Warren County Schools
McMinnville, TN
Request for Proposal for Annual Sprinkler System Inspection and Testing
Also 5 Year Inspection/Test,
Annual Backflow Preventer Test

PURPOSE:

The intent and purpose of this Invitation for Bid is to establish a contract with one qualified contractor for furnishing of annual inspection and testing of the sprinkler system over the entire campuses, also to perform a 5 year test of gauges and internal check valves, MIC testing on all schools listed with exception of Dibrell and Morrison these 2 being less than 5 years old and fire hydrant annual testing / inspection.

Warren County High School
Eastside Elementary
Hickory Creek Elementary
Centertown Elementary
Central Office
Dibrell Elementary
Morrison Elementary

These schools listed above shall be listed for sprinkler test, and annual backflow testing. The successful contractor will be required to coordinate the work with the Owner's representative.

CONTACT—OWNER REPRESENTATIVE:

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I. SCOPE OF WORK:

WET PIPE SPRINKLER SYSTEMS:

Annual: Make a thorough visual inspection of all system components, where possible, to include checking distribution piping for mechanical damage, loose hangers and leaks. Sprinkler heads shall be visually checked for obvious mechanical damage, leaks, corrosion, loading, obstruction, proper position, and any obvious factors which may impair the sprinkler system. A full flow test shall be made through the system main drain, when possible, with the static and residual flow pressures being properly recorded. Test valves, to insure proper water quality and delivery through the system. All local and

supervisory alarms shall be tested to verify proper operation. The condition and position of all control valves shall be checked. The condition of the fire department Siamese connection shall be checked including caps, gaskets, clappers, and ball drips. Check and test for proper operation of the mechanical condition of system components, including the alarm valve clapper, pilot valve, and the retarding chamber.

II. DRY PIPE SPRINKLER SYTEMS:

Annual: Make a thorough visual inspection of all system components, where possible, to include checking distribution piping for mechanical damage, loose hangers and leaks. Sprinkler heads shall be visually checked for obvious mechanical damage, leaks, corrosion, loading, obstruction, proper position, and any obvious factors which may impair the sprinkler system. A full flow test shall be made through the system main drain, when possible, with the static and residual flow pressures being properly recorded. Priming water level shall be checked and adjusted if necessary. Air compressor {if applicable} shall be tested for proper condition, and automatic sequencing. The oil level and belt condition shall also be checked. Condensate shall be drained from the air reservoir. All alarms shall be tested to verify proper operation, including the water motor gong, electric pressure switch alarms, and low air alarms. The fire department connections shall be checked, including caps, gaskets, and clappers. Velocity drip valves shall be cleaned out as needed, and low points drained as needed.

III. 5 YEAR TEST:

A. A back flush of the fire department connection shall be conducted to insure that there are no obstructions. The back flush must be done in the presence of the owner's representative.
B. All control valves shall be operated and examined for damage.
C. A flow shall be conducted using the inspector's test valve.
D. A main drain test shall be conducted.
E. The gauges shall be tested. The gauges must be accurate within 3% of full scale.
F. All supervisory devices on all control valves shall be tested.
G. All risers, gauges, sprinklers, piping and hangers shall be examined for signs of damage or corrosion.
H. All alarm valve strainers, filters, and restriction orifices inspected
I. Alarm valve internally inspected, cleaned, and replaced as necessary.

J. National Fire Protection Agency (NFPA) Code 25 requires fire sprinkler systems to have an Obstruction Investigation every five years and requires that the interior of the system piping be inspected for the presence of organic and inorganic material.

NFPA 25 also requires that if tubercles or slime are found during an investigation that they be tested for MIC.

IV. BACKFLOW ANNUAL TEST:

A forward flow test shall be conducted at the system demand. As described in NFPA 25 12.6.2.1