



ADDENDUM I

SUBJECT: Annual Contract for Fire Sprinkler Inspections & Maintenance for the Alamodome, (RFCSP 26-033, 6100019509), Scheduled to Close: March 24, 2026; Date of Issue: February 23, 2026

FROM: Tiawana Lawrence
Procurement Manager

DATE: March 20, 2026

THIS NOTICE SHALL SERVE AS ADDENDUM NO. I - TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSALS

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSALS IS HEREBY AMENDED AS FOLLOWS:

- 1. THE BID OPENING DATE IS HEREBY EXTENDED TO MARCH 31, 2026, AT 11:00 A.M. CENTRAL TIME.**
- 2. ADD:** Pre-Submittal Conference Sign-In Sheet, this document will be posted as a separate file.
- 3. ADD:** Pre-Submittal Conference Sign-In Sheet will be posted as a separate file.
- 4. ADD:** Exhibit I – Equipment Information will be posted as a separate file.
- 5. ADD:** Exhibit II – Alamodome Device List will be posted as a separate file.
- 6. REVISE:** Section 005 – Supplemental Terms & Conditions, Incorporation of Exhibits & Attachments is hereby revised to include “Exhibit II – Alamodome Device List.”
- 7. REVISE:** Section 009 – Exhibits & Attachments is hereby revised to include RFCSP EXHIBIT II ALAMODOME DEVICE LIST (Posted as a separate document).”
- 8. REVISE:** Section 004 – Specifications/Scope of Services, 4.8 Annual Fire Sprinkler Inspections, 4.8.1.8 is hereby revised to read as “(when temperature is above 40 degrees).”

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION 003, PRE-SUBMITTAL CONFERENCE:

On March 3, 2026, the City of San Antonio hosted a Pre-Submittal Conference to provide information and clarification for the Annual Contract for Fire Sprinkler Inspections & Maintenance for the Alamodome. Below is a list of questions that were asked at the pre-submittal conference. The City’s official response to questions asked is as follows:

Question 1: Are we testing fire cannons as well, or only fire pumps?

Response: Only fire pumps. Water cannons will be tested on a case-by-case basis and would be a separate quote, if done.

Question 2: How important are references for a proposal?

Response: The provided references enable the evaluation committee to thoroughly assess the information, thereby facilitating a well-informed decision regarding your proposal.

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION 003, RESTRICTIONS OF COMMUNICATION:

Question 3: Could we get a device count with inspection reports?

Response: At this time, the decision has been made not to share inspection reports. Please see Exhibit II – Alamodome Device List for device counts.

Question 4: Are we testing & flowing water through the water cannons? See question #1.

Response: Please refer to Question #1.

Question 5: How long will an annual take to do?

Response: Annual Inspections will take approximately 3-4 normal workdays.

Question 6: Will the solenoids be detonated on preactions?

Response: Only if disconnected. Typically, no water flows to the heads of preactions.

Question 7: Will JCI be on-site to trigger devices that activate solenoids?

Response: Yes, JCI will be on-site.

Question 8: Are there currently any pending work orders or repairs pending?

Response: No. However, consistent pipe repairs are being made.

Question 9: How many fire pumps are there, and are they electric?

Response: There are four (4) electric fire pumps.

Question 10: Will services be done during normal business hours?

Response: Yes, other than emergency services.

Question 11: Will this contract require 5-year FCD hydrostatic testing?

Response: No. If done, this will be quoted separately.

Question 12: Will maps of inspection systems be provided to the awarded vendor?

Response: Yes, maps will be provided to the awarded vendor.

Question 13: Will an allowable year-over-year price escalation be permitted within the contract term? If so, is there a maximum percentage increase allowed annually?

Response: Attachment B – Price Schedule is structured to accommodate annual increases for the entire duration of the contract.

Question 14: The specification references testing when the temperature is less than 40°F. Should this instead reference temperatures above 40°F to avoid freeze risk and align with typical dry system testing practices?

Response: Yes, and this has been updated within the document.

Question 15: Does this scope include city-side underground shut-off valves associated with hydrant assemblies (i.e., valves not owned/maintained by the facility)?

Response: Yes, the scope includes city-side underground shut-off valves.

Question 16: Could you please provide the total count of standpipe hose assemblies, their associated Class/Type, and the date of the most recent hose replacement and or hydrostatic testing?

Response: Yes, they were last replaced in 2026. There is a quantity of 144 fire houses that are 1 ½"x 100'.

Question 17: Could you please provide the date of the most recent calibration for fire pump flow meters, if installed? If flowing water via the exterior test header is not permitted at any locations, please confirm the approved test method and provide written clarification that the Contractor will not be held liable for the inability to complete the flow test in accordance with NFPA standards due to site restrictions.

Response: The date of the most recent calibration for fire pump flow meters was approximately 2017 and 2022. Flow meters are digital, part of the fire pump controller. Flowing water on main system is permitted. Flowing water on the water cannons IS NOT PERMITTED due to site restrictions and is not part of the SOW. If flowing water is decided, it will be a separate solicitation/quote.

Question 18: Could you please provide the date of the most recent 3-year full trip test (NFPA 25 – 13.4.5.2.2) and 3-year air leak test (NFPA 25 – 13.4.5.2.3).

Response: The 3-year full trip test was in 2025. Unaware of the air leak test completion.

Question 19: Please confirm whether seasonal winterization services are included in this scope. If included, please provide systems quantities and service expectations/frequency.

Response: There are 4 dry systems. These should be inspected during the standard quarterly inspections. Owner inspects air pressures prior to cold weather to ensure dry systems are dry. Contractor will be called to repair if the air pressure has failed.

Question 20: Please confirm whether FDC hydrostatic testing is included in the scope (NFPA 25 – 13.8.5)?

Response: Please see question 11.

Question 21: Please confirm where the five-year hydrostatic testing of FDC piping is included within the scope of work or if it is to be quoted separately.

Response: This would be quoted separately, if required.

Question 22: Please confirm whether the City of San Antonio will accept the internal inspection in lieu of hydrostatic testing for FDC piping that meets the criteria outlined in NFPA 25 Section 13.8.5.2.

Response: Yes, the City will accept the internal inspection in lieu of hydrostatic testing for FDC piping that meets the criteria outlined in NFPA in Section 13.8.5.2.

Question 23: Is the Subcontractor Utilization Form required if the Contractor intends to self-perform 100% of the scope and does not anticipate using subcontractors?

Response: It is still recommended to fill out and submit the Utilization Plan with your proposal.

Question 24: For pre-action systems, will a fire alarm contractor be provided by the Owner/Agency to test initiating devices and releasing circuits required to activate solenoids? If not, please confirm whether fire alarm testing is within the Contractor's scope under this solicitation.

Response: Please refer to Question 7. Only if it is disconnected. Typically, no water flows to the heads on preactions.

Question 25: Please provide the last date of the required 5-year PRV flow test and/or service (NFPA 25 – 13.5.1.3), including total PRV quantity and locations if available.

Response: Please refer to Questions 17 and 18.

Question 26: Please confirm whether Pricing Schedule rows 9-12 represent the combined total cost of all non-annual inspections aggregated for an annual total. Example: Does Row 12, Column H represent all quarterly inspections combined into one annual price?

Response: Please refer to the RFCSP document, specifically Sections 4.9.1, 4.9.2, 4.9.3 and 4.9.4 to further understand what services will be rendered for rows 9-12 to provide accurate pricing.

Question 27: Please provide previous inspection reports and/or documentation identifying the total quantity and locations of fire protection equipment at each site, including available site map, riser diagrams, or device inventories, to ensure accurate proposal pricing.

Response: Please refer to Question 3.

Question 28: Will the flow meter be utilized, or will a quote be needed for recalibration?

Response: Yes, a separate quote/solicitation would be needed.

Question 29: Are the 3-year trip tests included in the inspection scope of work, or should we issue a yellow tag for those items and provide a separate service proposal during the inspection?

Response: They would be included. However, we would not flow water to preaction systems.

Question 30: How are deficiencies handled post-inspection? Is a separate proposal for deficiencies provided?

Response: Yes, contractor provides an inspection report and a deficiency report. Separate proposals will be provided from contractor to make repairs/corrections.

Question 31: How many of the following systems are at the Alamodome: Dry Sprinkler, Wet Sprinkler, Pre Action, and Fire Hoses?

Response: Please refer to Questions 3 and 16.

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