

**Design/Build/Install  
Fire Sprinkler Systems**

**A. General Project Goals**

The general goal of this project is to provide fire protection for two (2) City of Milwaukee Health Centers.

**B. Scope of Work**

The scope of this project is to retrofit two health center facilities identified below with an automatic fire sprinkler system.

**Locations:**

Southside Health Center (hereinafter SSHC) 1639 South 23<sup>rd</sup> Street

Northwest Health Center (hereinafter NWHC) 7630 West Mill Road

**C. Design/Build Phase**

During the Design/Build phase of this project, Contractor shall be responsible for performing technical research regarding the most current codes applicable to Automatic Fire Sprinkler Systems including, but not limited to those from the NFPA, Federal, State and City, and to incorporate all applicable current codes into the design/build phase of this project.

Contractor should include a listing of the codes applicable to this project with their bid submittal or within three working days of receiving a request.

**NOTE:** If not provided with the bid, but requested by the DOA, Business Operations Division, Procurement Services Section, the listing of applicable codes must be furnished within three working days or the bid will be rejected.

**D. Contractor's Responsibility**

1. Contractors shall be responsible for obtaining all required permits and to incorporate their cost into the contractor's bid price.
2. Contractors are responsible for the abatement of all hazardous materials (asbestos and lead) materials encountered during the performance of their work. SSHC has asbestos materials in the plaster and lead in the paint. NWHC has asbestos in the pipe elbow insulation materials.
3. Contractors are required to perform all abatement work in accordance with all Federal, State and City requirements.
4. Contractors are responsible for hiring/using properly certified and licensed employees and contractors to perform the abatement work

Copies of the employees and/or subcontractor's certifications and licenses should be included with the bid submittal or within three working days of receiving a request.

**NOTE:** If not provided with the bid, but requested by the DOA, Business Operations Division, Procurement Services Section, the copies of the certifications and licenses must be furnished within three working days of receiving a request or the bid will be rejected,

5. The contractor shall protect existing equipment either by covering, moving, and/or relocating it in order to protect it from being damaged by construction debris and dust.

**NOTE:** If not provided with the bid, but requested by the DOA, Business Operations Division, Procurement Services Section, the copies of the certifications and licenses must be furnished within three working days or the bid will be rejected.

#### **E. Additional Requirements**

1. The sprinkler system that is installed at each of the health centers shall be connected to the building's security system.
2. Flush mounted heads are to be used in all work areas and offices. Exposed Heads with baskets are to be used in mechanical areas and unfinished basement areas.
3. A (four) 4 inch floor drain shall be installed in the basement areas located near the test ports. Test ports are to be connected to the installed floor drains.
4. Drain ports are to be installed in all the low points of the systems piping to allow for complete draining of the system.

#### **F. Schedule and Work Requirements**

1. All work shall be performed during the hours of 8:30 PM and 7:00 AM (Monday through Friday except holidays).
2. Contractor shall provide Bob McCann at 1-414-708-4286 with at least 48 hours notice prior to the commencement of any site work.
3. Contractor shall provide Bob McCann at 1-414-708-4285 with at least 24 hours notice prior to the shut down or disconnection of any and all existing equipment.

#### **G. Job Site Utilities**

1. **Temporary Usage:** The Health Department shall have the right to make temporary usage of any mechanical device, machinery, apparatus, equipment,

work, material or construction supplied under contract before final completion or acceptance of the work, and the same shall not be construed as evidence of acceptance of the work by the Health Department.

2. **Occupancy during construction:** The Health Centers will continue normal operations during the duration of the project.
3. **Temporary Water:** Water may be obtained from designated existing fixtures. All temporary interruptions of water service must be coordinated with Bob McCann at 1-414-708-4285 and other contractors.
4. **Temporary Power:** Power is available from existing outlets within the building.
5. **Hazardous Material Requirements:** The requirements set in the OSHA Hazard Communication Standard, 29CFR1910.1200, U.S. Environment Protection Agency (EPA), and Wisconsin Department of Natural Resources in the Wisconsin Administrative Code NR600, shall apply to this project and all contractors e required to comply with these requirements.

**A. Material Safety Data Sheets (M.S.D.S.):**

- (a) A listing of all hazardous chemicals that will be used during the performance of the work along with the M.S.D.S. for these hazardous chemicals shall be housed in a three ring binder and provided to Bob McCann. prior to the commencement of work.
- (b) The Project Supervisor/Construction Manager shall also have a 3 ring binder containing said listing of chemicals and the M.S.D.S. for these hazardous chemicals. Both listings shall be updated as needed when additional chemicals not contained on the previously supplied listing are delivered to the job sites.
- (c) The Project Supervisor/Construction Manager shall not only be knowledgeable as how to treat a person the has been exposed to a hazardous chemical but also have the necessary first aid kit and other materials necessary to treat a person that has been exposed to a hazardous chemical that will be used during the performance of the work. The first aid kit and other materials shall be kept on the job site by the Project Supervisor/Construction Manger until the work at each Health Center is completed.

**2. Container Labeling:**

- (a) Each container of hazardous material at the work site shall be clearly and properly labeled with:
  - (1) The identity of the hazardous chemical(s).

(2) Appropriate hazard warning(s).

(3) Name and address of the manufacturer.

6. **Work Stoppage Authority:** The City of Milwaukee reserves the right to stop the work of a contractor if compliance with applicable OSHA regulations is inadequate. Work stoppage will remain in effect until all applicable safety and health procedures are implemented by the contractor to the satisfaction of the Health Department.

7. **Material Storage/Delivery:**

A. The storage areas shall be kept in good order and free of all rubbish and debris.

B. All material deliveries and the storage of all materials and equipment shall be coordinated to Bob McCann.

8. **Other Requirements:**

A. The contractor is responsible for protecting the premises and Health Department's equipment from damage during the performance of the work up until the date of final acceptance.

B. All construction work and traffic shall remain within the construction area.

C. All damages shall be corrected or repaired by the contractor or contractors causing same at his or their own expense. Compliance with this provision is required prior to acceptance and final payment.

D. All open pipes, pipe threads, fittings, and insulation must be protected during the performance of all work.

9. **Change Orders:**

The Health Department reserves the right to make reasonable modifications to the work as building conditions may require, or as may be required to conform to code rulings, or manufacturer's standards without extra cost to the City.

#### **H. Cleaning and Project Close-Out**

1. **Safety Cleaning:** Each contractor is responsible for the safety cleaning of the work and storage areas during the performance of all work at each site which shall include but is not limited to the following:

(a) Keeping work areas, passageways, ramps, stairs, free of debris and scrap materials.

- (b) Form and scrap lumber shall have nails withdrawn or bent over, and the lumber shall be safely stacked or removed.
- (c) All spills of oil, grease, or other liquids shall be cleaned up immediately or covered with sand or other appropriate material to prevent injuries.

**I. Assessments**

- A. If the contractor does not remove rubbish or to safety clean the building in accordance with this specification, the Health Department reserves right to have work done by others and to deduct the cost for rubbish removal and cleaning from the contractor's final invoice.

**J. As Built Drawings**

- A. Contractor is required to provide the Health Department with three (3) sets of "As Built" mechanical and electrical drawings for the systems installed at the SSHC and NWHC. These drawing shall be delivered to Bob McCann within two weeks of the completion and acceptance of the work. They shall provide sufficient detail so that the location of buried or concealed piping, conduit, cable or similar materials can be determined by dimensions and elevations indicated on the drawings.

Compliance with this provision is required prior to final payment.

**K. Training, Operating Instructions and Maintenance Manuals**

- A. The contractor shall, upon completion of all work, train city personnel on the operation, maintenance and trouble shooting of the installed systems.
- B. Two sets of operating, instruction, maintenance and trouble shooting manuals shall be provided to Bob McCann for each system upon completion of the work.

Compliance with these provisions is required prior to final payment.

**L. Warranty, Service Calls and Maintenance**

- A. Contractor shall warrant the installed systems (100% parts, labor and regular maintenance) for a period of two (2) years after acceptance of each system. Under this provision the contractor agrees to repair or replace (subject to subsection B contained herein) within a reasonable time any part, feature or product found to be defective during the warranty period at no cost to the City including freight.

The warranty shall also include reimbursement for damages caused to the Health Center premises resulting from a part, feature or product failure and/or inadequate workmanship.

- B. During this warranty period, contractor is required to respond within two (2) hours of receiving a call for service and to repair or replace within 24 hours any failed part,

feature or product that cannot be repaired or replaced on the same day as the service call at no cost to the City.

- C. During the warranty period, contractor is required to perform all regular maintenance and required tests applicable to the installed systems at no cost to the City.

A report detailing the maintenance work and the tests that were performed shall be provided to Bob McCann within seven (7) days of completion of the work.

- D. Emergency service shall be available 24 hours per day 365 days per year. Under this provision, contractor is required to provide Bob McCann with a listing of persons to call if emergency service is required. This listing shall include the contact person's phone numbers (regular and cell). Compliance with this provision is required prior to final payment.

**M. System Acceptance**

Prior to acceptance, each system shall be checked for code compliance by the appropriate City Inspectors. All parts, features, products and workmanship found to be non-compliant with the applicable codes must be corrected by the contractor at his or her expense prior to acceptance by the City.