upon successful negotiation and execution of the contract, subject to the review and approval of the State Procurement Review Committee. Contracts are not considered fully executed and valid until approved by the State Procurement Review Committee and funds are encumbered. No contract will be approved based on an RFP which has an effective date less than fourteen (14) calendar days after award notification to Bidders. (Referenced in the regulations of the Department of Administrative and Financial Services, [Chapter 110, § 3(B)(i)](https://www.maine.gov/dafs/bbm/procurementservices/policies-procedures/chapter-110).)

This provision means that a contract cannot be effective until at least 14 calendar days after award notification.

* 1. The State recognizes that the actual contract effective date depends upon completion of the RFP process, date of formal award notification, length of contract negotiation, and preparation and approval by the State Procurement Review Committee. Any appeals to the Department’s award decision(s) may further postpone the actual contract effective date, depending upon the outcome. The contract effective date listed in the RFP may need to be adjusted, if necessary, to comply with mandated requirements.
  2. In providing services and performing under the contract, the awarded Bidder must act as an independent contractor and not as an agent of the State of Maine.

1. **Standard State Contract Provisions**
   1. Contract Administration

Following the award, a Contract Administrator from the Department will be appointed to assist with the development and administration of the contract and to act as administrator during the entire contract period. Department staff will be available after the award to consult with the awarded Bidder in the finalization of the contract.

* 1. Payments and Other Provisions

The State anticipates paying the Awarded Bidder on the basis of net 30 payment terms, upon the receipt of an accurate and acceptable invoice. An invoice will be considered accurate and acceptable if it contains a reference to the State of Maine contract number, the vendors “VC/VS” number, contains correct pricing information relative to the contract, and provides any required supporting documents, as applicable, and any other specific and agreed-upon requirements listed within the contract that results from the RFP.

**PART VII** **LIST OF RFP APPENDICES AND RELATED DOCUMENTS**

**Appendix A** – Proposal Cover Page

**Appendix B** – Responsible Bidder Certification

**Appendix C** – Qualifications and Experience Form

**Appendix D** – Cost Proposal Form

**Appendix E** – Submitted Questions Form

**Appendix F** – Schedule of Services

**Appendix G** – Proposed Service Form

**Appendix H** – Attachment File to Links

**APPENDIX A**

**State of Maine**

**Department of Defense Veterans and Emergency Management**

**PROPOSAL COVER PAGE**

**RFP# 202508122**

**Air National Guard Fire Alarm and Fire Suppression System Testing and Certification**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Bidder’s Organization Name:** | |  | | |
| **Chief Executive - Name/Title:** | |  | | |
| **Tel:** |  | | **E-mail:** |  |
| **Headquarters Street Address:** | |  | | |
| **Headquarters City/State/Zip:** | |  | | |
| *(Provide information requested below if* ***different*** *from above)* | | | | |
| **Lead Point of Contact for Proposal - Name/Title:** | |  | | |
| **Tel:** |  | | **E-mail:** |  |
| **Headquarters Street Address:** | |  | | |
| **Headquarters City/State/Zip:** | |  | | |

* This proposal and the pricing structure contained herein will remain firm for a period of 180 days from the date and time of the bid opening.
* No personnel currently employed by the Department participated, either directly or indirectly, in any activities relating to the preparation of the Bidder’s proposal.
* No attempt has been made, or will be made, by the Bidder to induce any other person or firm to submit or not to submit a proposal.
* The above-named organization is the legal entity entering into the resulting contract with the Department if they are awarded the contract.
* The undersigned is authorized to enter contractual obligations on behalf of the above-named organization.

*To the best of my knowledge, all information provided in the enclosed proposal, both programmatic and financial, is complete and accurate at the time of submission.*

|  |  |
| --- | --- |
| **Name (Print):** | **Title:** |
| **Authorized Signature:** | **Date:** |

**APPENDIX B**

**State of Maine**

**Department of Defense Veterans and Emergency Management**

**RESPONSIBLE BIDDER CERTIFICATION**

**RFP# 202508122**

**Air National Guard Fire Alarm and Fire Suppression System Testing and Certification**

|  |  |
| --- | --- |
| **Bidder’s Organization Name:** |  |

*By signing this document, I certify to the best of my knowledge and belief that the aforementioned organization, its principals and any subcontractors named in this proposal:*

1. *Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from bidding or working on contracts issued by any governmental agency.*
2. *Have not within three years of submitting the proposal for this contract been convicted of or had a civil judgment rendered against them for:*
   1. *Fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state, or local government transaction or contract.*
   2. *Violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.*
3. *Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification.*
4. *Have not within a three (3) year period preceding this proposal had one or more federal, state, or local government transactions terminated for cause or default*.
5. *Have not entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and this proposal is in all respects fair and without collusion or fraud. The above-mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.*
6. *Is not a foreign adversary business entity (*[*https://www.maine.gov/oit/prohibited-technologies*](https://www.maine.gov/oit/prohibited-technologies)*).*
7. *Is not on the list of prohibited companies (*[*https://www.maine.gov/oit/prohibited-technologies*](https://www.maine.gov/oit/prohibited-technologies)*) or does not obtain or purchase any information or communications technology or services included on the list of prohibited information and communications technology and services* [*https://www.maine.gov/oit/prohibited-technologies*](https://www.maine.gov/oit/prohibited-technologies) *(Title 5 §2030-B).*

|  |  |
| --- | --- |
| **Name (Print):** | **Title:** |
| **Authorized Signature:** | **Date:** |

**APPENDIX C**

**State of Maine**

**Department of Defense Veterans and Emergency Management**

## QUALIFICATIONS and EXPERIENCE FORM

**RFP# 202508122**

**Air National Guard Fire Alarm and Fire Suppression System Testing and Certification**

|  |  |
| --- | --- |
| **Bidder’s Organization Name:** |  |

|  |
| --- |
| **Present a brief statement of qualifications. Describe the history of the Bidder’s organization, especially regarding skills pertinent to the specific work required by the RFP and any special or unique characteristics of the organization which would make it especially qualified to perform the required work activities. You may expand this form and use additional pages to provide this information.** |
|  |

|  |
| --- |
| **Provide a description of projects that occurred within the past five (5) years which reflect experience and expertise needed in performing the functions described in Part II – Scope of Services to be Provided of the RFP. Contract history with the State of Maine, whether positive or negative, may be considered in evaluating proposals even if not provided by the Bidder.**  *If the Bidder has not provided similar services, note this, and describe experience with projects that highlight the Bidder’s general capabilities.* |

|  |  |
| --- | --- |
| **Project One** | |
| **Client Name:** |  |
| **Client Contact Person:** |  |
| **Telephone:** |  |
| **E-Mail:** |  |
| **Brief Description of Project** | |
|  | |

|  |  |
| --- | --- |
| **Project Two** | |
| **Client Name:** |  |
| **Client Contact Person:** |  |
| **Telephone:** |  |
| **E-Mail:** |  |
| **Brief Description of Project** | |
|  | |

|  |  |
| --- | --- |
| **Project Three** | |
| **Client Name:** |  |
| **Client Contact Person:** |  |
| **Telephone:** |  |
| **E-Mail:** |  |
| **Brief Description of Project** | |
|  | |

**APPENDIX D**

**State of Maine**

**Department of Defense Veterans and Emergency Management**

**COST PROPOSAL FORM**

**RFP# 202508122**

**Air National Guard Fire Alarm and Fire Suppression System Testing and Certification**

|  |  |
| --- | --- |
| **Bidder’s Organization Name:** |  |
| **Proposed Cost:** | **$** |

Bidders must provide an all-inclusive fixed annual cost for each location and year by completing the table below based on Part II Scope of Services and **Appendix F** (Schedule of Services).  The total fixed 5-year cost will be the amount used in the scoring cost formula as described in Part V B 3 of the RFP.

Please note the initial period is a single year, and both renewal periods are two (2) years each.

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Initial Period of Performance** | **Renewal Period #1** | **Renewal Period #2** |
| **Building** | **November 2025 – September 2026** | **October 2026 – September 2028** | **October 2028 – September 2030** |
| Building 415a |  |  |  |
| Building 417 |  |  |  |
| Building 423 |  |  |  |
| Building 480 |  |  |  |
| Building 481 |  |  |  |
| Building 482 |  |  |  |
| Building 486 |  |  |  |
| Building 487 |  |  |  |
| Building 488 |  |  |  |
| Building 493 |  |  |  |
| Building 499 |  |  |  |
| Building 510 |  |  |  |
| Building 512 |  |  |  |
| Building 513 |  |  |  |
| Building 514 |  |  |  |
| Building 515 |  |  |  |
| Building 518 |  |  |  |
| Building 532 |  |  |  |
| Building 536 |  |  |  |
| Building 537 |  |  |  |
| Building 538 |  |  |  |
| Building 540 |  |  |  |
| Building 542 |  |  |  |
| Sub-Total by Period |  |  |  |
| **TOTAL FIXED COST FOR ALL FIVE YEARS** | | | **$** |
|  |  |  |  |
| Parts Mark Up % | **November 2025 – September 2026** | **October 2026 – September 2028** | **October 2028 – September 2030** |
|  |  |  |  |
|  |  |  |  |
| **EMERGENCY REPAIR** | **November 2025 – September 2026** | **October 2026 – September 2028** | **October 2028 – September 2030** |
| Hourly Rate: |  |  |  |

\*In addition to the total cost quote, Bidders must provide a separate hourly rate for emergency repairs along with the markup percentage for parts required for such emergency repairs.

The total five-year cost will be used to score the cost proposal as defined Part V, B, 3 of the RFP.

**APPENDIX E**

**State of Maine**

**Department of Defense Veterans and Emergency Management**

**SUBMITTED QUESTIONS FORM**

**RFP# 202508122**

**Air National Guard Fire Alarm and Fire Suppression System Testing and Certification**

This form should be used by Bidders when submitting written questions to the RFP Coordinator as defined in Part III of the RFP.

If a question is not related to any section of the RFP, enter “N/A” under the RFP Section & Page Number. Add additional rows as necessary.

|  |  |
| --- | --- |
| **Organization Name:** |  |

|  |  |
| --- | --- |
| **RFP Section & Page Number** | **Question** |
|  |  |
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**APPENDIX F**

**State of Maine**

**Department of Defense Veterans and Emergency Management**

**SCHEDULE OF SERVICES**

**RFP#202508122**

**Air National Guard Fire Alarm and Fire Suppression System Testing and Certification**

NOTE: AFFF/HEF System Valves have been locked out. In the case of an unintentional oversight in this document, foam flow tests are not allowed or authorized to be performed. However, any equipment listed below that is intended to work in conjunction with either of the above-mentioned foam systems (i.e. panel alarm, sensors, etc.) is expected to be maintained.

**Fire Alarm and Foam Discharge Panels for HEF and AFFF Systems**

2026 – 2030 Fire Protection and Alarm Systems Annual, 2 year, 5-year, and 10-year inspections per UFC 3-601-02 Table 2-1 (MAS# 98 attachment #1 Equipment ID 6392 and 3609. Also see MAS #164 attachment #1a - All Equipment IDs listed)

Annual 2026, 2027, 2028, 2029, 2030

2-year 2026, 2028, 2030

5-year: 2026

10-year: 2029 (based on date of installation)

Building 499 HEF High Expansion Foam System (No Foam Flow Testing):

1ea Simplex 4100 Fire Panel Room 121 Electrical Room (121) zones

3ea Fire Alarm Transponder Panel Rooms 121,122,164, and 229

1ea Annunciator Panel

86ea Smoke/Heat Detectors

36ea Pull Stations Manual

17ea Tamper Switches Rooms 122 and 162

10ea Duck Smoke Detectors

86ea Strobe Visual Detectors

139ea Amber Strobe Visual Detectors

7ea Blue Strobe Visual Detectors

1ea Sensitivity

15ea Cornell ES Series Rolling Steel M100 Fire Doors

\*Batteries to operate the fire alarm system and must be inspected/tested are located in rooms 121, 122, 164, 229 each room has a battery box with a minimum of two (2) batteries.

Building 542 AFFF low expansion foam system (No Foam Flow Testing):

1ea Simplex 41000-8001 H11432GQ (12 zones)

7ea Pull Stations

28ea Heat Detectors

11ea Smoke Detectors

5ea Duct Smoke Detectors

14ea Audio/visual

**Fire Suppression Systems Test and Inspection Services**

2026-2030 Wet Pipe Automatic Sprinkler Systems Annual, 2-year, 5-year, and 10-year inspections per UFC 3-601-02 table 2-10 (MAS # 61 Attachment #2)

Annual: 2026, 2027, 2028, 2029, 2030

2-year: 2026, 2028, 2030

5-year: 2026

10-year: 2029 (based on date of installation)

Building 417 Dormitory/Office Area’s

Building 423 Medical Training

a. Six (6) heads limited sprinkler system riser located in the boiler room

b. Four (4) heads in boiler room, one (1) in Mobility Storage and one (1) in janitor closet

Building 486 Civil Engineering Facility

   a. 105 heads

   b. Wet extensions outside of R&G area

Building 488 Water Pump Station

Building 499 Main Aircraft Maintenance Hangar Total of 485 wet in maintenance shops and office areas

Building 510 Radar Facility, 176 heads

Building 512 Fire Station, 185 heads

Building 513 AGE, 1 head limited area sprinkler with flow switch in boiler room

Building 518 Squadron Operations Facility/AGU, 389 sprinkler heads outside glycol over the loading dock.

Building 536 Vehicle Maintenance shop, 2 head with flow switch in boiler room

Building 537 Vehicle Heated Parking, 14 heads in bay over

Building 542 Aircraft Fuel Cell Dock: equipment rooms, tool room and administrative areas

2026-2030 Pre-Action Automatic Sprinkler Systems Annual, 2-year, 5 year, and 10-year inspections per UFC 3-601-02 table 2-13 (MAS # 842 Attachment #3)

Annual: 2026, 2027, 2028, 2029, 2030

2-year: 2026, 2028, 2030

5-year: 2026

10-year: 2029 (based on date of installation)

Building 487 CES Vehicle Storage (Dry Compressor)

Building 493 Base Supply (Dry Mechanical)

Building 499 Main Aircraft Maintenance Hanger (Dry Mechanical) 246 heads

Building 514 Communications Facility (Dry Mechanical)

Building 515 Deicing Vehicles Maintenance – 146 heads (Dry Compressor)

Building 532 POL Heated Vehicle Storage (Dry Compressor)

Building 538 Heated Vehicle Storage approximately 52 heads (Dry Compressor)

Building 542 Fuel Cell Hangar Bay (Dry Compressor)

2026-2030 Wet Chemical Semi-Annual, Annual, and 5-year Inspections per UFC 3-601-02 Table 2-23 (MAS # 287 Attachment # 4)

Semi-Annual: April & September

Annual: 2026, 2027, 2028, 2029, 2030

5-year: 2026

Building 417 Dining Hall \_ tow systems, one on the serving line and one in the kitchen

Building 499 Break Room Hood Ansul Wet System

Building 512 Fire Station Kitchen Hood Ansul R102

Building 518 Operations Facility Kitchen Hood System

Building 540 Alert Crew Facility

2026-2030 Dry Chemical Semi-Annual, Annual, and 5-year Inspections per UFC 3-601-02 Table 2-22 (MAS # 70 Attachment # 5)

Semi-Annual: April & September

Annual: 2026, 2027, 2028, 2029, 2030

5-year: 2026

Building 415A Hazmat Storage Facility

Building 480 Hazmat Storage Facility

Building 481 Hazmat Storage Facility

Building 482 Hazmat Storage Facility

**Backflow Preventers**

2026-2030 Annual Backflow Preventer’s Inspection/Certification per UFC 3-601-02 Table 2-8 (MAS # 878 Attachment # 6).

Awarded Bidder will provide all certification documentation to the Department. Must be performed by a certified backflow tester with a valid State of Maine Backflow Preventer Testing License.

Building Serial # Make Model Size

417 31759 Wilkins 350 4 inch

486 112567 Ames 2000SS 6 inch

487 1727680313 Ames 2000SS 6 inch

488 2610625 Ames 2000SS 3 inch

488 20185 Watts LF909 4 inch

488 19034 Watts LF909 4 inch

493 17042230512 Ames 2000SS 8 inch

499 1251450211 Ames 4000SS 6 inch

499 167073010 Ames 2000SS 8 inch

510 147742-0905 Ames 350R 4 inch

512 114036 Ames 2000SS 4 inch

514 2G20253 Ames 2000SS 4 inch

515 1A-1036 Ames Maxim 200 4 inch

518 20N0496 Ames 2000SS 4 inch

532 3025 CSC HC0305 3 inch

537 2GL0821 Ames 2000SS 3 inch

1. 2AM0373 Ames 2000SS 4 inch

542 NV857 Conbraco 10RP 10 inch

**Air Compressors**

2026-2030 Annual Air Compressor Inspection Service (MAS # 12 Attachment # 7) Department defined maintenance requirements.  Maintenance to include but not limited to Oil/filter changes, Checking/replacing belts, and cleaning/replacing air cleaners/filters IAW manufacturer O&M manuals which the Awarded Bidder will have to find online.

Awarded Bidders will supply the Department with yearly maintenance reports for each individual air compressor as to what maintenance was performed.

Building Location Manufacturer Model

487 Maintenance Room Jenny F34S-BS

515 Sprinkler Closet Speed Aire 4B234D

532 Boiler Room Jenny K15BS

538 Boiler Room General LT29050

542 Boiler Room General LT900150A

**Fire Pump Maintenance and Inspections**

2026-2030 2-year and 5-year Fire Pump Motor Diesel Engine and Pump Maintenance and Inspections per UFC 3-601-02 Table 2-7 (MAS # 62 Attachment # 8a)

2 year: 2026, 2028, 2030

5 year: 2026

Building 488 Fire Pumps

3ea Deluge Fire Pump – 500 Series

*Fire Pump # 1*

Engine manufacturer: Clark Detroit Diesel-Allison Inc

              Engine model: DFP-L8FA8176F

              Fire pump manufacturer: Peerless Pump Inc.

              Fire pump model: 8AEF20GH

*Fire Pump # 2*

              Engine manufacturer: Clark Detroit Diesel-Allison Inc

              Engine model: DFP-L8FA8176F

              Fire pump manufacturer: Peerless Pump Inc.

              Fire pump model: 8AEF20GH

*Fire Pump # 3*

             Engine manufacturer: Cummins

            Engine model: 6BTA5.9F1

            Fire pump manufacturer: Peerless Pump Inc.

Fire pump model: 8AEF17N

Monthly and annual inspections to be performed by the Department.

1. Awarded Bidder will perform the two-year inspections and supply the Department with all inspection documentation.
2. The two-year certification test incorporates Building 499 Attachments 9 & 9a for the HEF tests and Building 542 Attachment 10, 10a– 10h.
3. 5-year inspections will be accomplished by table 2-7.
4. Awarded Bidder will supply the Department with all inspection documentation for each five-year inspection.
5. The awarded Bidder will submit a flow graph for each pump as to original design capacity to present capacity and show and drop that may have occurred in the curve.

**APPENDIX G**

**State of Maine**

**Department of Defense Veterans and Emergency Management**

**PROPOSED SERVICES FORM**

**RFP#202508122**

**Air National Guard Fire Alarm and Fire Suppression**

**System Testing and Certification**

|  |  |
| --- | --- |
| **Bidder’s Organization Name:** |  |

|  |
| --- |
| **Present a brief statement of work to be provided, and explain how you will perform the service required by this RFP. Include number of personnel, materials, equipment and amount of time expected to accomplish each task involved.  Describe how you will ensure expectations and/or desired outcomes will be achieved.  If subcontractors are involved, clearly identify the work each will perform.** |
|  |

**APPENDIX H**

**State of Maine**

**Department of Defense Veterans and Emergency Management**

**ATTACHMENT FILE TO LINKS**

**RFP#202508122**

**Air National Guard Fire Alarm and Fire Suppression**

**System Testing and Certification**

**The two embedded Word (docx) documents may be obtained by double clicking on the icons below.**

**Please note that these embedded files will not be available when viewing this RFP in a web browser. To obtain the embedded files, be sure to download this document and view it in a desktop application.**