



TRANSBAY JOINT POWERS AUTHORITY

REQUEST FOR PROPOSALS 26-03

Fire Life Safety Services

March 19, 2026

QUESTIONS & ANSWERS

The following questions were received related to the above-referenced RFP. Some questions have been paraphrased to improve readability and/or to consolidate questions submitted by multiple respondents on the same topic:

- 1. Question:** For the proposal, will inspections be required after hours, or can they be performed during regular business hours?
Answer: Inspections will be performed during regular business hours, from Monday through Friday, 7 am through 3 pm. During annual inspections, TJPA may require up to two (2) days of start times at 5 am – 6 am to mitigate testing impacts to building operations.
- 2. Question:** I did not see any specifications regarding wage requirements—can you confirm whether the rates should be prevailing wage?
Answer: Confirmed, prevailing wages rates shall apply. Refer to RFP 26-03 Attachment 2, Model Professional Services Agreement, Article 45 and Appendix D, Provision 35.
- 3. Question:** I wanted to confirm whether escorts will be assigned to the inspectors and also whether there is designated parking for the inspectors’/technicians’ trucks, or if they should plan for street parking.
Answer: Confirmed, escorts will be initially assigned to Contractor personnel for access; however, Contractor personnel will be required to familiarize themselves with the facility. Confirmed, designated parking will be available for Contractor vehicles; vehicle heights are limited to eight (8) feet for basement level secure areas.
- 4. Question:** Based on the information provided during the walk, we understand that a smoke control system is provided in the form of stair pressurization systems. We would like to confirm if periodic testing of the existing smoke control system (per San Francisco Fire Code, Section 909.22) is to be included within the scope of the fire alarm annual testing and inspection requirements of the RFP.

Answer: As stated during the walk and as documented by the as-built fire alarm drawings contained in the reference documents, the stair pressurization system is disabled; future operation of this system is deferred to future build out (Phase 2). Do not include testing and inspection of this non-operational system.

5. **Question:** Can the Fire Alarm and Sprinkler inspections be awarded to different vendors or will the entire scope be awarded to one vendor?

Answer: The entire scope will be awarded to one vendor.

6. **Question:** Can the awarded vendor use a sub-vendor with a C-16/C-10 license and meet the minimum qualifications?

Answer: Yes, the awarded vendor may use sub-vendor(s) with valid C-16 and C-10 licenses to meet minimum qualifications; however, any work pertaining to C-16 or C-10 must be performed by the valid license holder.

7. **Question:** The Year 1 Fees Bid Sheet tab does not have a row/hours for Bus Circulation Fan Testing. Will you be revising the Fees Bid Sheet to include this?

Answer: No, the Bus Circulation Fan Testing are not included in the annual and semi-annual code required testing and shall only be requested on an as-needed basis.

8. **Question:** The Year 1 Fees Bid Sheet tab does not have a row/hours for the 5-year Sprinkler and Water Tank inspections. Will you be revising the Fees Bid Sheet to include this?

Answer: No, evaluation of the RFP 26-03 responses shall be based upon Year 1 Fees and rates for Year 1 through Year 5. The highest ranked respondent shall be invited to negotiate fees for Year 1 through Year 5. Refer to RFP 26-03 Attachment 2, Model Professional Services Agreement, Appendix B; Per RFP 26-03 Section 3A, 5-Year testing and inspections for the sprinkler system and fire tank shall occur in year 4 of the contract.

9. **Question:** Will the vendor be responsible for any scissor lift rentals that might be needed for hard to reach areas?

Answer: No, contractor shall not be responsible for scissor lift equipment rentals; contractor may use TJPA owned equipment on site. Contractor personnel must provide current training certifications and current insurance documents prior to using TJPA owned equipment. Refer to RFP 26-03 Attachment 2, Model Professional Services Agreement, Article 15, Responsibility for Equipment.

10. **Question:** On the excel document “RFP 26-03 Attachment 3 – Fire Life Safety Services Bid Sheet”

A. Tab4/Year 1 Fee Bid Sheet:

- i. Not all yellow cell/sections are editable
- ii. Will / Can the “Quantity”/Hours section be an editable field? This will allow us to price basis on our projected inspection hours.
- iii. Are we required to price base on the hours listed?

Answer: i. TJPA will provide an updated MS Excel file with additional editable field for hours.

ii. Yes, the “Quantity” field will be updated to be editable.

iii. No, TJPA will evaluate fees based upon submitted quantities and rate information.

11. **Question:** Is Prevailing wage required for this RFP?
Answer: Yes, refer to Question No. 2 response.
12. **Question:** Can you copies provide of the current UL be provided per system?
Answer: Yes, refer to the provided RFP 26-03 reference document link for current transit center UL certificate:
<https://transbaycenter.app.box.com/s/6gdqfdjp4nh48dkezgbqj7xuydkfvef1>
13. **Question:** Can you provide the 2024 – 2025 Annual Inspection reports per system?
A. This will allow an up-to-date quantity for devices to be used for pricing.
Answer: Yes, refer to the provided RFP 26-03 reference document link for transit center 2024 and 2025 Annual reports (Fire Alarm, Sprinkler, and Suppression):
<https://transbaycenter.app.box.com/s/6gdqfdjp4nh48dkezgbqj7xuydkfvef1>
14. **Question:** Please confirm device quantities for:
B. Water flow(s)
C. Tamper(s)
D. PRVs
Answer: Refer to Question No. 13 response for transit center testing reports (Annual Fire Alarm System Reports) and drawings (Fire Protection - As Built.pdf) denoting locations or quantities of water flows (56), tampers (86), and PRVs (74).
15. **Question:** Is Monitoring included in SOW?
Answer: No.
16. **Question:** Can the EST program / SDU file be shared with the EST partners during the bid process for pricing needs.
Answer: No.
17. **Question:** Will techs / fitters be required to complete any training / background checks to the awarding company?
Answer: No.
18. **Question:** Will techs /fitters be allowed to park on site?
Answer: Yes, refer to Question No. 3 response.
19. **Question:** Will techs /fitters be allowed to use the golf carts when onsite?
Answer: Yes, refer to RFP 26-03 Attachment 2, Model Professional Services Agreement, Article 15, Responsibility for Equipment.

20. Question: Will the Building Reports (BR) database be transferred over to the awarding vendor?

A. This will avoid recreating the database again. The current vendor is using Building Reports for inspections, and the database can be transferred to the new vendor.

Answer: No, the database will not be transferred; the TJPA does not own the Building Reports (BR) database.