



REQUEST FOR PROPOSALS (RFP)

Fire Riser Reconstruction with Dielectric Corrosion Protection

Cougar Crossing – Apartment Buildings

1. Project Overview

Redlands Community College (RCC) is requesting proposals from qualified plumbing contractors for the reconstruction of two existing apartment fire sprinkler risers. These risers exhibit advanced corrosion due to dissimilar metal contact and lack of proper dielectric isolation. The intent of this project is to restore system integrity, provide long-term corrosion protection, and maintain life-safety compliance, while maintaining structural integrity of the apartment building.

2. Existing Conditions

- Two apartment building fire risers
- Visible corrosion at dissimilar metal connections
- Absence of dielectric isolation
- Constant moisture exposure typical of wet fire systems
- Risk of pipe wall degradation and future leaks

3. Scope of Work

A. Demolition & Removal

- Remove corroded piping sections and associated fittings
- Proper disposal of removed materials

B. Riser Reconstruction

- Replace affected valves and fittings
- Restore risers to original configuration and function

C. Dielectric Corrosion Protection

- Install dielectric unions or insulating flange kits
- Electrically isolate dissimilar metals
- Prevent future galvanic corrosion

D. System Testing & Restoration

- Pressure testing
- Verify system integrity
- Coordinate shutdowns with RCC Physical Plant
- Restore fire protection system to service

E. Compliance

All work must comply with NFPA 13, Oklahoma State Fire Marshal requirements, local fire codes, and RCC safety policies.

4. Contractor Licensing & Qualifications

- Valid Oklahoma plumbing license required
- Proof of insurance
- Fire protection license preferred but not required

Contractors without a fire protection license must include a qualified fire sprinkler inspection or fire protection company as a subcontractor to:

- Review installation methods
- Verify dielectric isolation
- Witness pressure testing
- Confirm code compliance

5. Proposal Requirements

Proposals shall include:

1. Project approach and timeline
2. Detailed cost breakdown
3. Estimated system downtime
4. Warranty information

6. Site Walk

Site walkthroughs are mandatory and may be scheduled through:

Joshua M. Smith

Executive Director of Physical Plant

Redlands Community College

(405) 301-5327

7. Evaluation Criteria

- Cost
- Technical approach
- Fire system experience
- Corrosion mitigation strategy
- Timeline

8. Submission

Proposals may be submitted in hard copy (delivered in person) or electronically via email to: Josh Smith - joshua.smith@redlandsccl.edu. All proposals must be received no later than **forty-five (45) calendar days** from the date of RFP issuance.

9. Terms, Conditions, and Legal Requirements

9.1 Contract Requirement

The successful proposer will be required to enter into a written agreement with Redlands Community College (RCC). This RFP and the selected proposal shall be incorporated by reference into the final contract. No work may begin until the agreement is fully executed.

9.2 Governing Law

The contract shall be governed by the laws of the State of Oklahoma. Venue for any legal action shall be in Oklahoma.

9.3 Insurance Requirements

The contractor shall maintain, at its own expense, insurance coverage with companies authorized to do business in Oklahoma, including at minimum:

- **Commercial General Liability:**
\$1,000,000 per occurrence / \$2,000,000 aggregate
- **Workers' Compensation:**
Statutory limits as required by Oklahoma law

9.4 Indemnification

The contractor shall defend, indemnify, and hold harmless Redlands Community College, its governing board, officers, employees, and agents from any claims, damages, losses, or expenses arising out of or related to the contractor's performance of the work.

9.5 Safety and OSHA Compliance

The contractor is solely responsible for jobsite safety and shall comply with all applicable OSHA regulations, fire codes, and RCC safety policies.

9.6 Fire Protection Impairments

Any fire protection system impairment must be coordinated in advance with RCC Physical Plant. The contractor is responsible for proper notification, impairment management, restoration, and documentation.

9.7 Changes and Modifications

No changes to the scope of work, pricing, or schedule shall be made without prior written approval from Redlands Community College. Unauthorized work will not be compensated.

9.8 Warranty

The contractor warrants all labor and materials for a minimum of one (1) year from final acceptance, unless a longer warranty is proposed.

9.9 Final Acceptance

Final acceptance of the work by Redlands Community College is contingent upon successful completion of all required inspections, testing, and verification of system performance, including fire protection system testing and restoration to full service.

9.10 Right to Reject and Waive

Redlands Community College reserves the right to reject any or all proposals, waive informalities, request clarifications, and negotiate when deemed in the best interest of the College. Issuance of this RFP does not obligate RCC to award a contract.

9.11 Questions and Addenda

All questions must be submitted in writing to the contact listed in this RFP. Verbal interpretations are not binding. Written addenda shall govern in the event of any conflict.

9.12 Compliance With Laws

The contractor shall comply with all applicable federal, state, and local laws and regulations.