

**Attachment A**  
**Sprinkler System Repairs**  
**Erie County, Welcome Center Site "M"**  
**Project #11621095A**  
**Building # 012W0M4**

**I. WORK INCLUDED**

The following items are site specific requirements of the project:

- A. Contractor to remove, repair, and install the necessary materials to provide heat tracing for freeze protection for an existing fire sprinkler system.
- B. Contractor is responsible for obtaining all permits that are required for this job. Work will not begin until all permits are in place and a copy submitted to the Facilities Administrator.
- C. Contractor is required to verify that their proposed design meets all PA. Department of Labor and Industry code requirements. The included specifications and plans are minimum requirements and should meet code requirements for energy, plumbing, electrical, and mechanical.
- D. Contractor to use environmentally safe products wherever possible.

**II. SELECTIVE DEMOLITION**

- A. Carefully detach from existing construction, in a manner to prevent damage to adjacent areas.
- B. Pre-demolition photographs: Show existing conditions of adjoining construction including finish surfaces. Submit to FA prior to beginning work.
- C. The Department will occupy portions of the building immediately adjacent to selective demolition area. Conduct selective demolition so the Department's operations will not be disrupted.
- D. Maintain services and systems to remain and protect against damage during selective demolition operations.
- E. Locate, identify, shut off, disconnect, and seal or cap off indicated sprinkler systems and water supply serving area to be selectively demolished.
- F. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent areas of the facility.
- G. Protect walls, ceilings, floors, and other existing finish work to remain. Erect and maintain dustproof partitions. Cover and protect adjacent furnishing and equipment that have not been removed.
- H. Neatly cut openings and holes plumb, square and true to dimensions required. Use cutting methods least likely to damage construction to remaining or adjoining construction.
- I. Promptly remove demolition waste materials from Project site and legally dispose of them.

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- J. Clean adjacent areas and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to conditions existing before demolition operations began.

**III. PROVIDE & INSTALL HEAT TRACING SYSTEM FOR EXISTING SPRINKLER SYSTEM,**

**A. GENERAL**

1. Contractor is responsible for verifying all measurements.
2. Contractor to repair any/all leaks in existing sprinkler system and provide a supervised heat tracing system for existing sprinkler system which include triggering an alarm for "low pipe temperature, high pipe temperature , temperature sensor failure, loss of power, ground-fault condition, ground-fault trip, power relay failure, communication failure":
  - a) The controllers and alarm contacts shall be connected to the fire control panel.
  - b) Shut off, disconnect, and repair existing sprinkler system located in the column chase.
  - c) Contractor **will only supply** 4ft. X 2ft. Suspended ceiling light panels.
  - d) Contractor **will not** cut or install suspended ceiling light panels.
3. Thermal insulation for the heat tracing application shall be developed by the heat trace manufacturer and installed according the heat trace manufacturer's written instructions.

**B. MATERIALS**

1. Provide a supervised heat tracing system" specifically listed for sprinkler applications which include sprinkler heads." To the existing sprinkler system. Like that manufactured by Tyco thermal control s.
2. Provide Thermal insulation as required by the manufacturer of the heat trace system.
3. Provide required pipe, fittings and hardware to repair damaged sprinkler system.
4. Suspended 4ft. X 2ft. Light Ceiling Panel.

**C. INSTALLATION**

1. Heat tracing system, shall be connected to the existing, Fire alarm system.
2. Heat tracing system shall start at a point in the mechanical room and terminate at a point at the end of the sprinkler system.
3. Test heat tracing system to ensure it is installed and working properly.
4. Service personnel shall be qualified and experienced in the inspection, testing and maintenance of fire alarm systems.

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**IV. SUBMITTALS AND FINAL DELIVERABLE ITEMS**

1. The Department will provide the awarded contractor a complete breakdown of the required submittals based off of the "System" identified, I.E. "Roofing System"
2. Contractor to provide three (3) copies of the entire project documentation in three (3) ring Binders.
3. Binders to include the following items:
  - a) Bid Documents & Specifications
  - b) All project meeting minutes (pre-bid, pre-Job, Interim, and Final inspection)
  - c) Email Correspondence
  - d) Submittals
  - e) L&I approved Engineered Drawings (Paper/CD)
  - f) L&I Building Permits, Inspection Logs, Occupancy Permit, Other correspondence
  - g) Certifications
  - h) Certified Payrolls (Prevailing Wage rates)
  - i) Waste receipts
  - j) Photos Before, during, and after
    - a. A sufficient amount of Photos is required for all phases of construction, based on award.
  - k) Operation and Maintenance manuals
  - l) Contractors Warranty
  - m) Manufacturer's Warranty

**V. SUBMITTAL PROCEDURE**

- A. Submit Two (2) copies of all items shown on submittal schedule except for "samples".
- B. Identify project number, project name and location, and contractor's name and address on all submittals.
- C. Provide space for review stamps of Contractor and Department. Put contractor stamp of approval on each item submitted.
- D. Revise and resubmit submittals as required, identify all changes made since previous submittal.
- E. No work shall be performed until all submittals are approved by the Department. Work performed prior to submittal approval is performed at the Contractor's risk

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and may be subject to repair, replacement or other corrective measures as deemed necessary by the Department with no additional contract time or money.

- F. Review of shop drawings will be general and for the limited purpose of checking for general conformance with the design; and shall not relieve the Contractor from the responsibility for proper fitting and construction of the work, nor from furnishing materials and work required by the Contract which may not be indicated on the shop drawings when reviewed.
- G. The submittals required by this contract are subject to reproduction for the Department's internal use only. By signature on this bid proposal, both the Contractor and the equipment manufacturer authorize the Department to reproduce any materials including printed literature and training aids, submitted in fulfillment of this contract.

**VI. MANUFACTURER'S INSTRUCTIONS**

- A. When specified in individual specification sections, submit manufacturer's printed instructions for delivery, storage, assembly, installation, start-up, adjusting and finishing, and maintenance, in quantities specified for product data.
- B. Identify conflicts between manufacturer's instructions and contract documents.

**VII. MANUFACTURER'S CERTIFICATES**

- A. When specified in individual specification sections or on submittal schedule, submit manufacturer's certificates to for review.
- B. Indicate that material or product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits and certifications as appropriate.
- C. Certificates may be recent or previous test results on material or product, but in all cases must be acceptable to Department.

**VIII. SUBMITTAL SCHEDULE**

- A. Abbreviations:

SoSu - Source of Supply

CoCh - Color Chart

DeDa - Descriptive Data or Catalog Cuts

Cert - Certificates

ShDr - Shop or Installation Drawings

Samp – Samples

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B. Schedule: (See below)

Description of items to be submitted	SoSu	DeDa	ShDr	CoCh	Samp	Cert
1. Cost Breakdown	X	X				
2. Work Schedule	X	X				
3. Sprinkler Pipe	X	X				
4. Sprinkler Hardware	X	X				
5. Heat trace system	X	X				
6. Ceiling light Panel	X	X		X		
7. Waste receipts	X					
8. Warranty	X					
9. Digital Photos	X					
10. Final Deliverable Items 3 ring binder	X					
11. Certification & Testing Report	X					